

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

**Planning & Zoning
Commission**
April 5, 2012
City Hall
1101 Texas Avenue,
College Station, Texas

Workshop Meeting 6:00 PM
Regular Meeting 7:00 PM
Council Chambers



AGENDA
PLANNING & ZONING COMMISSION
WORKSHOP MEETING
APRIL 5, 2012, AT 6:00 PM
CITY HALL COUNCIL CHAMBERS
1101 TEXAS AVENUE
COLLEGE STATION, TEXAS

1. Call the meeting to order.
2. Discussion of consent and regular agenda items.
3. Discussion of Minor and Amending Plats approved by Staff.
 - Final Plat ~ Amending Plat ~ Emerald Ridge Estates Phase 1
4. Presentation, possible action, and discussion regarding the status of items within the 2012 P&Z Plan of Work (see attached). **(JS)**
5. Presentation, possible action, and discussion regarding an update on the following items:
 - A rezoning from R-2 Duplex Residential, R-4 Multi-Family, C-1 General Commercial, and C-2 Commercial Industrial to PDD Planned Development District for approximately 11 acres located at 410 Texas Avenue, generally located at the northwest corner of the intersection of Texas Avenue and University Drive. The Planning & Zoning Commission heard this item on March 1 and voted 6-0 to recommend approval. The City Council heard this item on March 8 and voted 7-0 to approve the rezoning.
6. Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings.
 - April 10, 2012 ~ Wellborn Issues & Opportunity Meeting ~ Wellborn Community Center ~ 6:30 p.m.
 - April 12, 2012 ~ City Council Meeting ~ Council Chambers ~ Workshop 3:00 p.m. and Regular 7:00 p.m.
 - April 19, 2012 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
7. Discussion, review and possible action regarding the following meetings: Design Review Board, Joint Parks / Planning & Zoning Subcommittee, Neighborhood Plan Stakeholder Resource Team, BioCorridor Committee, Lick Creek Nature Center Task Force, Zoning District Subcommittee, Joint Task Force on Neighborhood Parking Issues, and Wellborn District Plan Resource Team.

8. Discussion and possible action on future agenda items – A Planning & Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
9. Adjourn.

Consultation with Attorney {Gov't Code Section 551.071} ; possible action.

The Planning and Zoning Commission may seek advice from its attorney regarding a pending and contemplated litigation subject or attorney-client privileged information. After executive session discussion, any final action or vote taken will be in public. If litigation or attorney-client privileged information issues arise as to the posted subject matter of this Planning and Zoning Commission meeting, an executive session will be held.

Notice is hereby given that a Workshop Meeting of the College Station Planning & Zoning Commission, College Station, Texas will be held on April 5, 2012 at 6:00 PM at the City Hall Council Chambers, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda.

Posted this the Day day of Month , 2012, at time .

CITY OF COLLEGE STATION, TEXAS

By _____
Sherry Mashburn, City Secretary

By _____
David Neeley, City Manager

I, the undersigned, do hereby certify that the above Notice of the Workshop Meeting of the Planning & Zoning Commission of the City of College Station, Texas, is a true and correct copy of said Notice and that I posted a true and correct copy of said notice on the bulletin board at City Hall, 1101 Texas Avenue, in College Station, Texas, and the City's website, www.cstx.gov. The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on March Day , 2012, at Time and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

This public notice was removed from the official posting board at the College Station City Hall on the following date and time: _____ by _____.

Dated this ____ day of _____, 2012.

CITY OF COLLEGE STATION, TEXAS

By _____

Subscribed and sworn to before me on this the _____ day of _____, 2012.

Notary Public- Brazos County, Texas

My commission expires: _____

This building is wheelchair accessible. Handicap parking spaces are available. Any request for sign interpretive service must be made 48 hours before the meeting. To make arrangements call (979) 764-3517 or (TDD) 1-800-735-2989. Agendas may be viewed on www.cstx.gov. Planning and Zoning Commission meetings are broadcast live on Cable Access Channel 19.



AGENDA
PLANNING & ZONING COMMISSION
REGULAR MEETING
APRIL 5, 2012, AT 7:00 P.M.
CITY HALL COUNCIL CHAMBERS
1101 TEXAS AVENUE
COLLEGE STATION, TEXAS

1. Call meeting to order.
2. **Pledge of Allegiance.**
3. **Hear Citizens.** At this time, the Chairman will open the floor to citizens wishing to address the Commission on planning and zoning issues not already scheduled on tonight's agenda. The citizen presentations will be limited to three minutes in order to accommodate everyone who wishes to address the Commission and to allow adequate time for completion of the agenda items. The Commission will receive the information, ask city staff to look into the matter, or will place the matter on a future agenda for discussion. (A recording is made of the meeting; please give your name and address for the record.)

All matters listed under Item 3, Consent Agenda, are considered routine by the Planning & Zoning Commission and will be enacted by one motion. These items include preliminary plans and final plats, where staff has found compliance with all minimum subdivision regulations. All items approved by Consent are approved with any and all staff recommendations. There will not be separate discussion of these items. If any Commissioner desires to discuss an item on the Consent Agenda it will be moved to the Regular Agenda for further consideration.

4. **Consent Agenda.**
 - 4.1 Consideration, discussion, and possible action to approve meeting Minutes.
 - March 1, 2012 ~ Workshop
 - March 1, 2012 ~ Regular
 - 4.2 Presentation, possible action, and discussion regarding a Final Plat for We Rent Storage Subdivision consisting of two PDD Planned Development District lots and one R-1 Single-Family Residential lot on 8.21 acres located at 2672 Horse Haven Lane, generally located behind Academy Sports + Outdoors Store. **Case # 12-00500033 (LH)**

Regular Agenda

5. Consideration, discussion, and possible action on items removed from the Consent Agenda by Commission action.

6. Presentation, possible action, and discussion regarding a waiver request to Section 8.2.G "Blocks" of the Unified Development Ordinance, and presentation, possible action, and discussion regarding a Development Plat for Chick's College Station Subdivision consisting of one PDD Planned Development District lot on 1.498 acre located at 13601 Wellborn Road, generally located at the intersection of Wellborn Road and William D. Fitch Parkway. **Case # 12-00500018 (LH)**
7. Public hearing, presentation, possible action, and discussion regarding a Final Plat for the F.S. Kapchinski Subdivision, Block 2, Lot 6R1, being a replat of the F.S. Kapchinski Subdivision, Block 2, Lot 6R and the remainder of Block 2, Lots 6 and 7, consisting of 1 lot on 1.11 acres located at 1713 Park Place, located immediately west of Harvey Washbanger's. **Case #12-00500025 (MR)**
8. Public hearing, presentation, possible action, and discussion regarding a zoning amendment request from R-6 High-Density Multi-Family Residential to PDD Planned Development District for 0.73 acre on Lots 9 and 10, Block 3 of the College Hills Estates Subdivision located at 1024 and 1026 Foster Avenue, generally located at the intersection of Foster Avenue and Francis Drive. **Case # 11-00500135 (LH) (Note: Final action on this item is scheduled for the April 26, 2012 City Council Meeting - subject to change)**
9. Public hearing, presentation, possible action, and discussion regarding a zoning amendment request from A-O Agricultural-Open to R-4 Multi-Family Residential for 5.379 acres within University Heights Subdivision Phase 5 located at 3182 Holleman Drive South, generally located north of Las Palomas Subdivision. **Case # 12-00500030 (LH) (Note: Final action on this item is scheduled for the April 26, 2012 City Council Meeting - subject to change)**
10. Public hearing, presentation, possible action, and discussion on a Rezoning from PDD Planned Development District to PDD Planned Development District to add an additional use, for 108.88 acres located at 3100 Haupt Road, generally located between Old Wellborn Road and Holleman Drive South, North of the Buena Vida Subdivision. **Case #12-00500006 (MR) (Note: Final action on this item is scheduled for the April 26, 2012 City Council Meeting - subject to change)**
11. Public hearing, presentation, possible action, and discussion on a Rezoning from PDD Planned Development District to PDD Planned Development District, for 3.19 acres located at 2849 Barron Road, generally located at the corner of Barron Road and SH 40, North of the Sonoma Subdivision. **Case #12-00500041 (MR) (Note: Final action on this item is scheduled for the April 26, 2012 City Council Meeting - subject to change)**
12. Discussion and possible action on future agenda items – A Planning & Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
13. Adjourn.

Consultation with Attorney {Gov't Code Section 551.071} ; possible action.

The Planning and Zoning Commission may seek advice from its attorney regarding a pending and contemplated litigation subject or attorney-client privileged information. After executive session discussion, any final action or vote taken will be in public. If litigation or attorney-client privileged information issues arise as to the posted subject matter of this Planning and Zoning Commission meeting, an executive session will be held.

Notice is hereby given that a Regular Meeting of the College Station Planning & Zoning Commission, College Station, Texas will be held on April 5, 2012 at 7:00 p.m. at the City Hall Council Chambers, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda.

Posted this the ____ day of Month , 2012, at _____

CITY OF COLLEGE STATION, TEXAS

By _____
Sherry Mashburn, City Secretary

By _____
David Neeley, City Manager

I, the undersigned, do hereby certify that the above Notice of Meeting of the Planning & Zoning Commission of the City of College Station, Texas, is a true and correct copy of said Notice and that I posted a true and correct copy of said notice on the bulletin board at City Hall, 1101 Texas Avenue, in College Station, Texas, and the City's website, www.cstx.gov. The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on March __, 2012, at _____ and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

This public notice was removed from the official posting board at the College Station City Hall on the following date and time: _____ by _____.

Dated this ____ day of _____, 2012.

CITY OF COLLEGE STATION, TEXAS

By _____

Subscribed and sworn to before me on this the _____ day of _____, 2012.

Notary Public- Brazos County, Texas

My commission expires: _____

This building is wheelchair accessible. Handicap parking spaces are available. Any request for sign interpretive service must be made 48 hours before the meeting. To make arrangements call (979) 764-3517 or (TDD) 1-800-735-2989. Agendas may be viewed on www.cstx.gov. Planning and Zoning Commission meetings are broadcast live on Cable Access Channel 19.

2012 Planning & Zoning Commission Plan of Work

Comprehensive Plan Implementation

Implementation of Adopted Plans	
<p>Summary:</p> <p>Implementation of adopted master plans and neighborhood, district, and corridor plans, namely: Central College Station Neighborhood Plan, Eastgate Neighborhood Plan, Bicycle, Pedestrian, and Greenways Master Plan, Parks and Recreation Master Plan, Water Master Plan, and Waste Water Master Plan.</p>	<p>Project Dates:</p> <p>1/23/12 & 1/25/12: Lick Creek multi-use path public meetings.</p> <p>3/5/12: College Hills Neighborhood Association meeting to discuss single-family overlay.</p>
Staff Assigned: P&DS Staff	Anticipated Completion: On-going

Medical District Plan	
<p>Summary:</p> <p>In partnership with the College Station Medical Center and other stakeholders, development of a plan focused on the creation of a healthcare and wellness district centered at the intersection of Rock Prairie Road and State Highway 6.</p>	<p>Project Dates:</p> <p>10/25/11: Consultant presented draft plan at final Medical Corridor Advisory Committee meeting.</p> <p>1/12/12: Council update regarding plan.</p> <p>2/2/12: P&Z Workshop update regarding plan.</p>
Staff Assigned: JP	Anticipated Completion: Spring 2012

BioCorridor Plan	
<p>Summary:</p> <p>In collaboration with the City of Bryan and other stakeholders, development of a corridor plan near State Hwy 47 and Raymond Stotzer Pkwy to realize a unique research district where plant, animal, and human health may be studied in one place.</p>	<p>Project Dates:</p> <p>12/21/11: Councils adopted Inter-Local Agreement regarding BioCorridor.</p> <p>1/19/12: P&Z Workshop update regarding plan.</p> <p>2/3/12: P&Z BioCorridor Subcommittee meeting.</p> <p>3/2/12: P&Z BioCorridor Subcommittee meeting.</p>
Staff Assigned: MH, BC	Anticipated Completion: Spring 2012

Southside Area Neighborhood Plan	
<p>Summary:</p> <p>Development of neighborhood plan for a number of unique neighborhoods including Oakwood, College Park, portions of the Knoll, McCullough Subdivision, Redmond Terrace, and Wolf Pen Village. The plan area is generally bounded by George Bush Drive, Texas Avenue, and Wellborn Road.</p>	<p>Project Dates:</p> <p>1/30/12-2/1/12: Neighborhood Area Meetings.</p> <p>2/13/12: Neighborhood Resource Team meeting.</p> <p>3/20/12: Neighborhood Resource Team meeting.</p> <p>4/16/12: Neighborhood Resource Team meeting.</p> <p>5/14/12: Neighborhood Resource Team meeting.</p>
Staff Assigned: JP, LH	Anticipated Completion: Summer 2012

Wellborn District Plan	
<p>Summary:</p> <p>Development of district plan for the recently annexed Wellborn area that contains elements of a rural historic community with a unique character that residents of the area desire to retain.</p>	<p>Project Dates:</p> <p>2/6/12: Plan Kick-Off meeting at Wellborn Community Center at 6:30 PM.</p> <p>3/26/12: Wellborn Resource Team meeting at Wellborn Community Center at 6:30pm.</p> <p>4/10/12: Issues & Opportunities meeting at Wellborn Community Center</p>
Staff Assigned: MR, LH	Anticipated Completion: Fall 2012

Economic Development Master Plan	
<p>Summary:</p> <p>Development of a Master Plan to provide consistent direction on how the City will help ensure its economic health for years to come while providing a positive business development environment.</p>	<p>Project Dates:</p> <p>10/24/11: Statement of Qualifications received; currently working on Scope of Work with top candidate.</p> <p>1/5/12: P&Z Workshop update on Master Plan.</p> <p>2/23/12: Council approved consultant contract.</p> <p>3/22/12: Project Kick-off meeting with consultant.</p>
Staff Assigned: P&DS Staff	Anticipated Completion: Fall 2012

New Zoning Districts	
<p>Summary:</p> <p>Create and adopt new zoning districts to implement character and land use designations identified in the Comprehensive Plan.</p>	<p>Project Dates:</p> <p>2/17/12: P&Z Subcommittee meeting.</p> <p>3/2/12: P&Z Subcommittee meeting.</p>
Staff Assigned: JP	Anticipated Completion:

Neighborhood Parking	
<p>Summary:</p> <p>Analyze neighborhood parking issues by engaging stakeholders, form Joint Task with Council and recommendations that seek solutions.</p>	<p>Project Dates:</p> <p>2/9/12: Council approved resolution establishing Joint Task Force on Neighborhood Parking Issues.</p> <p>2/16/12: P&Z appoints Joint Task Force members.</p> <p>3/21/12: Initial Joint Task Force meeting.</p> <p>4/25/12: Joint Task Force Meeting at 5 PM.</p>
Staff Assigned: BC, TR	Anticipated Completion:

Employment Diversification

Diversification of Employment Opportunities	
<p>Summary:</p> <p>Discuss workforce and employment opportunities in the community and strategies to increase their diversity and the City's role in providing a positive business development environment.</p>	<p>Project Dates:</p> <p>1/12/12: Strategic Plan policy discussion with Council.</p>
Staff Assigned: P&DS Staff	Anticipated Completion:

Housing

Affordable Housing	
Summary: Discuss how housing affordability is measured and provide information on affordability of homes in the College Station and Bryan housing markets.	Project Dates: 3/1/12: Discussion at P&Z Workshop, led by Community Development Division.
Staff Assigned: P&DS Staff	Anticipated Completion:

Role of Planning and Regulation	
Summary: Discuss role of planning and regulation on housing supply and value.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

Impact of Student Housing Market	
Summary: Discuss impact of single-family dwellings used for student rental purposes on the local housing market.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

MINUTES
PLANNING & ZONING COMMISSION
Workshop Meeting
March 1, 2012, 6:00 p.m.
City Hall Council Chambers
College Station, Texas

COMMISSIONERS PRESENT: Craig Hall, Bo Miles, Jodi Warner, Jim Ross, James Benham, and Jerome Rektorik

COMMISSIONERS ABSENT: Mike Ashfield

CITY COUNCIL MEMBERS PRESENT: Blanche Brick

CITY STAFF PRESENT: Bob Cowell, Lance Simms, Carol Cotter, Molly Hitchcock, Jason Schubert, Teresa Rogers, Joe Guerra, Erika Bridges, Mary Ann Powell, Jennifer Prochazka, Matt Robinson, Lauren Hovde, David Brower, Debbie Eller, Christina Court, and Carrie McHugh

1. Call the meeting to order.

Commissioner Miles called the meeting to order at 6:02 p.m.

2. Discussion of consent and regular agenda items.

There was general discussion amongst the Commission regarding Regular Agenda Item 7.

Commissioner Benham arrived at 6:17 p.m.

3. Presentation, possible action, and discussion regarding the status of items within the 2012 P&Z Plan of Work (see attached). **(JS)**

Principal Planner Schubert gave an update regarding the 2012 P&Z Plan of Work.

4. Presentation, possible action, and discussion on current demographics and the housing market in College Station, and programs offered through the City of College Station to increase access to affordable housing. **(DB)**

Community Development Analyst David Brower discussed current demographics and housing programs offered through the City of College Station.

There was general discussion amongst the Commission regarding housing programs.

5. Presentation, possible action, and discussion regarding an update on the following item:

- A rezoning from A-O, Agricultural Open, to R-1B, Single-Family Residential, for 65 acres located at 13500 Rock Prairie Road, generally located west of Lick Creek Park.

The Planning & Zoning Commission heard this item on January 19 and voted 5-1 to recommend approval with conditions. The City Council heard this item February 9 and voted 7-0 to approve the rezoning as recommended by the Commission.

Commissioner Miles reviewed the above-referenced item that had been heard by the Planning & Zoning Commission and City Council.

6. Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings.

- Monday, March 2, 2012 ~ Zoning District Subcommittee ~ Administrative Conference Room # 2 ~ 8:15 a.m.
- Thursday, March 8, 2012 ~ City Council Meeting ~ Council Chambers ~ Workshop 3:00 p.m. and Regular 7:00 p.m.
- Thursday, March 15, 2012 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.

Commissioner Miles reviewed the upcoming meeting dates for the Planning & Zoning Commission.

7. Discussion, review and possible action regarding the following meetings: Design Review Board, Council Transportation Committee, Joint Parks / Planning & Zoning Subcommittee, Neighborhood Plan Stakeholder Resource Team, BioCorridor Committee, Medical Corridor Committee, Lick Creek Nature Center Task Force.

Commissioner Benham gave an update on the Joint Parks / Planning & Zoning Subcommittee.

Commissioner Miles gave an update on the BioCorridor Committee.

8. Discussion and possible action on future agenda items – A Planning & Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

No future agenda items were requested.

9. Adjourn.

The meeting was adjourned at 6:49 p.m.

Approved:

Bo Miles, Acting Chairman
Planning & Zoning Commission

Attest:

Christina Court, Staff Assistant
Planning & Development Services

MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting
March 1, 2012, 7:00 p.m.
City Hall Council Chambers
College Station, Texas

COMMISSIONERS PRESENT: Craig Hall, Bo Miles, Jodi Warner, Jim Ross, James Benham, and Jerome Rektorik

COMMISSIONERS ABSENT: Mike Ashfield

CITY COUNCIL MEMBERS PRESENT: Blanche Brick

CITY STAFF PRESENT: Bob Cowell, Lance Simms, Carol Cotter, Molly Hitchcock, Jason Schubert, Teresa Rogers, Joe Guerra, Erika Bridges, Lauren Hovde, Mary Ann Powell, Christina Court, and Carrie McHugh

1. **Call meeting to order**

Commissioner Miles called the meeting to order at 7:02 p.m.

2. **Pledge of Allegiance**

3. **Hear Citizens**

No one spoke.

4. **Consent Agenda**

4.1 Consideration, discussion, and possible action on Absence Requests from meetings.

- Craig Hall ~ February 16, 2012
- Mike Ashfield ~ March 1, 2012

4.2 Consideration, discussion, and possible action to approve meeting Minutes.

- February 16, 2012 ~ Workshop
- February 16, 2012 ~ Regular

4.3 Presentation, possible action, and discussion regarding a Final Plat for The Barracks II Section 100 Subdivision consisting of 83 lots on 23.383 acres located at 3100 Haupt Road, generally located between Old Wellborn Road and Holleman Drive South, north of Buena Vida Subdivision. **Case #11-00500109 (MR)**

- 4.4 Presentation, possible action, and discussion regarding a Preliminary Plat for the Castlegate II Subdivision consisting of 639 lots on 202.655 acres located at 4298 W.S. Phillips Parkway, located immediately west of the Castlegate Subdivision. **Case #12-00500004 (MR)**
- 4.5 Presentation, possible action, and discussion regarding a Final Plat for the Castlegate II Section 201 Subdivision consisting of 30 lots on 10.587 acres located at 2600 Greens Prairie Road West, generally located west of the Castlegate Subdivision. **Case #12-00500003 (MR)**

Commissioner Ross motioned to approve Consent Agenda Items 4.1 – 4.5. Commissioner Benham seconded the motion, motion passed (6-0).

Regular Agenda

5. Consideration, discussion, and possible action on items removed from the Consent Agenda by Commission action.

No items were removed from the Consent Agenda.

6. Presentation, possible action, and discussion regarding two waiver requests to Section 8.2.H.2 of the Unified Development Ordinance “Platting and Replatting Within Older Residential Subdivisions”, and presentation, possible action, and discussion on a Final Plat for Donald Eugene Sewell Estates Subdivision consisting of four R-1 Single-Family Residential lots on 0.4954 acres located at 205 Sterling Street. **Case # 11-00500191 (LH)**

Staff Planner Hovde presented the waivers and final plat and recommended approval.

There was general discussion amongst the Commission regarding the waivers and replat.

Commissioner Warner motioned to approve the waivers. Commissioner Benham seconded the motion, motion passed (6-0).

Commissioner Warner motioned to approve the final plat. Commissioner Rektorik seconded the motion, motion passed (6-0).

7. Public hearing, presentation, possible action, and discussion regarding a rezoning from R-2 Duplex Residential, R-4 Multi-Family, C-1 General Commercial and C-2 Commercial Industrial to PDD Planned Development District for approximately 11 acres located at 410 Texas Avenue, generally located at the northwest corner of the intersection with University Drive. **Case # 12-00500010 (JS) (Note: Final action on this item is scheduled for the March 8, 2012 City Council Meeting – subject to change)**

Principal Planner Schubert presented the rezoning and recommended approval with the condition that the revisions agreed with the applicant be incorporated into the application and concept plan. The staff report recommended approval with six conditions that were resolved with the applicant prior to the meeting.

Executive Director Cowell described the agreed revisions as follows:

- 1) The head-in parking areas along the Public Way will be removed and may be replaced with parallel parking. The sidewalk adjacent to the parallel parking may be reduced to 8-foot if the parallel parking is provided.
- 2) One Public Way projection will be provided and constructed with Phase 2 connecting the former Meadowland Street to the property line on the southern end of the northern-most parking garage. The Public Way will be constructed in accordance with all requirements (pavement width, construction standards, easement, vertical clearance, etc) associated with Public Ways, except that the required sidewalks may be replaced with an 8-foot unobstructed access way through the nearby amenity area, which will also be constructed with Phase 2. Further, the easement associated with the Public Way will address the owner's concerns with aerial rights. No other Public Ways are required to break block length.
- 3) Construct dual right-turn lanes on Texas Avenue to westbound University Drive, with the assumption TxDOT will not prohibit this construction.
- 4) Bus shelters will be provided as detailed in the Concept Plan and will be placed in an acceptable location to the bus service providers.
- 5) The minimum utility line separation from a building will be adhered to, except that deviations may be permitted based on specific design specifications submitted to staff.
- 6) Sidewalks located along Public Way Section C-C may be constructed at 6-foot off the back of curb versus the required 8-foot, with the understanding that required landscaping will be accommodated outside the sidewalk and/or in traversable tree wells meeting City specifications.

Veronica Morgan, Mitchell & Morgan, gave an overview of the project and introduced the project team.

Matthew Peterson, Humphrey & Partners, spoke regarding similar projects they have previously developed.

Michael Smith, Humphrey & Partners, spoke regarding the layout of the development and the multiple phases that will be developed and what will be included.

Mike McInturf spoke regarding the traffic analysis and mobility for automobiles, bicycles and pedestrians.

Natalie Reese, IPS Group, spoke regarding how the PDD zoning will be utilized.

Commissioner Miles opened the public hearing.

No one spoke during the public hearing.

Commissioner Miles closed the public hearing.

There was general discussion amongst the Commission regarding the rezoning.

Commissioner Warner motioned to recommend approval of the rezoning based on the condition that the application and concept plan be revised as agreed to reflect the conditions presented and addressed in the staff report. She stated that the motion also includes approval of the meritorious modifications as presented and adjusted. Commissioner Benham seconded the motion, motion passed (6-0).

8. Discussion and possible action on future agenda items – A Planning & Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

There was no discussion.

9. Adjourn.

The meeting was adjourned at 8:30 p.m.

Approved:

Bo Miles, Acting Chairman
Planning & Zoning Commission

Attest:

Christina Court, Staff Assistant
Planning & Development Services



CITY OF COLLEGE STATION

**FINAL PLAT
for
We Rent Storage
12-00500033**

SCALE: Three lots on 8.21 acres

LOCATION: 2672 Horse Haven Lane

ZONING: PDD Planned Development District and
R-1 Single-Family Residential

APPLICANT: Mike Hester, P.E., Hester Engineering Company

PROJECT MANAGER: Lauren Hovde, Staff Planner
lhovde@cstx.gov

RECOMMENDATION: Staff recommends approval.



FINAL
PLAT

Case: 12-033

WE RENT STORAGE

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

Annexation: September 1977

Zoning: A-O Agricultural-Open upon Annexation
R-1 Single-Family Residential (2004)
Planned Development District (2011)

Site development: Part of the site was previously the location of a gas well, but this use and associated equipment have been removed. A cell tower is located on the 0.091 acre lot.

COMMENTS

Parkland Dedication: Dedication is not required for non-residential plats.

Greenways: The rear portion of the property is to remain as a privately maintained open space. There is no Greenways dedication associated with this plat.

Pedestrian Connectivity: Sidewalks will be constructed along Horse Haven Lane. A 20-foot Public Access Easement will be dedicated that includes a multi-use path that conforms to the Bicycle, Pedestrian, and Greenways Master Plan. A sidewalk extension connects the multi-use path to an existing sidewalk within the Horse Haven Subdivision.

Bicycle Connectivity: A 20-foot Public Access Easement will be dedicated that includes a multi-use path that conforms to the Bicycle, Pedestrian, and Greenways Master Plan.

Streets: The subject tract will take access from Horse Haven Lane, which is designated as a two-lane Minor Collector on the City's Thoroughfare Plan.

Impact Fees: N/A

REVIEW CRITERIA

Compliance with Subdivision Regulations: The proposed Final Plat is in compliance with the Subdivision Regulations contained in the Unified Development Ordinance and the approved PDD Planned Development District Concept Plan.

STAFF RECOMMENDATIONS

Staff recommends approval of the proposed Final Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat (provided in packet)



FOR OFFICE USE ONLY	
CASE NO.:	<u>12.33</u>
DATE SUBMITTED:	<u>2.21.12</u>
TIME:	<u>9.47</u>
STAFF:	<u>RK</u>

FINAL PLAT APPLICATION

(Check one) Minor (\$700) Amending (\$700) Final (\$932) Vacating (\$932) Replat (\$932)

Is this plat in the ETJ? Yes No Is this plat Commercial or Residential

MINIMUM SUBMITTAL REQUIREMENTS:

- \$700-\$932 Final Plat Application Fee (see above).
- \$233 Waiver Request to Subdivision Regulations Fee (if applicable).
- \$600 (minimum) Development Permit Application / Public Infrastructure Review and Inspection Fee. Fee is 1% of acceptable Engineer's Estimate for public infrastructure, \$600 minimum (if fee is > \$600, the balance is due prior to the issuance of any plans or development permit).
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Fourteen (14) folded copies of plat. (A signed mylar original must be submitted after approval.)
- Two (2) copies of the grading, drainage, and erosion control plans with supporting drainage report.
- Two (2) copies of the Public infrastructure plans and supporting documents (if applicable).
- Copy of original deed restrictions/covenants for replats (if applicable).
- Title report for property current within ninety (90) days or accompanied by a Nothing Further Certificate current within ninety (90) days. The report must include applicable information such as ownership, liens, encumbrances, etc.
- Paid tax certificates from City of College Station, Brazos County and College Station I.S.D.
- The attached Final Plat checklist with all items checked off or a brief explanation as to why they are not.

NOTE: A mylar of the approved preliminary plan must be on file before a final plat application will be considered complete. If the mylar is submitted with the final plat application, it shall be considered a submittal for the preliminary plan project and processed and reviewed as such. Until the mylar has been confirmed by staff to be correct, the final plat application will be considered incomplete.

Date of Optional Preapplication or Stormwater Management Conference 2-16-11

NAME OF PROJECT WE RENT STORAGE

ADDRESS 2672 HORSE HAVEN LANE

SPECIFIED LOCATION OF PROPOSED PLAT:

8.11 ACRE TRACT BEHIND ACADEMY STORE

APPLICANT/PROJECT MANAGER'S INFORMATION (Primary contact for the project): Property owner - Lot 1 and 2

Name ALTON OFCZARZAK, MANAGING MEMBER, TDG MANAGEMENT, LP E-mail monica@oakchb.com

Street Address 4060 STATE HIGHWAY 6

City COLLEGE STATION State TEXAS Zip Code 77845

Phone Number 979-690-1504 Fax Number _____

Lot 3

PROPERTY OWNER'S INFORMATION (All owners must be identified. Please attach an additional sheet for multiple owners):

Name ~~SAME AS ABOVE~~ Collocation Inc E-mail _____
Street Address 102 NE 2nd St, Ste 176
City Boca Raton State FL Zip Code 33432-3908
Phone Number _____ Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

Name MICHAEL G. HESTER, P.E., HESTER ENGINEERING CO E-mail mhester@hester-engr.com
Street Address 7607 EASTMARK DRIVE, SUITE 253-B
City COLLEGE STATION State TEXAS Zip Code 77845
Phone Number 979-693-1100 Fax Number _____

Do any deed restrictions or covenants exist for this property? Yes No

Is there a temporary blanket easement on this property? If so, please provide the Volume _____ and Page No. _____

Total Acreage 8.21 AC Total No. of Lots 3 R-O-W Acreage NA

Existing Use VACANT Proposed Use PERSONAL STORAGE FACILITY

Number of Lots By Zoning District 2 / PDD 1 / R-1

Average Acreage Of Each Residential Lot By Zoning District:
0.099 / R-1

Floodplain Acreage 4.7 AC

Is there Special Flood Hazard Area (Zone A or Zone AE on FEMA FIRM panels) on the property? Yes No

This information is necessary to help staff identify the appropriate standards to review the application and will be used to help determine if the application qualifies for vesting to a previous ordinance. Notwithstanding any assertion made, vesting is limited to that which is provided in Chapter 245 of the Texas Local Government Code or other applicable law.

Is this application a continuation of a project that has received prior City platting approval(s) and you are requesting the application be reviewed under previous ordinance as applicable?

Yes
 No

If yes, provide information regarding the first approved application and any related subsequent applications (provide additional sheets if necessary):

Project Name: WE RENT STORAGE

City Project Number (if known): Case file #11-00500178

Date / Timeframe when submitted: PRELIMINARY PLAN SUBMITTED 11-21-11, APPROVED BY P&Z 2-16-12

A statement addressing any differences between the Final Plat and Preliminary Plan (if applicable):

NA

Requested waiver to subdivision regulations and reason for same (if applicable):

NA

Regarding the waiver request, explain how:

1. There are special circumstances or conditions affecting the land involved such that strict application of the subdivision regulations will deprive the applicant of the reasonable use of his land.

2. The waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant.

3. The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering subdivision regulations.

4. The granting of the waiver will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of the Unified Development Ordinance.

Fee in lieu of sidewalk construction is being requested because of the following condition (if applicable):

1. An alternative pedestrian way or multi-use path has been or will be provided outside the right-of-way;
2. The presence of unique or unusual topographic, vegetative, or other natural conditions exist so that strict adherence to the sidewalk requirements of the UDO is not physically feasible or is not in keeping with the purposes and goals of the UDO or the City's comprehensive Plan;
3. A capital improvement project is imminent that will include construction of the required sidewalk. Imminent shall mean the project is funded or projected to commence within twelve (12) months;
4. Existing streets constructed to rural section that are not identified on the Thoroughfare Plan with an estate / rural context;
5. When a sidewalk is required along a street where a multi-use path is shown on the Bicycle, Pedestrian, and Greenways Master Plan;

- 6. The proposed development is within an older residential subdivision meeting the criteria in Platting and Replatting within Older Residential Subdivisions Section of the UDO; or
- 7. The proposed development contains frontage on a Freeway / Expressway as designated by Map 6.6, Thoroughfare Plan - Functional Classification, in the City's Comprehensive Plan.

Detailed explanation of condition identified above:

NOTE: A waiver to the sidewalk requirements and fee in lieu of sidewalk construction shall not be considered at the same time by the Planning & Zoning Commission.

Requested Oversize Participation NA

<p style="text-align: center;">Total Linear Footage of Proposed Public:</p> <p>Streets / Sidewalks <u>425' + ~215'</u> 425' ALONG HORSE HAVEN & 647' MULTI-USE PATH</p> <p>Sanitary Sewer Lines _____</p> <p>Water Lines _____</p> <p>Channels _____ <i>~215' connector sidewalk</i></p> <p>Storm Sewers _____</p> <p><u>647'</u> Bike Lanes <u>Paths</u></p>	<p style="text-align: center;">Parkland Dedication due prior to filing the Final Plat:</p> <p>ACREAGE:</p> <p>_____ No. of acres to be dedicated + \$ _____ development fee</p> <p>_____ No. of acres in floodplain</p> <p>_____ No. of acres in detention</p> <p>_____ No. of acres in greenways</p> <p>OR</p> <p>FEE IN LIEU OF LAND:</p> <p>_____ No. of SF Dwelling Units X \$ _____ = \$ _____</p> <p>_____ (date) Approved by Parks & Recreation Advisory Board</p>
--	---

NOTE: DIGITAL COPY OF PLAT MUST BE SUBMITTED PRIOR TO FILING.

The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from the owner. If there is more than one owner, all owners must sign the application or the power of attorney. If the owner is a company, the application must be accompanied by proof of authority for the company's representative to sign the application on its behalf. LIEN HOLDERS identified in the title report are also considered owners and the appropriate signatures must be provided as described above.

Scott J. [Signature] Managing Member 2-22-12
 Signature and title Date

CERTIFICATE OF OWNERSHIP AND DEDICATION - LOT 1 & 2

STATE OF TEXAS - COUNTY OF BRAZOS
 I ALTON OFCZARZAK, OWNER AND DEVELOPER OF THE LOT 1 AND 2 SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE WE RENT STORAGE SUBDIVISION TO THE CITY OF COLLEGE STATION, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, GREENWAYS, INFRASTRUCTURE, EASEMENTS, AND PUBLIC PLACES THEREON FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. ALL SUCH DEDICATIONS SHALL BE IN FEE SIMPLE UNLESS EXPRESSLY PROVIDED OTHERWISE.

ALTON OFCZARZAK, MANAGING MEMBER
 TDG MANAGEMENT, LP
 STATE OF TEXAS - COUNTY OF BRAZOS
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ALTON OFCZARZAK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL ON THIS _____ DAY OF _____, 2012.

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

SEAL

CERTIFICATE OF OWNERSHIP AND DEDICATION - LOT 3

STATE OF FLORIDA - COUNTY OF PALM BEACH
 I CRAIG ANGSTADT, OWNER AND DEVELOPER OF THE LOT 3 SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE WE RENT STORAGE SUBDIVISION TO THE CITY OF COLLEGE STATION, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, GREENWAYS, INFRASTRUCTURE, EASEMENTS, AND PUBLIC PLACES THEREON FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. ALL SUCH DEDICATIONS SHALL BE IN FEE SIMPLE UNLESS EXPRESSLY PROVIDED OTHERWISE.

CRAIG ANGSTADT, PRESIDENT
 COLLOCATION, LLC
 STATE OF FLORIDA - COUNTY OF PALM BEACH
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CRAIG ANGSTADT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL ON THIS _____ DAY OF _____, 2012.

NOTARY PUBLIC, PALM BEACH, FLORIDA

SEAL



CERTIFICATE OF THE COUNTY CLERK - STATE OF TEXAS - COUNTY OF BRAZOS
 I KAREN MCKOEN, COUNTY CLERK, IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2012, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME _____ PAGE _____, WITNESS MY HAND AND OFFICIAL SEAL, AT MY OFFICE IN BRYAN, TEXAS.

KAREN MCKOEN, COUNTY CLERK, BRAZOS COUNTY, TEXAS

SEAL

LINE	LENGTH	BEARING
L1	75.40	S08°10'11"E
L2	15.01	N41°43'48"E
L3	35.71	N68°45'46"E
L4	90.10	N72°49'34"E
L5	124.20	S28°50'14"E
L6	125.09	N28°19'22"W
L7	113.58	S72°49'34"W
L8	25.03	S41°43'48"W
L9	32.14	S41°43'48"W
L10	137.15	S26°42'00"E
L11	10.26	N58°19'37"E
L12	84.59	N59°14'00"E
L13	40.00	S22°58'18"E
L14	321.31	N72°01'42"E
L15	14.87	N18°12'22"W
L16	50.00	N71°46'45"E
L17	160.00	S88°43'09"E
L18	50.00	S53°43'09"E
L19	170.00	S28°43'09"E
L20	309.37	S43°50'02"E
L21	186.66	N46°09'58"E
L22	175.25	N43°50'02"W
L23	40.89	N43°50'02"W
L24	93.23	S43°50'02"E
L25	66.06	S36°16'51"W
L26	67.46	S73°11'31"W
L27	139.48	N53°43'09"W
L28	100.00	N44°43'09"W
L29	85.00	S73°16'51"W
L30	54.68	N14°43'13"W
L31	18.00	N72°01'42"E
L32	30.00	N18°15'41"W
L33	10.15	S53°43'09"E
L34	43.00	N03°21'33"E
L35	34.64	N03°21'33"E
L36	76.44	N12°43'47"W
L37	318.82	N72°01'42"E
L38	30.14	S22°58'18"E
L39	271.16	S22°58'18"E
L40	66.81	S64°39'55"W
L41	253.10	N03°42'00"W
L42	276.22	N43°50'02"W
L43	42.14	N68°45'46"E
L44	4.15	N48°16'12"W
L49	51.56	N09°19'11"W
L50	21.24	S65°56'43"W
L51	207.37	N43°44'09"W
L52	51.74	S84°45'15"W
L53	159.00	N43°44'08"W
L59	156.96	S65°56'43"W
L60	77.95	S28°18'00"E
L61	40.56	S72°01'42"W
L62	73.63	N28°19'22"W
L63	40.11	N65°56'43"E

CERTIFICATE OF SURVEYOR
 STATE OF TEXAS - COUNTY OF BRAZOS
 I PAUL WILLIAMS, REGISTERED PROFESSIONAL SURVEYOR, NO. 5743, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND.

CERTIFICATE OF CITY ENGINEER
 I ALAN OBBS, P.E., CITY ENGINEER OF THE CITY OF COLLEGE STATION, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF COLLEGE STATION.

APPROVAL OF PLANNING AND ZONING COMMISSION
 I _____ CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF COLLEGE STATION, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY APPROVED BY THE COMMISSION ON THE DAY OF _____, 2012.

CHAIRMAN

GENERAL NOTES:
 1) THE PROPOSED USE OF THE BUILDINGS IS SELF STORAGE FACILITIES AND ACCESSORY OFFICE.
 2) A PORTION OF THE TRACT IS IN THE FEMA FLOODPLAIN PER FIRM NO. 4804100163 D, MAP REVISED 2/9/2000.
 3) LOTS 1 & 2 ARE ZONED PDD PLANNED DEVELOPMENT DISTRICT AND LOT 3 IS ZONED R-1 SINGLE FAMILY RESIDENTIAL.
 4) NO WAIVERS GRANTED DURING REZONING. MENTORIOUS MODIFICATIONS APPROVED THROUGH THE PDD ZONING INCLUDE WAIVERS TO SECTION 7.5 'BUFFERS' REGARDING BUFFER FENCE LOCATION AND FENCING, AND SECTION 8.3.2.2 '8' BUFFER' REGARDING THE BLOCK LENGTH ALONG HORSE HAVEN LANE OF THE UNIFIED DEVELOPMENT ORDINANCE.
 5) WE RENT STORAGE WILL BE CONSIDERED ONE BUILDING PLOT FOR THE PURPOSE OF SQUARE, LANDSCAPING, AND NON-RESIDENTIAL ARCHITECTURAL STANDARDS.
 6) MAINTENANCE OF LOT 2 WILL BE PROVIDED BY THE HORSE HAVEN ESTATES HOME OWNERS ASSOCIATION.
 7) LOT 3 IS A CELL TOWER.

OWNER: LOT 3
 CRAIG ANGSTADT, PRESIDENT
 COLLOCATION, LLC
 102 NE 2ND, SUITE 176 BOCA RATON FL. 33432
 561-289-5199 celllartower101@gmail.com

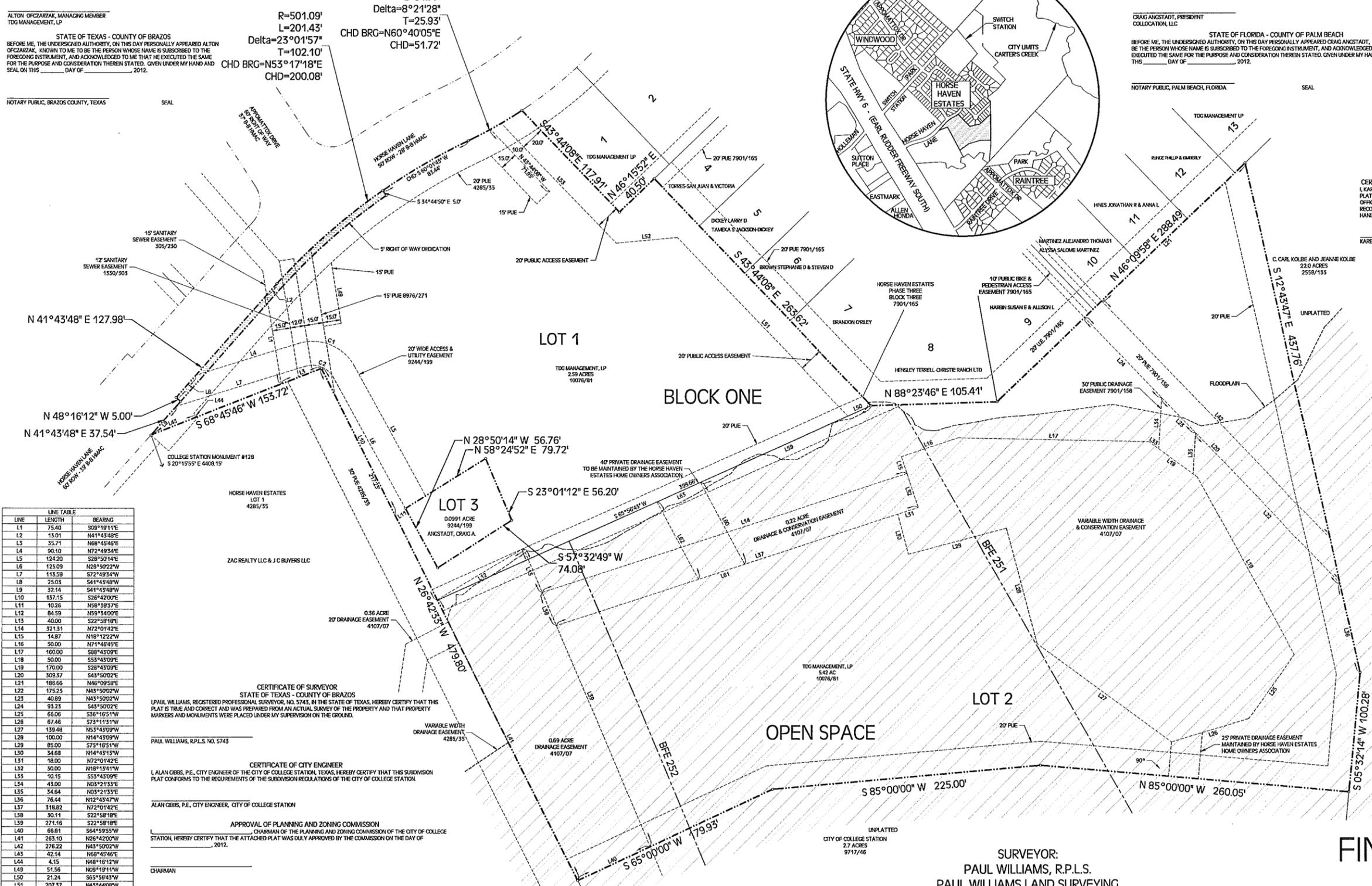
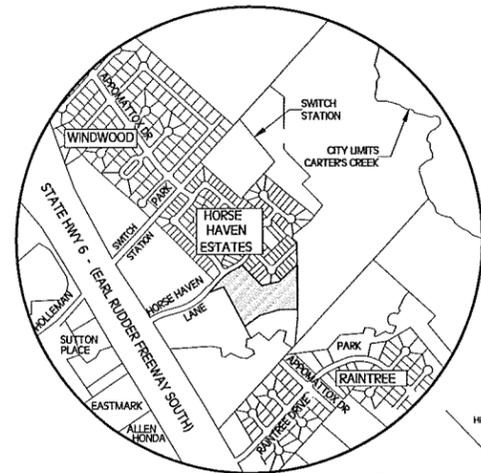
SURVEYOR:
 PAUL WILLIAMS, R.P.L.S.
 PAUL WILLIAMS LAND SURVEYING
 307 S. MAIN STREET, SUITE 206
 BRYAN, TEXAS 77803
 979-779-7670

PREPARED BY:
 MICHAEL G. HESTER, P.E.
 HESTER ENGINEERING COMPANY
 7607 EASTMARK DRIVE, SUITE 253-B
 COLLEGE STATION, TEXAS 77840
 979-693-1100 mhester@hester-engr.com

OWNER: LOTS 1 & 2
 ALTON OFCZARZAK, MANAGING MEMBER
 TDG MANAGEMENT, LP
 4060 HIGHWAY 6 SOUTH
 COLLEGE STATION, TEXAS 77845
 979-690-1504

FINAL PLAT
 OF THE
 WE RENT STORAGE SUBDIVISION
 LOT 1-3, BLOCK 1
 ON 8.21 ACRES
 VOLUME 10076 PAGE 81
 MORGAN RECTOR LEAGUE, A-46
 COLLEGE STATION, BRAZOS COUNTY, TEXAS
 SCALE: 1"=40' MARCH 21, 2012

3.21.12
 10:10
 12.33
 03



CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD BRG	CHORD
C1	40.07	78°19'19"	54.69	32.59	N68°00'20"W	50.53
C2	20.07	78°19'19"	27.34	16.29	N68°00'20"W	25.26



CITY OF COLLEGE STATION

**FINAL PLAT
for
Chick's College Station Subdivision
12-00500018**

SCALE: One commercial lot on 1.498 acres

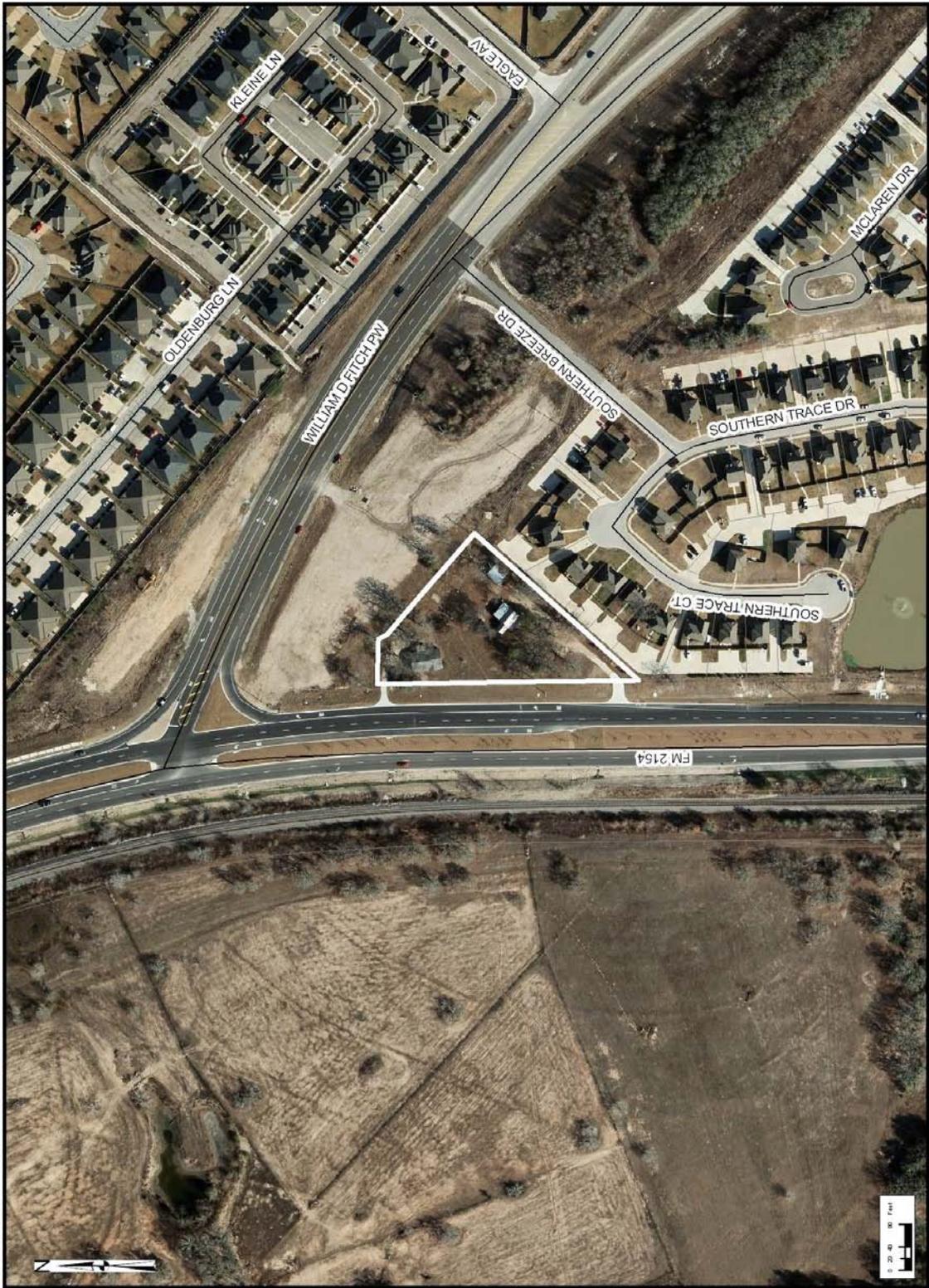
LOCATION: 13601 Wellborn Road

ZONING: PDD Planned Development District

APPLICANT: Cliff Carlin, Carlin White Associates

PROJECT MANAGER: Lauren A. Hovde, Staff Planner
lhovde@cstx.gov

RECOMMENDATION: Staff recommends approval of the waiver request to Unified Development Ordinance Section 8.2.G "Blocks" and the proposed Final Plat. If the waiver is approved, the Plat may be approved. If the waiver is denied, the Plat must be denied.



DEVELOPMENT
PLAT

Case: 12-018

CHICK'S COLLEGE STATION
SUBDIVISION

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

Annexation:	June 1995
Zoning:	A-O Agricultural-Open upon Annexation PDD Planned Development District- April 2010
Preliminary Plat:	The subject tract is entirely surrounded by platted property and public right-of-way. A Preliminary Plan for the subdivision of property was not required.
Site Development:	The existing single-family houses will be removed prior to on-site commercial development.

COMMENTS

Parkland Dedication:	Dedication is not required for the platting of non-residential property.
Greenways:	There is not greenway required or proposed with this development.
Pedestrian Connectivity:	Sidewalks are provided along the perimeter of the subject tract, as well as a pedestrian connection to the abutting residential uses to the south. These sidewalks are placed according to the approved PDD Planned Development District Concept Plan.
Bicycle Connectivity:	There is no bicycle connectivity required or proposed with this development.
Impact Fees:	N/A

REVIEW CRITERIA

Compliance with Subdivision Regulations: The Plat is in compliance with the approved Preliminary Plan and the approved PDD Planned Development District zoning. The proposed Final Plat is in compliance with the Subdivision Regulations contained in the Unified Development Ordinance, with the exception of the requested to waiver to **Section 8.2.G “Blocks.”** This ordinance requires a public street every 900 feet in General Suburban areas. **The applicant is requesting a block length waiver of 230 feet along Wellborn Road** due to the restricted access to TxDOT right-of-way. Also, the abutting property is platted and would be unable to connect to any additional street.

In accordance with the UDO Subdivision Requirements, when considering a waiver, the Planning and Zoning Commission should make the following findings to approve the waiver (Staff findings are in italics below):

- 1) That there are special circumstances or conditions affecting the land involved such that strict application of the provisions of this chapter will deprive the applicant of the reasonable use of his land;

A public street would reduce the buildable area on the triangular-shaped subject tract to the extent that it could no longer be utilized as proposed by the PDD Planned Development District zoning. In addition, a street would only provide access to this

property as the adjoining subdivision is developed and a street connection to it is not possible.

- 2) That the waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant;

The waiver regarding the extension of public right-of-way is necessary for the preservation and enjoyment of a substantial property right since the development is the remnant of an originally larger tract that has already been developed and the configuration of the property is such that street access through it would not meet minimum street spacing standards.

- 3) That the granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering this chapter; and

The granting of the requested waiver will not have negative impacts on public health safety, welfare, or surrounding properties due to the previously developed state of the surrounding properties. The location and configuration of the subject tract is not conducive to the extension of a public street that would connect Wellborn Road to William D. Fitch Parkway. The tract is located at the intersection of these roads which is anticipated as shown on the College Station Thoroughfare Plan to have a future grade separation. A street in this location does not meet TxDOT or City spacing requirements and would add an additional point of conflict that would be contrary to public safety.

- 4) That the granting of the waiver will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.

The granting of the requested waiver will not prevent future orderly subdivisions in the area, as all abutting property is platted.

STAFF RECOMMENDATIONS

Staff recommends approval of the waiver request to Unified Development Ordinance Section 8.2.G "Blocks" and the proposed Final Plat. If the waiver is approved, the Plat may be approved. If the waiver is denied, the Plat must be denied.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat (provided in packet)



** Revised*

FOR OFFICE USE ONLY	
CASE NO.:	<u>12-18</u>
DATE SUBMITTED:	<u>1-30-12</u>
TIME:	<u>11:15 Am</u>
STAFF:	<u>mayford</u>

DEVELOPMENT PLAT APPLICATION

MINIMUM SUBMITTAL REQUIREMENTS:

- \$932 Development Plat Application Fee.
- \$233 Waiver Request to Subdivision Regulations Fee (if applicable).
- \$600 (minimum) Development Permit Application / Public Infrastructure Review and Inspection Fee. Fee is 1% of acceptable Engineer's Estimate for public infrastructure, \$600 minimum (if fee is > \$600, the balance is due prior to the issuance of any plans or development permit).
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Fourteen (14) folded copies of plat. (A signed mylar original must be submitted after staff review).
- Two (2) copies of the grading, drainage, and erosion control plans with supporting drainage report.
- Two (2) copies of the Public infrastructure plans and supporting documents (if applicable).
- Title Report for property current within ninety (90) days or accompanied by a Nothing Further Certificate current within ninety (90) days. The report must include applicable information such as ownership, liens, encumbrances, etc.
- Paid tax certificates from City of College Station, Brazos County and College Station I.S.D.
- The attached Development Plat checklist with all items checked off or a brief explanation as to why they are not.

Date of Optional Preapplication or Stormwater Management Conference _____

NAME OF PROJECT CHICKS College Station

ADDRESS 13601 FM 2154 College Station, TX 77845

LEGAL DESCRIPTION (Lot, Block, Subdivision) Lot 1, Block 1 CHICKS College Station Subdivision

SPECIFIED LOCATION OF PROPOSED PLAT:

At the intersection of SH40 and FM2154

APPLICANT/PROJECT MANAGER'S INFORMATION (Primary contact for the project):

Name Carlin White Associates (Cliff Carlin) E-mail ccarlin@carlinwhite.com

Street Address 5906 Dolores, Ste. 100

City Houston State TX Zip Code 77057

Phone Number 713-783-8040 Fax Number 713-783-7774

PROPERTY OWNER'S INFORMATION (ALL owners must be identified. Please attach an additional sheet for multiple owners):

Name Discount Fuels L.L.C. E-mail jacksonfulham@me.com
Street Address 2405 Texas Ave. S. Ste. 308
City College Station State TX Zip Code 77840
Phone Number 979-680-8080 Fax Number 979-693-1724

ARCHITECT OR ENGINEER'S INFORMATION:

Name McClure and Browne Engineering/Surveying, Inc. E-mail jeffr@mcclurebrowne.com
Street Address 1008 Woodcreek, Ste. 103
City College Station State TX Zip Code 77845
Phone Number 979-693-3838 Fax Number 979-693-2554

Total Acreage 1.5 R-O-W Acreage _____

Current zoning of subject property PDD

Floodplain Acreage _____

Is there Special Flood Hazard Area (Zone A or Zone AE on FEMA FIRM panels) on the property? Yes No

Requested waiver to subdivision regulations and reason for same (if applicable):

See next page

Regarding the waiver request, explain how:

- 1. There are special circumstances or conditions affecting the land involved such that strict application of the subdivision regulations will deprive the applicant of the reasonable use of his land.

'' ''

- 2. The waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant.

'' ''

A statement addressing any differences between the Final Plat and Preliminary Plan (if applicable):

[Empty box for statement addressing differences between Final Plat and Preliminary Plan]

Requested waiver to subdivision regulations and reason for same (if applicable):

Block Lengths

The lot is bordered to the south by an existing subdivision that did not provide a connection point. The other sides of the site are TxDOT ROW with restricted access points.

Regarding the waiver request, explain how:

1. There are special circumstances or conditions affecting the land involved such that strict application of the subdivision regulations will deprive the applicant of the reasonable use of his land.

The lot is bordered to the south by an existing subdivision that did not provide a connection point. The other sides of the site are TxDOT ROW with restricted access points.

2. The waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant.

The waiver is necessary in order to develop the tract in a manner conducive to TxDOT policies.

3. The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering subdivision regulations.

The connections as shown are the safest locations for the proposed access points to the development.

4. The granting of the waiver will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of the Unified Development Ordinance.

This tract is the last one to develop in the area. There is no unplatted land adjacent to it.

Fee in lieu of sidewalk construction is being requested because of the following condition (if applicable):

- 1. An alternative pedestrian way or multi-use path has been or will be provided outside the right-of-way;
- 2. The presence of unique or unusual topographic, vegetative, or other natural conditions exist so that strict adherence to the sidewalk requirements of the UDO is not physically feasible or is not in keeping with the purposes and goals of the UDO or the City's comprehensive Plan;
- 3. A capital improvement project is imminent that will include construction of the required sidewalk. Imminent shall mean the project is funded or projected to commence within twelve (12) months;
- 4. Existing streets constructed to rural section that are not identified on the Thoroughfare Plan with an estate / rural context;
- 5. When a sidewalk is required along a street where a multi-use path is shown on the Bicycle, Pedestrian, and Greenways Master Plan;

3. The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering subdivision regulations.

4. The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering subdivision regulations.

Requested oversize participation _____

Total Linear Footage of Proposed Public:	
<u>0</u>	Streets
<u>710</u>	Sidewalks
<u>0</u>	Sanitary Sewer Lines
<u>93</u> 375	Water Lines
<u>0</u>	Channels
<u>0</u>	Storm Sewers
<u>0</u>	Bike Lanes / Paths

Parkland Dedication due prior to filing the Development Plat:	
ACREAGE:	
_____	No. of acres to be dedicated + \$ _____ development fee
_____	No. of acres in floodplain
_____	No. of acres in detention
_____	No. of acres in greenways
OR	
FEE IN LIEU OF LAND:	
_____	No. of SF Dwelling Units X \$ _____ = \$ _____
_____	(date) Approved by Parks & Recreation Advisory Board

LH
Per
Jeff R.

NOTE: DIGITAL COPY OF PLAT MUST BE SUBMITTED PRIOR TO FILING.

The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from the owner. If there is more than one owner, all owners must sign the application or the power of attorney. If the owner is a company, the application must be accompanied by proof of authority for the company's representative to sign the application on its behalf. LIEN HOLDERS identified in the title report are also considered owners and the appropriate signatures must be provided as described above.

Adam Sullivan - President
Signature and title

1-31-2012
Date

FIELD NOTES
1.498 ACRES

Being all that certain tract or parcel of land lying and being situated in the ROBERT STEVENSON SURVEY, Abstract No. 54 in College Station, Brazos County, Texas and being a part of the called 0.697 acre tract described in the deed from Donald F. Carroll and wife, Lorene L. Carroll to Eugene Henry Lenz and Mary Jane Lenz recorded in Volume 225, Page 440 of the Brazos County Deed Records (B.C.D.R.) and being a part of the called 1.53 acre tract described in the deed from Donald F. Carroll to Mark Carroll Lenz recorded in Volume 4736, Page 204 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the east corner of the called 1.53 acre tract, the north corner of Lot 9, Block One, according to the Amending Plot of SOUTHERN TRACE Subdivision as recorded in Volume 7289, Page 243 (O.R.B.C.) and being in the southwest right-of-way line of State Highway 40 (as recorded in Volume 5202, Page 255 (O.R.B.C.), a variable width right-of-way);

THENCE: S 41° 50' 11" W along the southeast line of the called 1.53 acre tract, said line also being the northwest line of the said SOUTHERN TRACE Subdivision (used as the BASIS OF BEARINGS for this survey) for a distance of 385.00 feet to a found 1/2-inch iron rod marking the south corner of this tract and the southeast corner of a 0.41 acre State of Texas Transportation Commission tract recorded in Volume 6515, Page 241 (O.R.B.C.), said corner now being in the east right-of-way line of FM 2154 (commonly known as Wellborn Road, a variable width right-of-way);

THENCE: N 00° 51' 35" W along the said east right-of-way line of FM 2154, at 262.59 feet pass a found 3/8-inch iron rod with TxDOT aluminum cap in the common line of the called 0.697 and 1.53 acre tracts for reference, continue for a total distance of 456.98 feet to a found TxDOT concrete monument with a 3" brass disk marking the northeast corner of a 0.32 acre State of Texas Transportation Commission tract recorded in Volume 6515, Page 247 (O.R.B.C.), said monument also being in the north line of the called 0.697 acre tract and marking the intersection of the aforementioned southwest right-of-way line of State Highway 40 (width varies at this location);

THENCE: along the said southwest right-of-way line of State Highway 40 for the following three (3) calls:

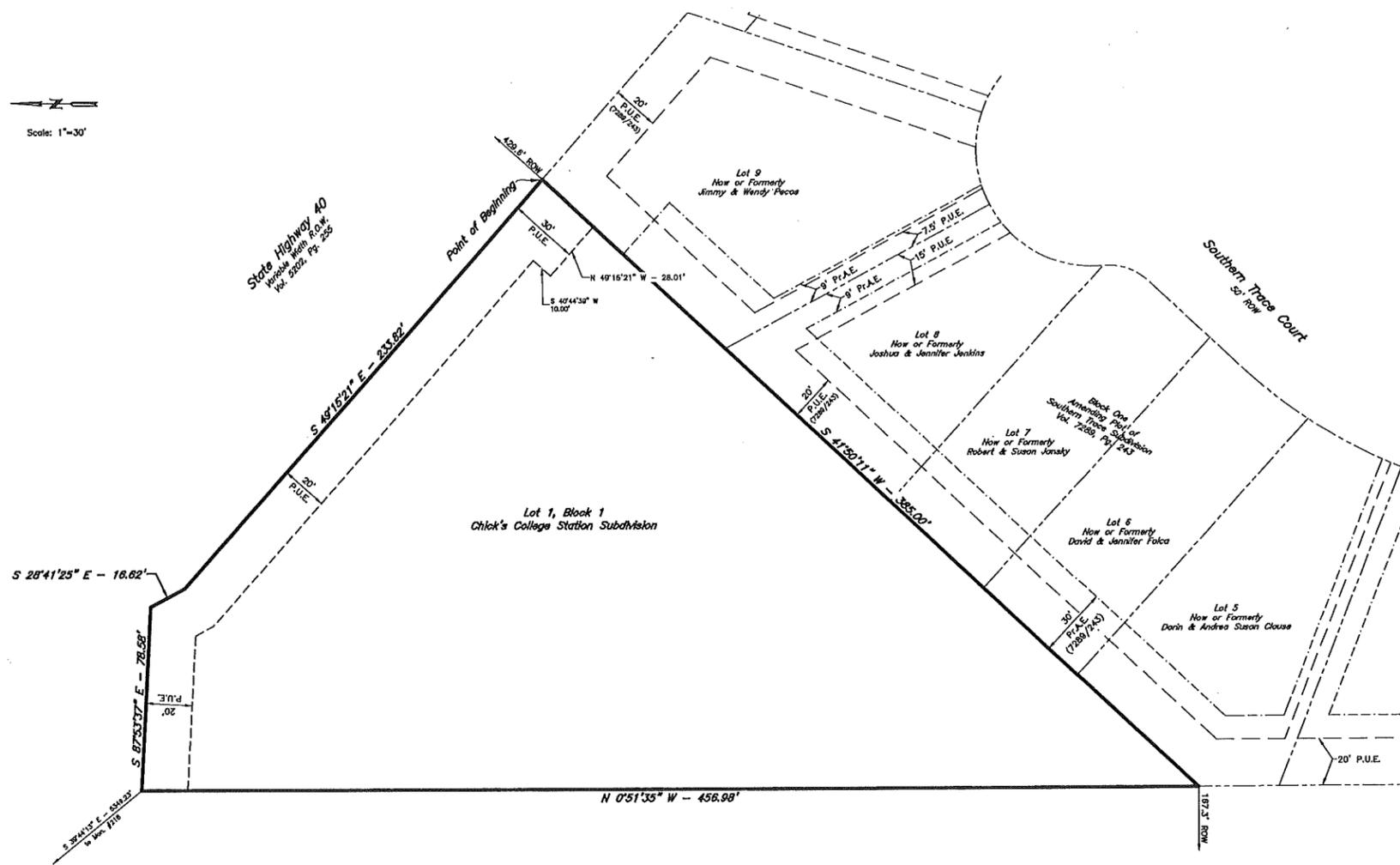
- 1) S 87° 53' 37" E for a distance of 78.58 feet to a 1/2-inch iron rod set for an angle point,
- 2) S 28° 41' 25" E for a distance of 16.62 feet to a found 5/8-inch iron rod with TxDOT aluminum cap for corner, and
- 3) S 49° 15' 21" E for a distance of 233.82 feet to the POINT OF BEGINNING and containing 1.498 acres of land, more or less.

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, State of Texas, hereby certify that this survey was made on the ground, that this survey correctly represents the facts found at the time of survey and that this professional service conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

Kevin R. McClure, R.P.L.S. #5650

- GENERAL SURVEYOR NOTES:
1. ORIGIN OF BEARING SYSTEM: Monuments found and the record bearing (S 41° 50' 11" W) along the northwest line of SOUTHERN TRACE SUBDIVISION recorded in Volume 7289, Page 243 of the Official Records of Brazos County, Texas (O.R.B.C.) was used as the BASIS OF BEARINGS shown on this plat.
 2. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C01B2 C, effective July 2, 1992, this property is not located in a 100-year flood hazard area.
 3. Current Zoning: PDD - Planned Development District

Scale: 1"=30'



Wellborn Road ~ F.M. 2154
Vol. 171, Pg. 181
Vol. 6515, Pg. 241
Vol. 6515, Pg. 247

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (we), _____ owner(s) and developer(s) of the land shown on this plat, and designated herein as the LOT 1/BLOCK 1, Chick's College Station Subdivision to the City of College Station, Texas, and whose name(s) is/are subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, infrastructure, easements, and greenways, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Owner(s) _____

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 20____.

Notary Public, Brazos County, Texas

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Kevin McClure, County Clerk, in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the _____ day of _____, 20____ in the Official Records of Brazos County, Texas in Volume _____, Page _____.

Witness my hand and official Seal, at my office in Bryan, Texas.

County Clerk
Brazos County, Texas

CERTIFICATE OF CITY ENGINEER

I, _____ City Engineer of the City of College Station, Texas, hereby certify that this Subdivision Plat conforms to the requirements of the Subdivision Regulations of the City of College Station.

City Engineer
City of College Station

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____ Chairman of the Planning and Zoning Commission of the City of College Station, hereby certify that the attached plat was duly approved by the Commission on the _____ day of _____, 20____.

Chairman _____

CERTIFICATE OF SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.

Kevin R. McClure, R.P.L.S. No. 5650

DEVELOPMENT PLAT

CHICK'S COLLEGE STATION SUBDIVISION

LOT 1, BLOCK 1

1.498 Acres

ROBERT STEVENSON SURVEY, A-54

COLLEGE STATION, BRAZOS COUNTY, TEXAS

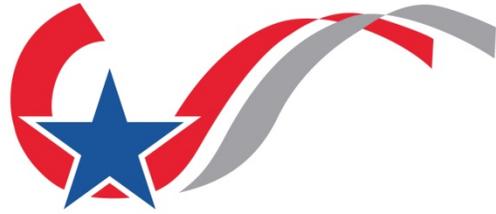
JANUARY, 2012

SCALE: 1" = 30'

Owner/Applicant: Discount Fuels, LLC
2405 Texas Ave., Ste. 308
College Station, Texas 77840
(979) 680-8080

Surveyor: McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

MB



CITY OF COLLEGE STATION

**FINAL PLAT
for
FS Kapchinski L6R1 B2
12-00500025**

SCALE: 1 lot on 1.11 acres

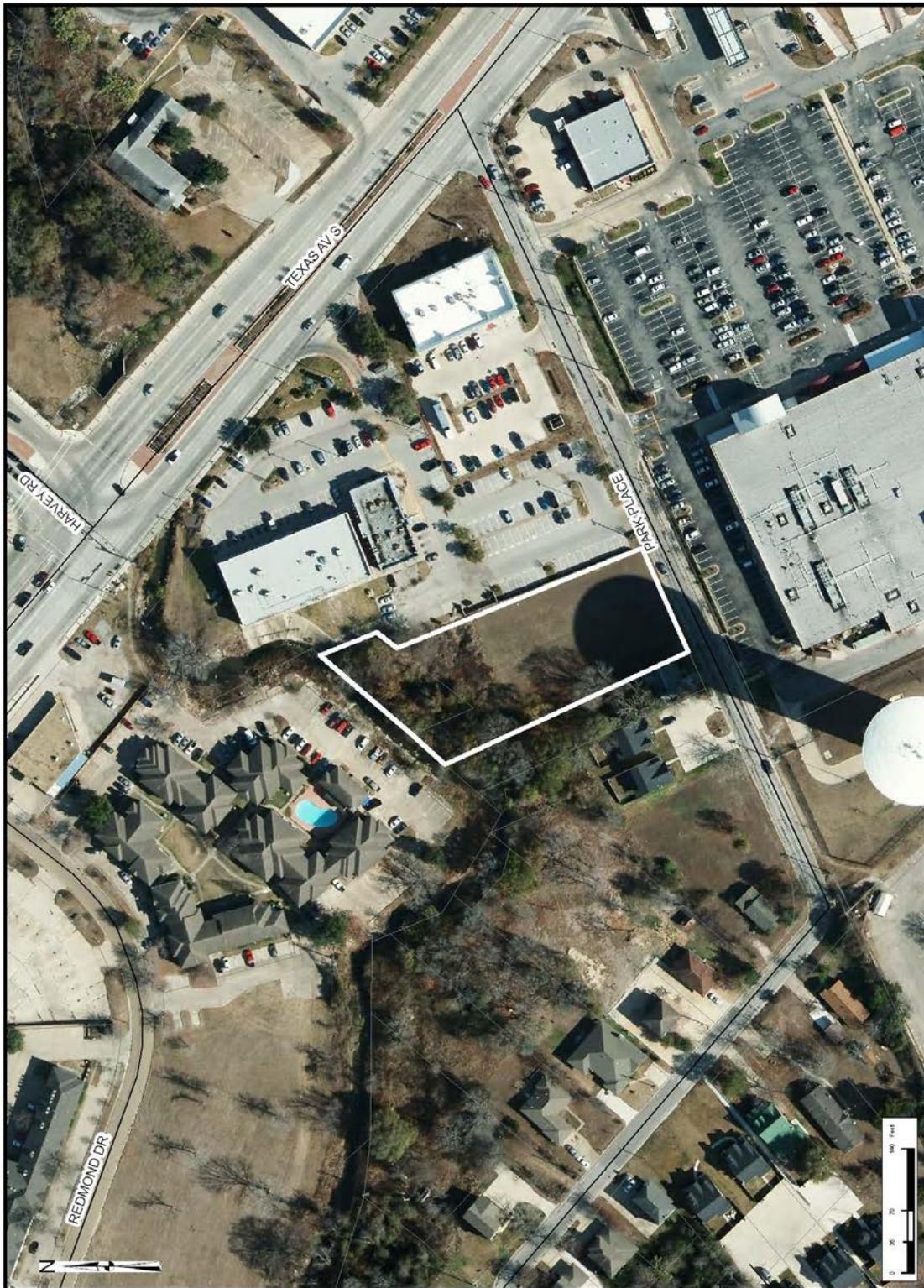
LOCATION: 1713 Park Place

ZONING: C-1 General Commercial

APPLICANT: Craig Paul, Owner

PROJECT MANAGER: Matt Robinson, AICP, Senior Planner
mrobinson@cstx.gov

RECOMMENDATION: Staff recommends approval.



FINAL
PLAT

Case: 12-025

FS KAPCHINSKI LOT 6R BLOCK 2

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

Annexation: 1956
Zoning: C-1 General Commercial
Preliminary Plat: Unknown
Site Development: A commercial shopping center exists on the property.

COMMENTS

Parkland Dedication: N/A – Non-residential development
Greenways: N/A
Pedestrian Connectivity: A public access easement is being provided on the existing sidewalk along Park Place.
Bicycle Connectivity: The Bicycle, Pedestrian and Greenways Master Plan calls for a bike route along Park Place. No signage currently exists.
Impact Fees: N/A

REVIEW CRITERIA

Compliance with Subdivision Regulations: The Final Plat complies with the Subdivision Requirements of the Unified Development Ordinance.

STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat (provided in packet)

PROPERTY OWNER'S INFORMATION (All owners must be identified. Please attach an additional sheet for multiple owners):

Name Craig + Carol Investments E-mail Craig@systemct.com
Street Address 1713 Park Place Ste 100
City College Station State TX Zip Code 77840
Phone Number 979-695-9955 Fax Number 979-695-9944

ARCHITECT OR ENGINEER'S INFORMATION: SURVEYOR

Name Kerr Surveying LLC E-mail louise.barker@suddenlinkmail.com
Street Address 409 N. Texas Avenue
City Bryan State Texas Zip Code 77803
Phone Number 268-3195 Fax Number 691-8904

Do any deed restrictions or covenants exist for this property? Yes No

Is there a temporary blanket easement on this property? If so, please provide the Volume N/A and Page No. _____

Total Acreage 1.11 Total No. of Lots 1 R-O-W Acreage NA

Existing Use Commercial Proposed Use Commercial

Number of Lots By Zoning District 1 / C-1 _____ / _____ / _____

Average Acreage Of Each Residential Lot By Zoning District:

NA / _____ / _____ / _____ / _____

Floodplain Acreage Approx. 0.16 AC

Is there Special Flood Hazard Area (Zone A or Zone AE on FEMA FIRM panels) on the property? Yes No

This information is necessary to help staff identify the appropriate standards to review the application and will be used to help determine if the application qualifies for vesting to a previous ordinance. Notwithstanding any assertion made, vesting is limited to that which is provided in Chapter 245 of the Texas Local Government Code or other applicable law.

Is this application a continuation of a project that has received prior City platting approval(s) and you are requesting the application be reviewed under previous ordinance as applicable?

Yes

No

If yes, provide information regarding the first approved application and any related subsequent applications (provide additional sheets if necessary):

Project Name: _____

City Project Number (in known): _____

Date / Timeframe when submitted: _____

A statement addressing any differences between the Final Plat and Preliminary Plan (if applicable):

NA

Requested waiver to subdivision regulations and reason for same (if applicable):

NA

Regarding the waiver request, explain how:

- 1. There are special circumstances or conditions affecting the land involved such that strict application of the subdivision regulations will deprive the applicant of the reasonable use of his land.

NA

- 2. The waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant.

NA

- 3. The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering subdivision regulations.

NA

- 4. The granting of the waiver will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of the Unified Development Ordinance.

NA

Fee in lieu of sidewalk construction is being requested because of the following condition (if applicable):

- 1. An alternative pedestrian way or multi-use path has been or will be provided outside the right-of-way;
- 2. The presence of unique or unusual topographic, vegetative, or other natural conditions exist so that strict adherence to the sidewalk requirements of the UDO is not physically feasible or is not in keeping with the purposes and goals of the UDO or the City's comprehensive Plan;
- 3. A capital improvement project is imminent that will include construction of the required sidewalk. Imminent shall mean the project is funded or projected to commence within twelve (12) months;
- 4. Existing streets constructed to rural section that are not identified on the Thoroughfare Plan with an estate / rural context;
- 5. When a sidewalk is required along a street where a multi-use path is shown on the Bicycle, Pedestrian, and Greenways Master Plan;

- 6. The proposed development is within an older residential subdivision meeting the criteria in Platting and Replatting within Older Residential Subdivisions Section of the UDO; or
- 7. The proposed development contains frontage on a Freeway / Expressway as designated by Map 6.6, Thoroughfare Plan - Functional Classification, in the City's Comprehensive Plan.

Detailed explanation of condition identified above:

NOTE: A waiver to the sidewalk requirements and fee in lieu of sidewalk construction shall not be considered at the same time by the Planning & Zoning Commission.

Requested Oversize Participation NA

<p style="text-align: center;">Total Linear Footage of Proposed Public:</p> <p>_____ Streets</p> <p>_____ Sidewalks</p> <p>_____ Sanitary Sewer Lines</p> <p>_____ Water Lines</p> <p>_____ Channels</p> <p>_____ Storm Sewers</p> <p>_____ Bike Lanes / Paths</p>	<p style="text-align: center;">Parkland Dedication due prior to filing the Final Plat:</p> <p>ACREAGE:</p> <p>_____ No. of acres to be dedicated + \$ _____ development fee</p> <p>_____ No. of acres in floodplain</p> <p>_____ No. of acres in detention</p> <p>_____ No. of acres in greenways</p> <p>OR</p> <p>FEE IN LIEU OF LAND:</p> <p>_____ No. of SF Dwelling Units X \$ _____ = \$ _____</p> <p>_____ (date) Approved by Parks & Recreation Advisory Board</p>
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NOTE: DIGITAL COPY OF PLAT MUST BE SUBMITTED PRIOR TO FILING.

The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from the owner. If there is more than one owner, all owners must sign the application or the power of attorney. If the owner is a company, the application must be accompanied by proof of authority for the company's representative to sign the application on its behalf. LIEN HOLDERS identified in the title report are also considered owners and the appropriate signatures must be provided as described above.



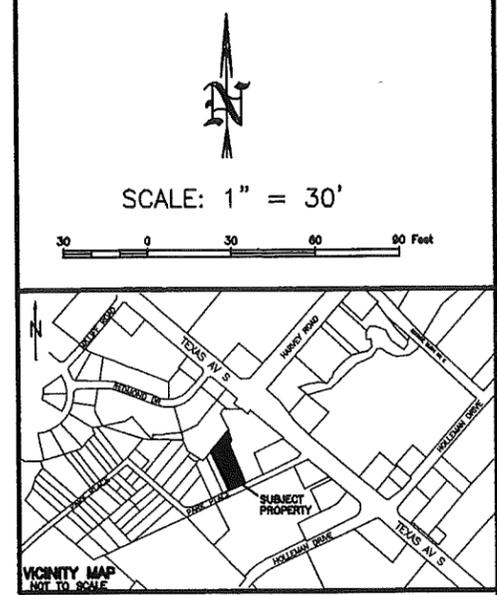
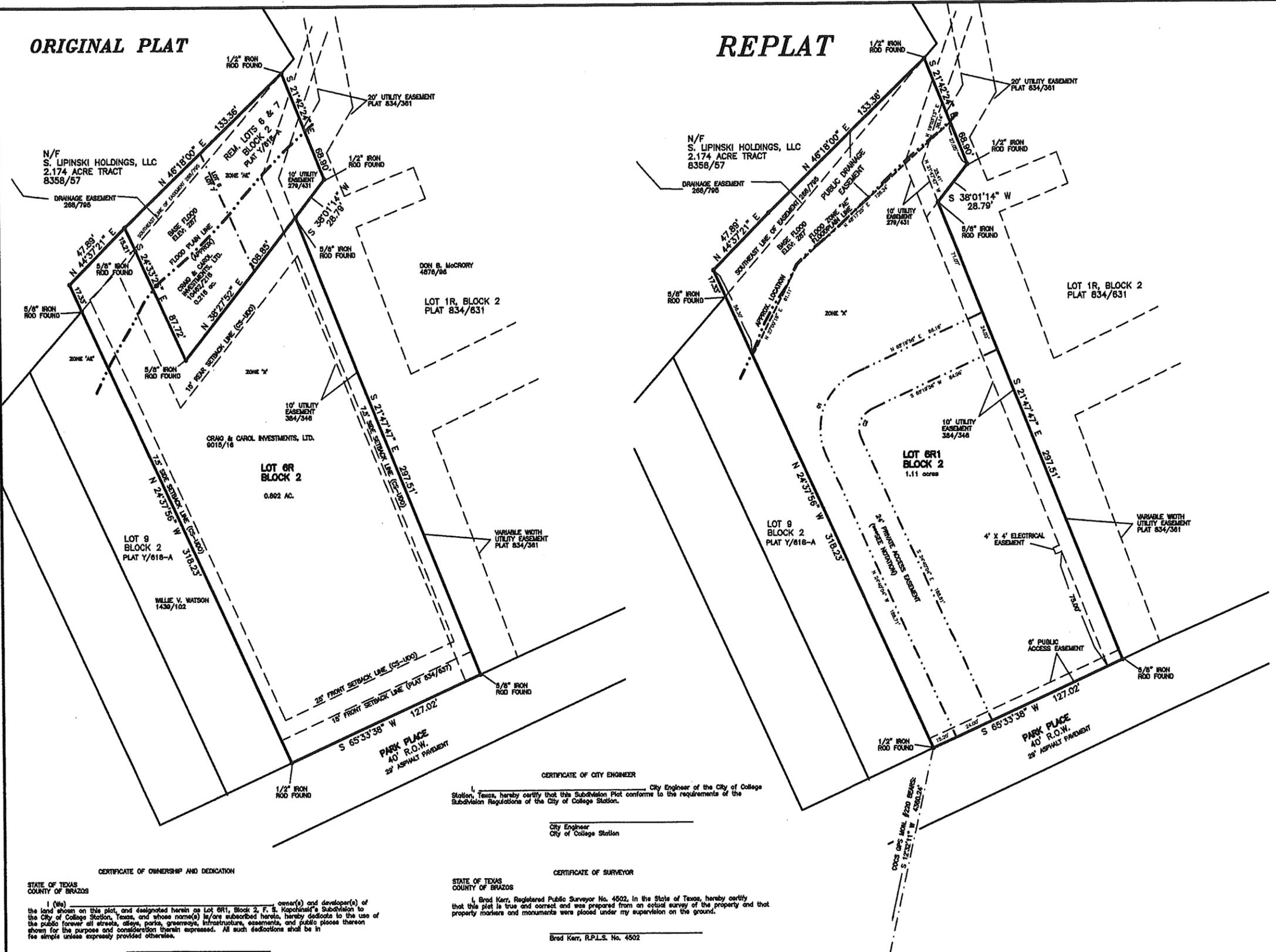
 Signature and title

2/8/12

 Date

ORIGINAL PLAT

REPLAT



GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 2. A PORTION OF THE SUBJECT PROPERTY DOES LIE WITHIN A DESIGNATED FLOOD PLAN AREA ACCORDING TO THE F.L.R.M. MAPS, COMMUNITY PANEL NO. 4504100144 C, DATED JULY 2, 1982, AS REVISED BY AN APPROVED LEAD 07-05-0545P IN 2008 AND ACCORDING TO THE PRELIMINARY FEMA FLOOD MAP PANEL NO. 305E.
 3. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF COLLEGE STATION UNIFIED DEVELOPMENT ORDINANCE.
 4. SUBJECT PROPERTY IS CURRENTLY ZONED C-1.
- ***NOTE: 24' WIDE SHARED ACCESS AGREEMENT, 09/17/128, DOES APPLY TO THIS TRACT WITH REGARD TO THE ADJOINING LOT 1R. DOCUMENT FILED OF RECORD IN THE BRAZOS COUNTY CLERK'S OFFICE DOES NOT CONTAIN A DESCRIPTION OF THE EASEMENT AREA. ACCESS EASEMENT IS HEREBY DEFINED AS SHOWN HEREON PER THIS PLAT.

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	37.00	60°00'00"	66.12	37.00	N 20°18'39" E	62.33
C2	13.00	60°00'00"	25.42	13.00	S 29°16'58" W	18.38

FINAL PLAT
OF
LOT 6R1, BLOCK 2
F. S. KAPCHINSKI SUBDIVISION
BEING A
REPLAT
OF
LOT 6R, BLOCK 2
F. S. KAPCHINSKI SUBDIVISION
VOLUME 834, PAGE 631
AND THE REMAINDER OF
LOTS 6 AND 7, BLOCK 2
F. S. KAPCHINSKI SUBDIVISION
VOLUME Y, PAGE 618A
1.11 ACRES
COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 30 FEET
SURVEY DATE: DEC. 2011
PLAT DATE: 02-01-12
REVISED 03-14-12
JOB NUMBER: 11-595
CAD NAME: 11-595R
CRS FILE: SWOOD (cont); 11-846 (job)

PREPARED BY: KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 268-3185

OWNER:
CRAG & CAROL INVESTMENTS, LTD.
1808 TEXAS AVENUE SOUTH, SUITE 300
COLLEGE STATION, TEXAS 77840
PHONE (979) 695-9255

12.25
3.15.12
a.w
gs

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, (We) _____ owner(s) and developer(s) of the land shown on this plat, and designated herein as Lot 6R1, Block 2, F. S. Kapchinski's Subdivision to the City of College Station, Texas, and whose name(s) is/are subscribed hereto, hereby dedicates to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Owner(s) _____

Notary Public, Brazos County, Texas

CERTIFICATE OF CITY ENGINEER

_____, City Engineer of the City of College Station, Texas, hereby certify that this Subdivision Plat conforms to the requirements of the Subdivision Regulations of the City of College Station.

City Engineer
City of College Station

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.

Brad Kerr, R.P.L.S. No. 4502

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Karen McQueen, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office on the _____ day of _____, 20____, in the Dead Records of Brazos County, Texas, in Volume _____ Page _____.

WITNESS my hand and official Seal, at my office in Bryan, Texas.

County Clerk
Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

_____, Chairman of the Planning and Zoning Commission of the City of College Station, hereby certify that the attached plat was duly approved by the Commission on the _____ day of _____, 20____.

Chairman



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

**REZONING REQUEST
FOR
FOSTER AVENUE APARTMENTS
11-00500135**

REQUEST: R-6 High Density Multi-Family to
PDD Planned Development District

SCALE: 2 lots on 0.73 acres

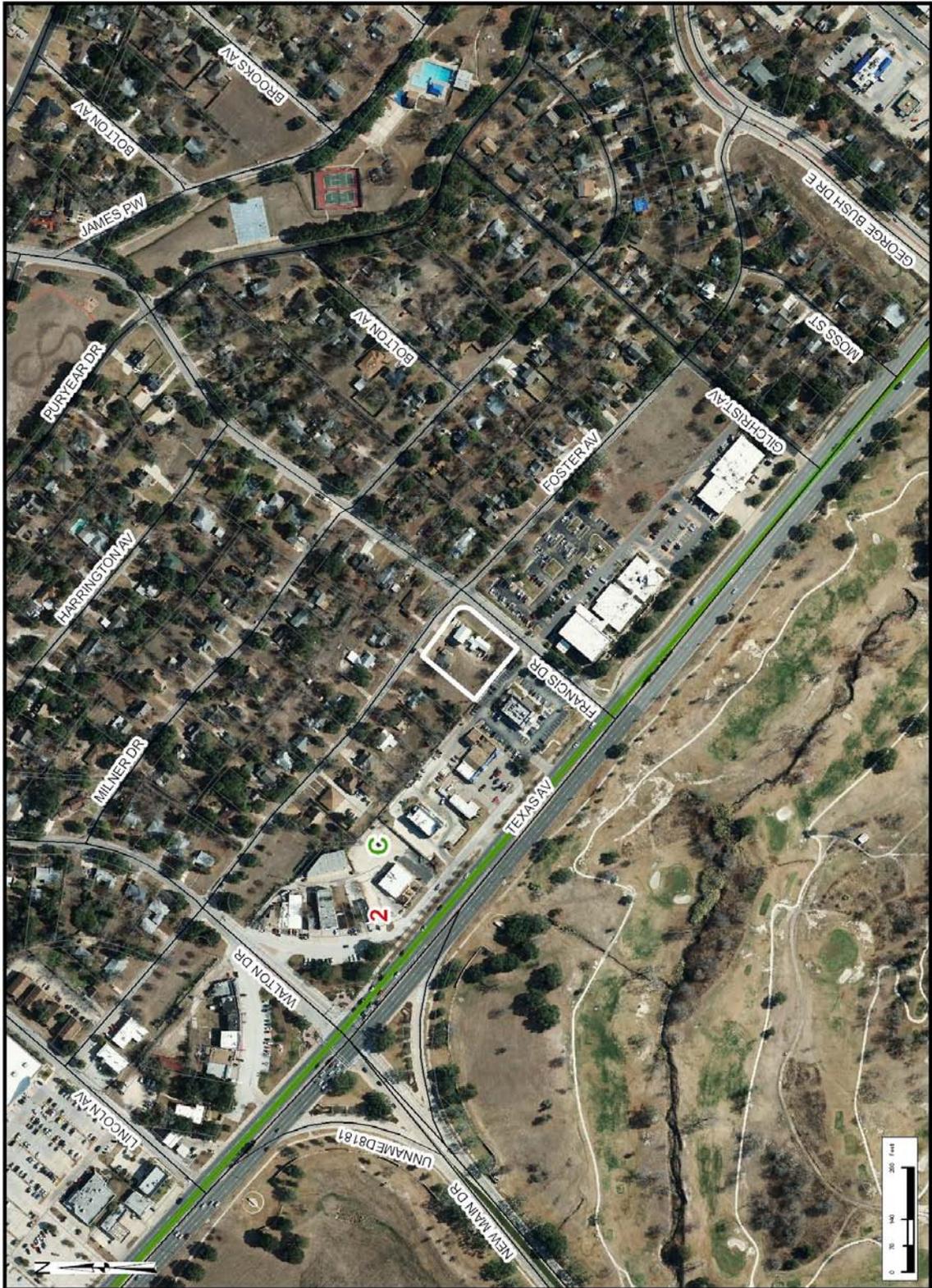
LOCATION: 1024 and 1026 Foster Avenue

APPLICANT: Jesse Durden, CapRock Texas

PROJECT MANAGER: Lauren A. Hovde, Staff Planner
lhovde@cstx.gov

OVERVIEW: This request is to use the PDD Planned Development District to strive toward the creation of an Urban environment for a multi-family development, while seeking compatibility with the existing residential neighborhood.

RECOMMENDATION: Staff recommends approval of the rezoning request based on its consistency with the Comprehensive Plan and Eastgate Neighborhood Plan.



DEVELOPMENT REVIEW	FOSTER AVENUE APARTMENTS	Case: 11-135	REZONING
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Zoning Districts	Townhouse	C-3	Light Commercial	MPC	Wolf Pen Creek Dev. Corridor
A-O Agricultural Open	R-3 Townhouse	M-1 Light Industrial	NG-1 Core Northgate	NG-1 Core Northgate	Core Northgate
A-OR Rural Residential Subdivision	R-4 Multi-Family	M-2 Heavy Industrial	NG-2 Transitional Northgate	NG-2 Transitional Northgate	Transitional Northgate
R-1 Single Family Residential	R-6 High Density Multi-Family	C-U College and University	NG-3 Residential Northgate	NG-3 Residential Northgate	Residential Northgate
R-1B Single Family Residential	R-7 Manufactured Home Park	R&D Research and Development	OV Corridor Overlay	OV Corridor Overlay	Corridor Overlay
R-2 Duplex Residential	A-P Administrative/Professional	P-MUD Planned Mixed-Use Development	RDD Redevelopment District	RDD Redevelopment District	Redevelopment District
	C-1 General Commercial	PDD Planned Development District	KO Krenek Tap Overlay	KO Krenek Tap Overlay	Krenek Tap Overlay
	C-2 Commercial-Industrial				



DEVELOPMENT REVIEW

FOSTER AVENUE APARTMENTS

REZONING

Case: 11-135

NOTIFICATIONS

Advertised Commission Hearing Date: April 5, 2012
Advertised Council Hearing Dates: April 26, 2012

The following neighborhood organizations that are registered with the City of College Station's Neighborhood Services have received a courtesy letter of notification of this public hearing:

College Hills Estates Homeowners Association was consulted during the creation of the proposed zoning district. The Association had the opportunity to comment on the architecture of the building and layout of the site.

Property owner notices mailed: 15
Contacts in support: None.
Contacts in opposition: Two, both calls were in general opposition to the density which is allowed by right under the existing R-6 High-Density Multi-Family Residential zoning.
Inquiry contacts: One for a general inquiry of what the project involved.

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
East	Neighborhood Conservation	R-1 Single-Family Residential and R-6 High-Density Multi-Family	Single-family residential
West	Urban and Redevelopment	C-1 General Commercial	Chili's Restaurant
South	Urban and Redevelopment	R-1 Single-Family Residential and C-1 General Commercial	College Station City Hall
North	Urban and Redevelopment	R-6 High-Density Multi-Family	vacant

DEVELOPMENT HISTORY

Annexation: March 1939
Zoning: R-1 Single-Family Residential
R-6 High Density Multi-Family
Final Plat: College Hills Subdivision
Site development: The site is currently developed with three housing structures including one-single-family house and two apartment buildings.

REVIEW CRITERIA

1. Consistency with the Comprehensive Plan: The proposed zoning is consistent with the Urban Redevelopment land use designation found in the Comprehensive Plan Future Land Use and Character Map. The designation language of the Community Character Chapter states that such a designation should be used to accommodate intense development activity including townhouses, duplexes, and high-density apartments. As part of the

Redevelopment designation, the Comprehensive Plan requires careful site planning and building design to complement the existing neighborhood. The Eastgate Neighborhood Plan specifies that there is a need to “promote redevelopment around the perimeter of the neighborhood that meets community needs and is complimentary to the neighborhood.” The Plan also describes that the purpose of a PDD Planned Development District is to promote and encourage innovative development that is sensitive to surrounding land uses. In addition, the Plan discusses increasing the density in the core or College Station to reduce pressure on greenfield development for apartments and other student-oriented rentals toward the fringe of the City.

- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** Most of the properties that abut Foster Avenue on the east and west side, including the subject lots, are zoned R-6 High-Density Multi-Family. The properties along this portion of the west side of Foster Avenue are designated as Urban Redevelopment in the Comprehensive Plan Land Use and Character Map. As described above, this designation specifically promotes multi-family development. The east side of Foster Avenue is designated as Neighborhood Conservation. The lot directly across Foster Avenue from the subject lots is zoned R-1 Single-Family Residential. This indicates the City and resident’s desire for the character and integrity of the neighborhood to be continued in the current or an improved fashion. Redevelopment activity proposed along the west side of Foster Avenue must take into consideration the existing neighborhood and special attention is required to ensure compatibility between the different land uses and densities.
- 3. Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment:** The Unified Development Ordinance states that dense multi-family development should occur within close proximity to the Texas A&M University campus. Being located across from campus and within the first block off of Texas Avenue, the intensity of development in this location is anticipated to be higher. This is contrasted by the need for appropriate development that abuts the existing single-family neighborhood. The proposed PDD Planned Development District allows for the density which is appropriate for the location while incorporating additional elements, discussed in the later portion of this report, that increase the compatibility with the neighborhood.
- 4. Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The PDD Planned Development District will allow for the development of high-density multi-family housing. The same use is permitted under the current R-6 High-Density Multi-Family zoning district. The existing use on the property is an apartment complex developed at 12.3 units per acre.
- 5. Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The current zoning district of R-6 High-Density Multi-Family allows for a viable use that has been in operation for several decades. The apartment building currently has 9 units. As visible from the number of registered rental units in the Eastgate neighborhood, there is a market for student rentals in this area due to the convenient distance to campus. The marketability is increased by the proposed PDD Planned Development District, due to the requested meritorious modifications, because of a higher achievable unit count than with a R-6 High-Density Multi-Family district.

6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use: There are existing 2-inch, 6-inch, and 8-inch water lines available to serve this property. At site development, further analysis of existing water line capacity will be required and improvements to the existing water system may be necessary to support domestic and fire flow demands. There is also an existing 12-inch sanitary sewer line along Foster Ave. which may provide service to this site. Drainage is mainly to the south within the Wolf Pen Creek Drainage Basin. Drainage and other public infrastructure improvements required with site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. Existing infrastructure, with the possible exception of the current water system, appears to be adequate for the proposed use. The proposed development will be allowed a single point of access from Foster Avenue.

REVIEW OF CONCEPT PLAN

The applicant has provided the following information related to the purpose and intent of the proposed zoning district:

“To provide a sustainable, pedestrian and bicycle-friendly multi-family development that responds to demands for the College Station community and that meets the intent of the Comprehensive Plan and the Eastgate Neighborhood Plan. The PDD zoning will encourage responsible redevelopment of the site in a manner that is compatible with the existing character of the Eastgate neighborhood and one that sets the tone for future redevelopment nearby.”

Base Zoning and Meritorious Modifications

The applicant is proposing to develop using the R-6 High-Density Multi-Family zoning classification standards for the requested PDD. At the time of site plan, the project will need to meet all applicable site development standards of the UDO for the R-6 High-Density Multi-Family zoning classification, except where meritorious modifications are granted with the PDD zoning. The applicant is requesting the following meritorious modifications:

1. UDO Section 5.2 “Residential Dimensional Standards”:

A reduction in the building setbacks will promote an Urban environment and allows the parking to be placed in a less obtrusive locations to enable the development to be more compatible with the neighborhood.

	Standard R-6 Dimension	Requested Dimension
Front Setback (Foster)	15 feet	10 feet
Street Side Setback (Francis)	15 feet	10 feet
Rear Setback (Chili’s)	20 feet	1.5 feet

2. UDO Section 7.2.I “Number of Off-Street Parking Spaces Required”

The number of parking spaces required by the Unified Development Ordinance is determined by the number of bedrooms per dwelling unit and the size of said bedrooms. **The applicant is**

requesting to supply 75% of the parking requirement found in Section 7.2.I of the Unified Development Ordinance. The development will consist primarily of 1-bedroom and 2-bedroom units which require additional parking per bedroom than 3-bedroom or 4-bedroom units. The reduction in parking allows the development to achieve a high number of units while reducing the visibility of cars.

The Unified Development Ordinance provides the following review criteria for PDD Concept Plans:

1. The proposal will constitute an environment of sustained stability and will be in harmony with the character of the surrounding area: An increase in density on the subject property will broaden the housing choices for renters in the Eastgate Area. By placing the development within close proximity to campus, the resident dependency on vehicles to access the University will decrease. Residents may instead utilize alternative means of transportation such as biking and walking. In addition, the College Hills Estates Homeowners Association was consulted on the site layout and building design. The tallest portion of the building will be located at the core, defined as 30 feet from the abutting rights-of-way, of the lot and will be a maximum of 50-feet in height (four stories). The perimeter of the building will be a maximum of 35-feet in height (three stories).

2. The proposal is in conformity with the policies, goals, and objectives of the Comprehensive Plan, and any subsequently adopted Plans, and will be consistent with the intent and purpose of this Section: The Concept Plan reflects the policies, goals and objectives of the Comprehensive Plan as it relates to land use and character, connectivity, and neighborhood integrity. The Urban designation in the Comprehensive Plan Future Land Use Map is intended for areas that include multi-family residential housing, as proposed with this PDD. The Bicycle, Pedestrian, Greenways Master Plan is being followed with the proposed sidewalks along Foster Avenue and Francis Drive. Bicycle parking facilities are also proposed at a ratio of one space per bedroom which is not a requirement for multi-family development. In addition, several components are proposed to promote and protect neighborhood integrity.

- a) Utilize architectural materials of hardi-board and brick to mimic existing architecture.
- b) Provide one bicycle parking space per bedroom.
- c) Limit apartment signage to the low-profile option.
- d) Provide 8-foot wide sidewalks along Foster Avenue and Francis Drive.

3. The proposal is compatible with existing or permitted uses on abutting sites and will not adversely affect adjacent development: The redevelopment of this tract will encourage future development within the area designated as Redevelopment in the Comprehensive Plan Future Land Use and Character Map. There is a potential to relieve some rental pressure from the area designated as Neighborhood Conservation, which could encourage a potential increase in owner-occupied units within the Eastgate neighborhood by providing alternative rental options in the area.

The lessened parking requirement and the location of parking to the side and rear of the building will reduce the visible impact of a parking lot on the adjacent land uses and pass-by traffic.

4. Every dwelling unit need not front on a public street but shall have access to a public street directly or via a court, walkway, public area, or area owned by a homeowners association: The development will have a single point of access to Foster Avenue. Sidewalks will be provided along Foster Avenue and Francis Drive.

5. The development includes provision of adequate public improvements, including, but not limited to, parks, schools, and other public facilities: New public infrastructure is limited to the addition of 8-foot wide sidewalks along both Foster Avenue and Francis Drive within the bounds of the subject property.

6. The development will not be detrimental to the public health, safety, welfare, or materially injurious to properties or improvements in the vicinity: The proposed development has the potential of promoting public health by encourage walking and bicycling as a means of transportation among its residents. This encouragement is in the form of ample bicycle parking, and the addition of sidewalks along Foster Avenue and Francis Drive.

7. The development will not adversely affect the safety and convenience of vehicular, bicycle, or pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonably anticipated in the area considering existing zoning and land uses in the area: The intent of providing walking and bicycle facilities within the property is to reduce the number of vehicular trips necessary for residents. The availability of campus, retail shopping, and dining within a close proximity of the site helps alternative means of transportation more likely.

STAFF RECOMMENDATION

Staff recommends approval of the rezoning request based on its consistency with the Comprehensive Plan and Eastgate Neighborhood Plan.

SUPPORTING MATERIALS

1. Application
2. Rezoning map (provided in packet)
3. Concept Plan (provided in packet)

COCS



FOR OFFICE USE ONLY	
CASE NO.:	<u>1E135</u>
DATE SUBMITTED:	<u>3.7.12</u>
TIME:	<u>9:35</u>
STAFF:	<u>PK</u>

ZONING AMENDMENT (REZONING) APPLICATION PLANNED DISTRICTS

(Check one)

Planned Devt District (PDD) Planned - Mixed Used Development (P-MUD)

MINIMUM SUBMITTAL REQUIREMENTS:

\$1,165 Rezonation Fee. pd 8/29/11 PK

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The attached Plan checklist with all items checked off or a brief explanation as to why they are not checked off.

NOTE: If a petitioning is denied by the City Council, another application for rezoning shall not be filed within a period of 1 from the date of denial, except with permission of the Planning & Zoning Commission.

Date of Optional Preap Conference July 13, 2011

NAME OF PROJECT venue Apartments

ADDRESS 1024-1026 Avenue, College Station, TX 77840

LEGAL DESCRIPTION Block, Subdivision) Lot 9 (10' of), Lot 9 (60' of), and Lot 10, Block 3, College Hills

GENERAL LOCATION PROPERTY IF NOT PLATTED:

TOTAL ACREAGE ~ 0

APPLICANT/PROJECT MANAGER'S INFORMATION (Primary contact for the project):

Name CapRock Texas, Jesse Durden (Project Manager for Re-Zoning) E-mail jesse.durden@caprocktx.com
Street Address P.O. Box 12214
City College Station State TX Zip Code 77842
Phone Number (979) 492-0425 Fax Number (979) 314-7606

PROPERTY OWNER'S INFORMATION:

Name CC BCS 1 LP c/o Clint Cooper E-mail ccooper@caldwellcos.com
Street Address 1700 Research Parkway #240
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OTHER CONTACTS (Please specify type of contact, i.e. project manager, potential buyer, local contact, etc.):

Name Hill+Frank Architects, Gary Hill (Architect) E-mail gary1@hfi-architects.com
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Phone Number (713) 877-1274 Fax Number _____

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Existing Zoning R-6 High Density Multifamily Proposed Zoning PDD - Planned Development District

Present Use of Property Residential Apartments

Proposed Use of Property Residential Apartments with a base zoning of R-6

Proposed Use(s) of Property for PDD, if applicable:

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P-MUD uses are prescribed in Section 6.2.C. Use Table of the Unified Development Ordinance.

If P-MUD:

Approximate percentage of residential land uses: _____

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REZONING SUPPORTING INFORMATION

- 1. List the changed or changing conditions in the area or in the City which make this zone change necessary.

As the College Station multifamily market has expanded in recent years, an oversupply of 3 and 4 bedroom rental units has been created. In response to that oversupply and to meet the specific needs of a niche market, we are proposing a development with a unit mix that contains more 1 and 2 bedroom units than what is typically seen in College Station. The zone change is in response to the parking needs of a development with this unit mix inside the Eastgate redevelopment zone.

2. Indicate whether or not this zone change is in accordance with the Comprehensive Plan. If it is not, explain why the Plan is incorrect.

This zone change is in accordance with the Comprehensive Plan and the Eastgate Neighborhood Plan. Both plans designate this area as a Redevelopment zone and promote responsible multifamily redevelopment around the perimeter of the Eastgate neighborhood. The Eastgate area is a hot rental area, and our project will help pull single-family renters out of the neighborhood core into the fringes, reducing the stress on the internal transportation and parking infrastructure and helping accomplish the goals of both the Comprehensive Plan and Eastgate Neighborhood Plan.

3. How will this zone change be compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood?

See attached "Application Details".

4. Explain the suitability of the property for uses permitted by the rezoning district requested.

The property suitable for multifamily uses as described in the PDD due to its adjacency to existing restaurants, proximity to the Texas A&M campus (< 400 feet), proximity to 3 major retail centers (< 1/2 mile), and location within an area that is currently composed of mostly rental housing. Many existing residential units in the area are being renovated as part of an overall redevelopment push. Landscaping in the setbacks will separate the building from the existing residential units to the north. Adequate utilities are present for the proposed scale of development, and we will limit street access to one location along Foster Avenue.

5. Explain the suitability of the property for uses permitted by the current zoning district.

Because the multifamily uses proposed in this PDD are the same as what is currently permitted under R-6, the answer in #4 above applies here as well. In addition, the property has the potential to serve as a great buffer to the traffic and commercial intensities along Texas Avenue. Multifamily development is appropriate as it is the best available development tool to transition between the commercial and single-family uses.

6. Explain the marketability of the property for uses permitted by the current zoning district.

Again, we believe there is an oversupply of 3 and 4 bedrooms (with lower parking ratios) in the market. As a pure R-6 development, the marketability and feasibility of the property is reduced as a result of the UDO's regulation of parking.

7. List any other reasons to support this zone change.

In general, supporting this zone change will enable the developer to create alternative housing choices in Eastgate which will draw renters out of less appropriate neighborhood core (thereby reducing traffic and noise impacts in the heart of the neighborhoods. For more details on site specific additions, please see attached "Community Benefits".

8. State the purpose and intent of the proposed development.

To provide a sustainable, pedestrian and bicycle-friendly redevelopment site that responds to demands of the College Station community and that meets the intent of the Comprehensive Plan and the Eastgate Neighborhood Plan. The PDD zoning will encourage responsible development of the site in a manner that is compatible with the existing character of the Eastgate neighborhood and one that sets the tone for future redevelopment nearby.

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1. What is the range of future building heights?

Future building heights will range from 12' to 50'. Heights above 35' will be restricted to the core of the property (except for the stairwell access area as shown on the Concept Plan), defined as the area of property 30' off the right-of-way of Foster Avenue to the rear setback, and 30' off Francis Lane to the side setback. See "Building Height & Massing" under Application Details.

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Drainage of the site is proposed to be underground and within future landscaped and parking areas on the site.

3. List the general bulk or dimensional variations sought.

See attached.

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5. Explain how the concept plan proposal will constitute and environment of sustained stability and will be in harmony with the character of the surrounding area.

The concept plan proposal promotes responsible development of residential apartments in an area just feet from Texas A&M, retail, office, and restaurants. Access to the property will be limited to one drive off Foster Avenue, reducing conflict points and congestion on the main interior artery into Eastgate. Because of the site's proximity to campus, we're including an abundance of bicycle racks, which will encourage the use of bicycles as the means of primary transportation. This will reduce the potential traffic impacts on the area and help maintain the character of the neighborhood. Our project will pull renters out of the core of the Eastgate neighborhood, improving current traffic conditions and noise concerns in the area, creating a more harmonious and sustainable development.

6. Explain how the proposal is in conformity with the policies, goals, and objectives of the Comprehensive Plan.

The proposal is in conformity with the Comprehensive Plan and the more specific Eastgate Neighborhood Plan's goals for the area. It lays the foundation for a responsible, urban, pedestrian and bicycle-friendly, residential redevelopment in an area just feet from the front door of Texas A&M. The plan takes into account the existing character of the neighborhood, and provides an appropriate, transitional development between commercial uses to the west and residential rentals to the east. Our focus is providing high-quality housing options that enhance the overall quality-of-life experience in the Eastgate neighborhood.

7. Explain how the concept plan proposal is compatible with existing or permitted uses on abutting sites and will not adversely affect adjacent development.

This proposal will raise the bar for redevelopment in the area, and is compatible with permitted uses on abutting sites. Properties to the west are commercial, and will benefit from the increased number of residents in the area. Properties to the north, south and east are predominantly small lot residential rentals, and most structures are in need of renovation or redevelopment. This proposal paves the way for high-quality, new construction in an area that needs revitalization. Overall, the project should serve to lessen the existing strain on Eastgate's core traffic and parking infrastructure by pulling those residents from the core of Eastgate to its fringe. For specific architectural elements, please see the attached Application Details.

8. State how dwelling units shall have access to a public street if they do not front on a public street.

Units will be accessed by vehicles through the driveway on Foster Avenue. Parking will be provided on the ground level, and residents will have access to the building via stairs. Pedestrians and bicyclists will be able to access the building at locations along Francis Street.

9. State how the development has provided adequate public improvements, including, but not limited to: parks, schools, and other public facilities.

The development will meet all UDO requirements for public improvements, and will also add 8' sidewalks within the public right-of-way along our property lines. ~~As part of the project, we will also stripe the crosswalks at Foster Avenue & Francis Street that are adjacent to our property (2 crosswalks).~~

24.
per
SD

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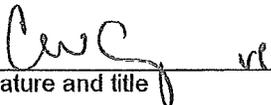
Our plan enhances the area by providing a high-quality alternative housing option close to campus. We've paid close attention to resident and neighborhood safety, and provide adequate access points in/out of the development. The building's design elements (as described in the attached Application Details) were developed to ensure conformity with the existing Eastgate neighborhood and safety amongst its residents.

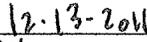
11. Explain how the concept plan proposal will not adversely affect the safety and convenience of vehicular, bicycle, or pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonable anticipated in the area considering existing zoning and land uses in the area.

Through thoughtful and responsible planning, our project takes into account the increases in pedestrian, bicycle and vehicular traffic caused by our development. By encouraging the use of bicycles and the University bus system (Reveille and Excel lines), our project reduces the impact on the existing public infrastructure and will not be detrimental to the public. Existing bus stops are at Campus View Apartments (G. Bush & University Oaks and Foster/Lincoln intersection (~1500' away)).

Please note that a "complete site plan" must be submitted to Planning & Development Services for a formal review after the "concept plan" has been approved by the City Council prior to the issuance of a building permit - except for single-family development.

The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from the owner. If there is more than one owner, all owners must sign the application or the power of attorney. If the owner is a company, the application must be accompanied by proof of authority for the company's representative to sign the application on its behalf.


Signature and title


Date

Foster Avenue Apartments

Meritorious Modifications:

1. **UDO Section 5.2** – Reduction in building setback requirements for R-6 uses.
 - a. Min. Street Side Setbacks from 15.0' to 10.0'
 - b. Min. Front Setbacks from 25.0' to 10.0'
2. Reduction in Off-Street Parking Requirements per **UDO Section 7.2.i**
 - a. Off-Street parking facilities shall meet 75% of the number of specified parking space requirements of Section 7.2.i.

Community Benefits:

1. Because this site is already zoned for R-6 multifamily, we believe that our willingness to expend the resources required to provide a thoughtful, neighborhood-driven, architecturally-appropriate design has been an overall community benefit.
2. This development provides an alternate housing choice for residential renters in the Eastgate neighborhood. This attraction of renters from the core portions of the neighborhood to the fringe will ease traffic and parking infrastructure impacts and enable a safer, sustainable, family-conducive environment within Eastgate.
3. The development provides 8.0' sidewalks, not required in this area per the UDO.
4. ~~The development provides for striping of the 2 adjacent cross walks at the Foster & Francis intersections. This encourages pedestrian and bicycle use in a safe manner and is far above what is required by the UDO.~~
5. The development, located within a designated Redevelopment Area, revitalizes a highly visible property just a few feet from Texas Avenue, a Primary Image Corridor.
6. Utilization of sound redevelopment design principles including urban, pedestrian and bicycle-oriented development. These principles are endorsed by the US Green Building Council and our Comprehensive and Strategic Plans as a manner to reduce our overall carbon footprint and encourage a healthier, more vibrant community.
7. The project will use non-polluting lighting fixtures that will not allow light to filter into the neighborhood and allow the project remain compatible with its surroundings.

Foster Avenue Apartments

Application Details:

Question 3, Page 3 - The uses identified by this zone change request are identical to those allowed by the current zoning designation, R-6. Our team has studied the architectural styles of neighborhood, and is proposing a development that conforms to existing aesthetics and the community character of the Eastgate neighborhood. We plan to accomplish conformity through the following:

Building Height & Massing:

Portions of the building that front Foster Avenue and Francis Street will be limited to 3 stories (35' in height). The portion of the building at the core of the property will be limited to 4 stories (50' in height).

Building Elements:

The building will incorporate architectural elements and materials that mimic the original and historical elements of the Eastgate neighborhood. These elements include the use of brick and wood-style (hardi) siding.

Also, in lieu of a freestanding apartment identification sign (allowed in R-6 up to 10' in height), the project will incorporate just 1 low profile monument sign. These architectural design elements of the project will be compatible with, and will also enhance, the existing character of the neighborhood.

In addition to a focus on architectural elements, the project places strong emphasis on creating a pedestrian and bicycle-friendly environment. Because of the site's close proximity to the Texas A&M campus and local retail, we believe residents will take advantage of the opportunity to walk and bike from home.

COCS



FOR OFFICE USE ONLY	
CASE NO.:	<u>1E135</u>
DATE SUBMITTED:	<u>3.7.12</u>
TIME:	<u>9:35</u>
STAFF:	<u>PK</u>

ZONING AMENDMENT (REZONING) APPLICATION PLANNED DISTRICTS

(Check one)

Planned Devt District (PDD) Planned - Mixed Used Development (P-MUD)

MINIMUM SUBMITTAL REQUIREMENTS:

\$1,165 Rezonation Fee. pd 8/29/11 PK

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Phone Number (979) 492-0425 Fax Number (979) 314-7606

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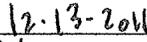
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Through thoughtful and responsible planning, our project takes into account the increases in pedestrian, bicycle and vehicular traffic caused by our development. By encouraging the use of bicycles and the University bus system (Reveille and Excel lines), our project reduces the impact on the existing public infrastructure and will not be detrimental to the public. Existing bus stops are at Campus View Apartments (G. Bush & University Oaks and Foster/Lincoln intersection (~1500' away)).

Please note that a "complete site plan" must be submitted to Planning & Development Services for a formal review after the "concept plan" has been approved by the City Council prior to the issuance of a building permit - except for single-family development.

The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from the owner. If there is more than one owner, all owners must sign the application or the power of attorney. If the owner is a company, the application must be accompanied by proof of authority for the company's representative to sign the application on its behalf.


Signature and title


Date

Foster Avenue Apartments

Meritorious Modifications:

1. **UDO Section 5.2** – Reduction in building setback requirements for R-6 uses.
 - a. Min. Street Side Setbacks from 15.0' to 10.0'
 - b. Min. Front Setbacks from 25.0' to 10.0'
2. Reduction in Off-Street Parking Requirements per **UDO Section 7.2.i**
 - a. Off-Street parking facilities shall meet 75% of the number of specified parking space requirements of Section 7.2.i.

Community Benefits:

1. Because this site is already zoned for R-6 multifamily, we believe that our willingness to expend the resources required to provide a thoughtful, neighborhood-driven, architecturally-appropriate design has been an overall community benefit.
2. This development provides an alternate housing choice for residential renters in the Eastgate neighborhood. This attraction of renters from the core portions of the neighborhood to the fringe will ease traffic and parking infrastructure impacts and enable a safer, sustainable, family-conducive environment within Eastgate.
3. The development provides 8.0' sidewalks, not required in this area per the UDO.
4. ~~The development provides for striping of the 2 adjacent cross walks at the Foster & Francis intersections. This encourages pedestrian and bicycle use in a safe manner and is far above what is required by the UDO.~~
5. The development, located within a designated Redevelopment Area, revitalizes a highly visible property just a few feet from Texas Avenue, a Primary Image Corridor.
6. Utilization of sound redevelopment design principles including urban, pedestrian and bicycle-oriented development. These principles are endorsed by the US Green Building Council and our Comprehensive and Strategic Plans as a manner to reduce our overall carbon footprint and encourage a healthier, more vibrant community.
7. The project will use non-polluting lighting fixtures that will not allow light to filter into the neighborhood and allow the project remain compatible with its surroundings.

Foster Avenue Apartments

Application Details:

Question 3, Page 3 - The uses identified by this zone change request are identical to those allowed by the current zoning designation, R-6. Our team has studied the architectural styles of neighborhood, and is proposing a development that conforms to existing aesthetics and the community character of the Eastgate neighborhood. We plan to accomplish conformity through the following:

Building Height & Massing:

Portions of the building that front Foster Avenue and Francis Street will be limited to 3 stories (35' in height). The portion of the building at the core of the property will be limited to 4 stories (50' in height).

Building Elements:

The building will incorporate architectural elements and materials that mimic the original and historical elements of the Eastgate neighborhood. These elements include the use of brick and wood-style (hardi) siding.

Also, in lieu of a freestanding apartment identification sign (allowed in R-6 up to 10' in height), the project will incorporate just 1 low profile monument sign. These architectural design elements of the project will be compatible with, and will also enhance, the existing character of the neighborhood.

In addition to a focus on architectural elements, the project places strong emphasis on creating a pedestrian and bicycle-friendly environment. Because of the site's close proximity to the Texas A&M campus and local retail, we believe residents will take advantage of the opportunity to walk and bike from home.



AUGUST 25, 2011

Foster Avenue Apartments
1024-1026 Foster Avenue
College Station, Texas 77840

Legal Description:
LOTS 9, & 10, BLOCK 3
COLLEGE HILLS ESTATES
VOLUME 100, PAGE 440
COLLEGE STATION,
BRAZOS COUNTY, TEXAS

Total Site Area:
.73 Acres

Applicant
Jesse Durden
P.O. Box 12214
College Station, TX 77842
(979) 492-0425

Owner:
CC BCS 1 LP
c/o Clint Cooper
1700 Research Parkway
Suite 240
College Station, TX 77845
(979) 260-7000

Architect:
Hill & Frank, Inc.
1600 St. James Place, Suite 205
Houston, TX 77056
(713) 877-1274

Project:
Date: AUGUST 25, 2011

Zoning Map

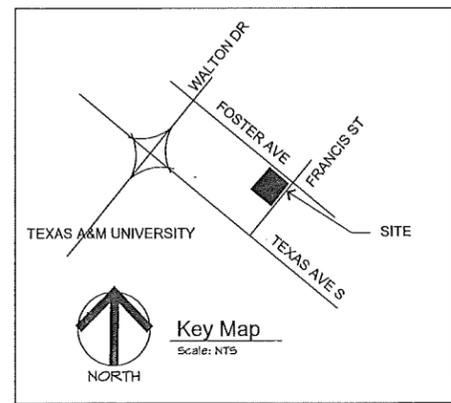
COMMERCIAL
ZONING C-1

FRANCIS STREET

.73 ACRES
EXISTING ZONING: R-6
PROPOSED ZONING:
PDD - PLANNED DEVELOPMENT DISTRICT

RESIDENTIAL
ZONING R-6

FOSTER AVENUE



1 Zoning Map
Scale: 1"=10'

The Drawings, Specifications and other documents prepared by the Architect for this Project are instruments of the Architect's service for use solely with respect to this Project, and the Architect shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright. The Owner shall be permitted to retain copies, including reproducible copies, of the Architect's Drawings, Specifications and other documents for information and reference in connection with the Owner's use and occupancy of the project. The Architect's Drawings, Specifications or other documents shall not be used by the Owner or others on other projects, for additions to this Project or for completion of this Project by others, except by agreement in writing and with appropriate compensation to the Architect.

COMMERCIAL ZONING C-1

12' ALLEY

N 46° 53' 01" W - 115.17'

N 46° 53' 01" W - 59.83'

BLOCK 3 LOT 10

.734 ACRES ZONING: R-6

The land use approved for this zoning is multi-family residential with a base zoning of R-6 Multi-Family Residential.

PART OF LOT 9 BLOCK 3

PROPOSED PARKING AREA

ARTIFICIALLY LIT AREA - LIGHTING TO BE DESIGNED SO AS NOT TO INTRUDE ON NEIGHBORING PROPERTY

BIKE PARKING AREA - MINIMUM OF ONE BIKE UNIT TO BE PROVIDED PER

FOUR STORIES

PROPOSED APARTMENT BUILDING

THREE STORIES

N 44° 50' 00" E - 180.00'

RESIDENTIAL ZONING R-6

FRANCIS STREET (60' ROW)

S 44° 50' 00" W - 140.00'

S 44° 50' 00" W - 184.29'

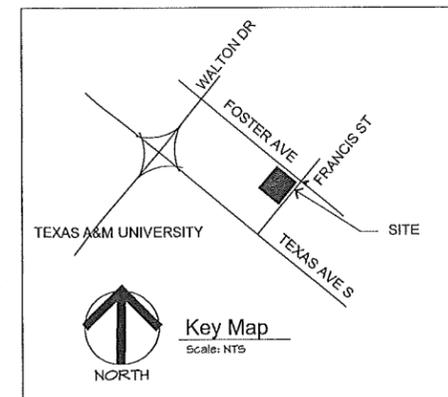
10' BUILDING SETBACK LINE
S 50° 52' 48" E - 71'

S 50° 58' 29" E - 60.11'

8' SIDEWALK

FOSTER AVENUE (60' ROW)

CB = S 02° 00' 45" W
LC = 65.43'
T = 43.26'
L = 71.32'
D = 81° 43' 51"
R = 50.00'



HILL & FRANK ARCHITECTS

FOR INTERIM REVIEW ONLY. THESE DRAWINGS AND/OR SPECIFICATIONS ARE INCOMPLETE AND ARE NOT INTENDED FOR BIDDING, PERMIT, OR CONSTRUCTION DOCUMENTS. GEORGE E. FRANK REGISTERED ARCHITECT STATE OF TEXAS, NO. 5578

Foster Avenue Apartments
1024-1026 Foster Avenue
College Station, Texas 77840

Meritorious Modifications:

- 1. UDO Section 5.2 - Reduction in building setback requirements for R-6 uses.
 - a. Min. Street Side Setbacks from 15.0' to 10.0'
 - b. Min. Front Setbacks from 25.0' to 10.0'
- 2. Reduction in Off-Street Parking Requirements per UDO Section 7.2.1
 - a. Off-Street parking facilities shall meet 75% of the number of specified parking space requirements of Section 7.2.1.
- Community Benefits:
 - 1. The development provides 8.0' sidewalks, not required in this area per the UDO.
 - 2. The development provides for striping of the 2 adjacent cross walks at the Foster & Francis intersections. This encourages pedestrian and bicycle use in a safe manner and is far above what is required by the UDO.
 - 3. The project will use non-polluting lighting fixtures that will not allow light to filter into the neighborhood and allow the project remain compatible with its surroundings.
 - 4. Bike racks shall be provided at a rate of one rack per unit to encourage non-vehicular travel between the development and nearby institutional, retail and restaurant areas.
 - 5. Building Height & Massing:
 - * Portions of the building that front Foster Avenue and Francis Street will be limited to 3 stories (35' in height). The portion of the building at the core of the property will be limited to 4 stories (50' in height).
 - 6. Building Elements:
 - * The building will incorporate architectural elements and materials that mimic the original and historical elements of the Eastgate neighborhood. These elements include the use of brick and wood-style (hard) siding.
 - * Also, in lieu of a freestanding apartment identification sign (allowed in R-6 up to 10' in height), the project will incorporate just 1 low profile monument sign. These architectural design elements of the project will be compatible with, and will also enhance, the existing character of the neighborhood.

Legal Description:
LOTS 9, & 10, BLOCK 3
COLLEGE HILLS ESTATES
VOLUME 100, PAGE 440
COLLEGE STATION,
BRAZOS COUNTY, TEXAS

Total Site Area:
.73 Acres

Applicant:
Jesse Durden
P.O. Box 12214
College Station, TX 77842
(979) 492-0425

Owner:
CC BCS 1 LP
c/o Clint Cooper
1700 Research Parkway
Suite 240
College Station, TX 77845
(979) 260-7000

Architect:
Hill & Frank, Inc.
1800 St. James Place, Suite 205
Houston, TX 77059
(713) 877-1274

FLOODPLAIN NOTE
THERE IS NO FEMA REGULATED FLOODPLAIN ON THE SITE.
RE: FIRM MAP 48041C0144 C

Project:
Date: JAN. 10, 2012

SD 1

Sheet 1 of 1



1 Concept Plan
.734 Acres

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

**REZONING REQUEST
FOR
UNIVERSITY HEIGHTS PH 5
12-00500030**

REQUEST: A-O Agricultural-Open to R-4 Multi-Family Residential

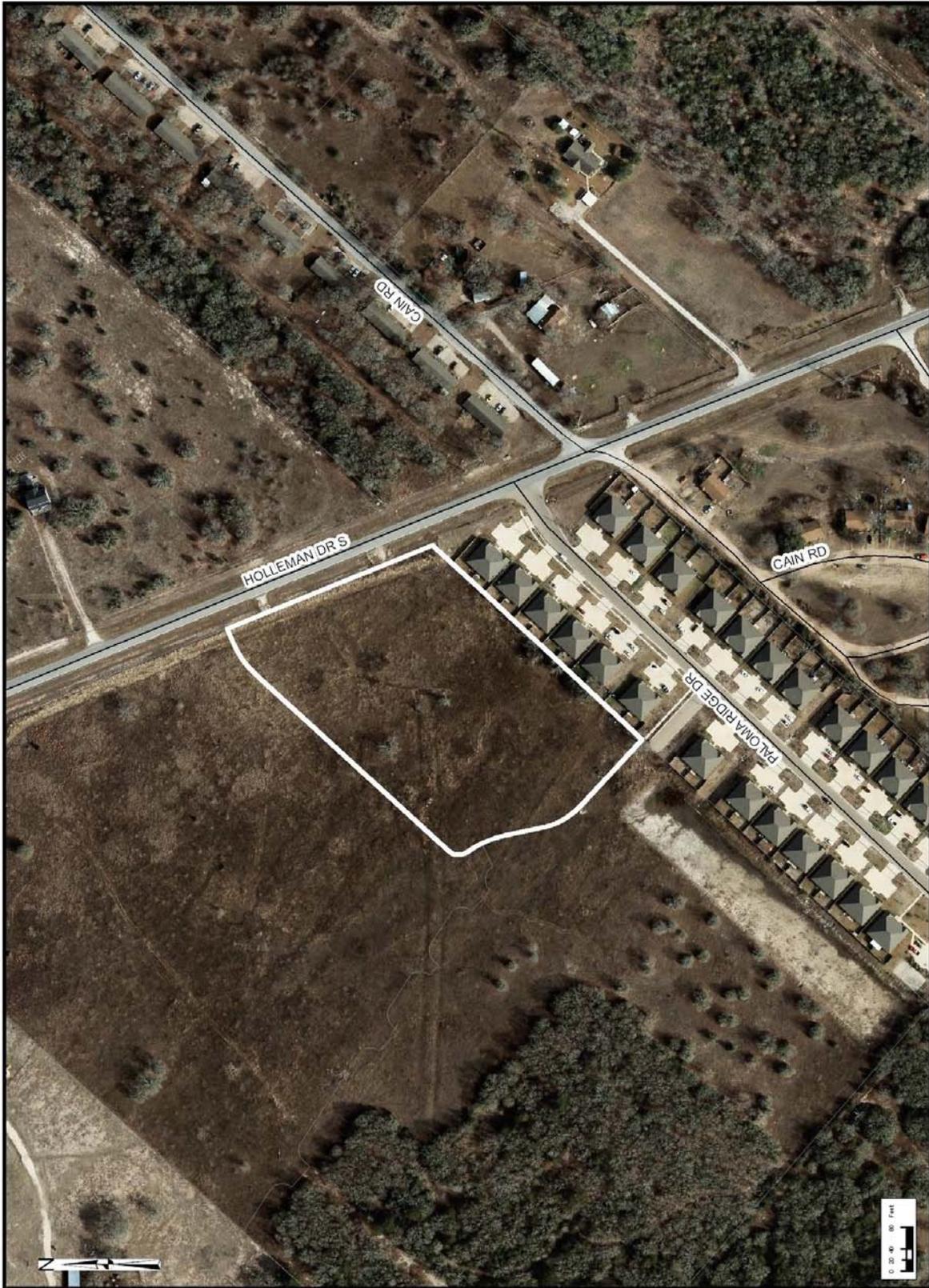
SCALE: 5.379 acres

LOCATION: 3182 Holleman Drive South

APPLICANTS: Joe Schultz, P.E., Schultz Engineering, LLC

PROJECT MANAGER: Lauren A. Hovde, Staff Planner
lhovde@cstx.gov

RECOMMENDATION: Staff recommends approval of the zoning request.



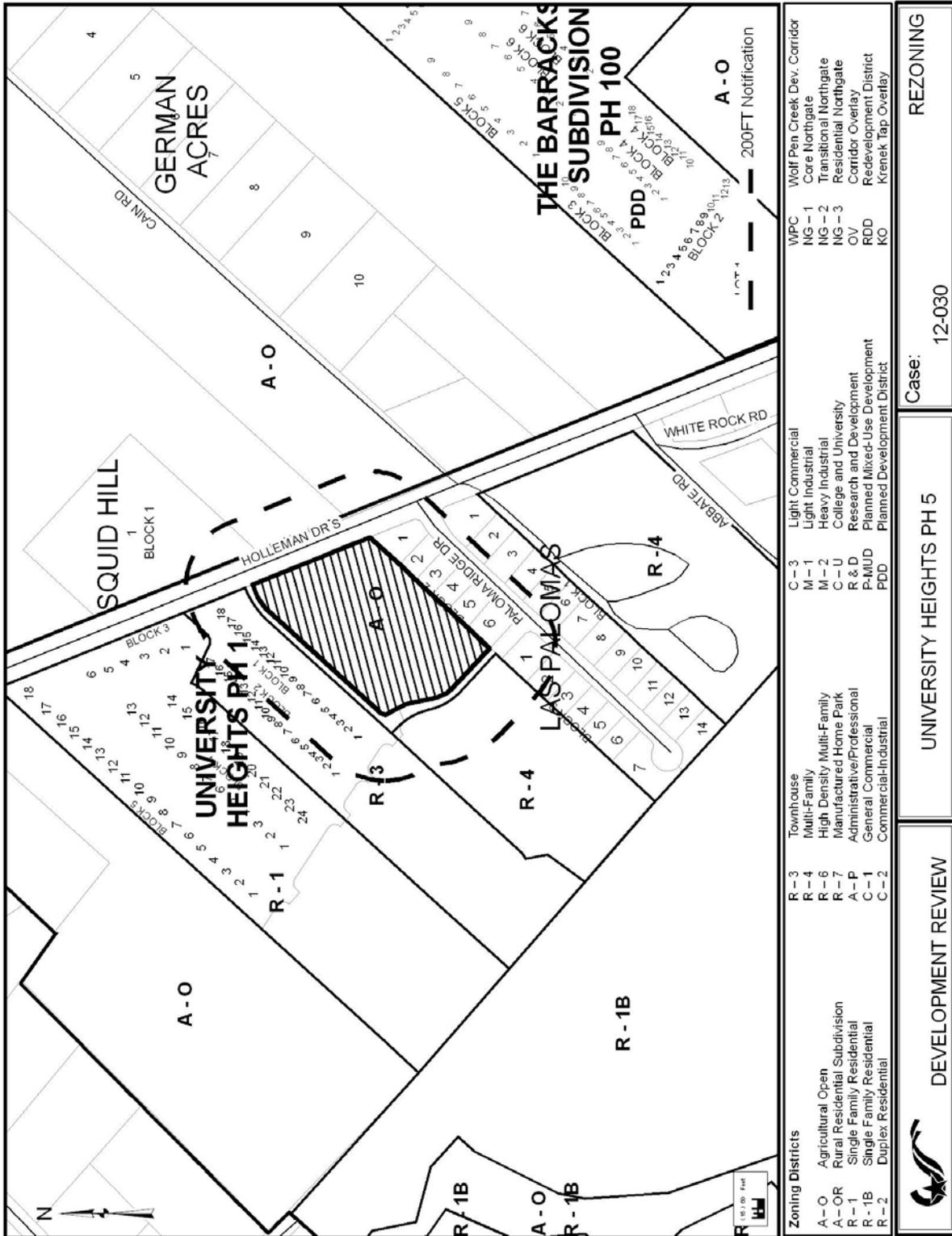
REZONING

Case: 12-030

UNIVERSITY HEIGHTS PH 5

DEVELOPMENT REVIEW





NOTIFICATIONS

Advertised Commission Hearing Date: April 5, 2012
Advertised Council Hearing Dates: April 26, 2012

The following neighborhood organizations that are registered with the City of College Station's Neighborhood Services have received a courtesy letter of notification of this public hearing:

None

Property owner notices mailed: 22
Contacts in support: None
Contacts in opposition: None
Inquiry contacts: None

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Urban	R-3 Townhouse	townhouses (under construction)
South	Urban	A-O Agricultural-Open	Las Palomas Subdivision (duplexes)
East	Urban	A-O Agricultural-Open	Vacant and single-family residential
West	Urban	R-4 Multi-Family	Vacant and stormwater detention

DEVELOPMENT HISTORY

Annexation: March 2008
Zoning: A-O Agricultural-Open upon Annexation
Preliminary Plan: A Preliminary Plan for the University Heights Subdivision was approved in 2011. A Preliminary Plat was originally approved on the subject property for Oakland Ridge Subdivision in 2007.
Final Plat: This phase of University Height has not been final platted.
Site development: Vacant.

REVIEW CRITERIA

1. Consistency with the Comprehensive Plan:

The R-4 Multi-Family Residential zoning request is consistent with the Future Land Use and Character Map that designates this property as Urban. An Urban land use designation is for areas intended for intense development activities such as townhomes, duplexes, and apartments, all of which are allowed in the R-4 zoning district. The subject tract and all abutting properties are designated as Urban on the Comprehensive Plan Future Land Use and Character Map. In addition, the subject tract is bordered on the east side by Holleman Drive South, designated as a future 4-Lane Major Collector, though it is currently built as a 2-lane rural roadway.

2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:

Surrounding development includes future townhouse and detached single-family, existing duplex housing, and several existing single-family residential uses. The property immediately south of the subject tract is designated as Urban, and is currently developed as Las Palomas Subdivision, a duplex development.

The land use to the east (across Holleman Drive South) is vacant property and a single-family house with an A-O Agricultural-Open zoning. To the south, the Las Palomas duplex subdivision is also zoned A-O Agricultural-Open. The property to the west, was zoned R-4 Multi-Family Residential in 2008 at the same time the property north of the subject tract was zoned R-3 Townhouse. Also in the area are duplexes along Cain Road and future townhouses as part of the planned Barracks development. In general, the zoning request is compatible with the existing and planned developments in the area.

The proposed R-4 zoning district, which allows townhomes, duplexes, and apartments, will allow a maximum of 20 dwelling units per acre. This will expand the abutting R-4 zoning in the preliminary platted University Oaks Subdivision.

3. Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment:

The suitability of the proposed R-4 zoning linked to the surrounding land uses being of a similar nature, both multi-family and duplex housing. The surrounding area is anticipated to have development for student and rental housing, which is consistent with the plans for this portion of the University Heights Subdivision.

4. Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:

The current zoning of the property, A-O Agricultural-Open, is not suitable for the subject tract. It is not in compliance with the Comprehensive Plan land use designation of Urban, and is not compatible with the surrounding zoning districts. Due to its size, the subject tract development is limited to one single-family residential lot or a variety of agricultural related land uses. This type of development is not suitable for the property due to the intensity of the adjacent land uses.

5. Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:

The marketability of the subject tract is broad due to its location and access to Holleman Drive South. Development in the immediate vicinity ranges from an estate scale to multi-family residential. Staff does not believe the marketability of the subject tract is limited to multi-family residential, but is aware that an A-O Agricultural-Open zoning is not a viable zoning for the development of the subject tract due to its size and surrounding uses.

6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:

The subject tract is located within the Wellborn Special Utility District water service area. Future platting and development of the tract will have to provide adequate fire flow to support the proposed use.

The subject tract is located just north of a 12-inch sanitary sewer main as it crosses Holleman Drive South and heads east, this line gravity flows into the Bee Creek Trunk Line. This respective trunk line's sub-basin currently serves many developments along Harvey Mitchell Parkway, from areas east of Wellborn Road, to the Carters Creek Wastewater Treatment Plant. Much of the existing trunk line was constructed in 1973 and was shown to have several surcharging line segments in the 2011 HDR Sanitary Sewer Collection System Master Plan Update. The City is currently in the process of initializing a Capital Improvement Project in anticipation of the ultimate build-out demand anticipated for the subject sewer shed area. The subject tract is not located within a FEMA regulated Special Flood Hazard Area. Development of the subject tract requires mitigation of post development flows and follows the BCS Storm Water Design Guidelines. The subject tract is located adjacent to Holleman Drive, a 4-Lane Major Collector - Suburban Context, on the City's Thoroughfare Plan. The tract is also located adjacent to Kenyon Drive and the future extension of Los Portales Drive, both of which are local streets.

STAFF RECOMMENDATION

Staff recommends approval of the zoning request based on its consistency with the Comprehensive Plan and existing or planned use of the surrounding properties.

SUPPORTING MATERIALS

1. Application
2. Rezoning map (provided in packet)

" Revised "



FOR OFFICE USE ONLY	
CASE NO.:	_____
DATE SUBMITTED:	_____
TIME:	_____
STAFF:	_____

ZONING MAP AMENDMENT (REZONING) APPLICATION GENERAL

MINIMUM SUBMITTAL REQUIREMENTS:

- \$1,165 Rezoning Application Fee.
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Traffic Impact Analysis or calculations of projected vehicle trips showing that a TIA is not necessary for the proposed request.
- One (1) copy of a fully dimensioned map on 24" x 36" paper showing:
 - a. Land affected;
 - b. Legal description of area of proposed change;
 - c. Present zoning;
 - d. Zoning classification of all abutting land; and
 - e. All public and private rights-of-way and easements bounding and intersecting subject land.
- Written legal description of subject property (metes & bounds or lot & block of subdivision, whichever is applicable).
- A CAD (dxf/dwg) - model space State Plane NAD 83 or GIS (shp) digital file (e-mailed to P&DS_Digital_Submittal@cstx.gov).

NOTE: If a petition for rezoning is denied by the City Council, another application for rezoning shall not be filed within a period of 180 days from the date of denial, except with permission of the Planning & Zoning Commission.

Date of Optional Preapplication Conference N/A

NAME OF PROJECT University Heights - Phase 5

ADDRESS Holleman Drive South

LEGAL DESCRIPTION (Lot, Block, Subdivision) N/A

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:

Holleman Drive South at the intersection of Holleman and Kenyon Drive North of the Los Palomas Subdivision

TOTAL ACREAGE 5.379 Acres

APPLICANT/PROJECT MANAGER'S INFORMATION (Primary contact for the project):

Name Joe Schultz P.E., Schultz Engineering, LLC E-mail joeschultz84@verizon.net

Street Address 2730 A Longmire Drive

City College Station State Texas Zip Code 77845

Phone Number 979.764.3900 Fax Number 979.764.3910

PROPERTY OWNER'S INFORMATION:

Name MJBS Holleman, LTD., a Texas limited partnership E-mail pschultz@regents-austin.com

Street Address 5704 Travis Green Ln.

City Austin State Texas Zip Code 78745

Phone Number 512-413-8748 Fax Number (979) 764-3910

OTHER CONTACTS (Please specify type of contact, i.e. project manager, potential buyer, local contact, etc.):

Name _____ E-mail _____

Street Address _____

City _____ State _____ Zip Code _____

Phone Number _____ Fax Number _____

This property was conveyed to owner by deed dated February 28, 2011 and recorded in Volume 10052, Page 256 of the Brazos County Official Records.

Existing Zoning A-O Agricultural Open Proposed Zoning R-4 High-Density Multi-Family

Present Use of Property Vacant

Proposed Use of Property Apartments or Condos

4
Revised
3-2-12

REZONING SUPPORTING INFORMATION

- 1. List the changed or changing conditions in the area or in the City which make this zone change necessary.

Phase 1 of the University Heights Development is now complete and homes and townhomes for student living will be under construction soon. The recent re-zoning of 10 acres to the south of this tract to R-4 multi-family residential indicates the market needs higher density residential in this area. The ~~higher-density~~ multi-family residential use is buffered from single-family residences by Holleman Drive South to the east, the duplexes to the south, future multi-family to the west and townhomes to the north.

- 2. Indicate whether or not this zone change is in accordance with the Comprehensive Plan. If it is not, explain why the Plan is incorrect.

The zone change is in accordance with the future land use and character map that designates this property as urban. An urban land use designation is for areas intended for intense development activities such as townhomes, duplexes, and apartments, all of which are allowed in the R-4 zoning district.

4

- 3. How will this zone change be compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood?

The current zoning is A-0 on the existing duplex development, Los Palomas, because the development existed prior to annexation. The current zoning to the west is R-4 multi-family and the current zoning to the north is R-3 townhomes. All of these uses are allowed in R-4. The owner is requesting R-4 zoning so that there can be even more diversity in the types of student living choices in this area. The closest single-family residential lots to this property are in Phase 1 of the University Heights subdivision and these dwellings will be marketed to students. This zone change will be in character with the existing neighborhood which is primarily student occupied residential dwellings.

4. Explain the suitability of the property for uses permitted by the rezoning district requested.

This property is part of the ongoing University Heights development and already has the access and utility infrastructure in place for the requested zoning. Access will be from Kenyon Drive or the future extension of Los Portales Drive. The property will have public right-of-way on 3 sides and duplex development on the other side. The lack of adjacent uses that could be affected by this use makes the proposed zoning ideal for this tract.

5. Explain the suitability of the property for uses permitted by the current zoning district.

The property is not suitable for A-0 zoning since a single residential lot is one of the few uses that is allowed in this district and that use would not be suitable for this location.

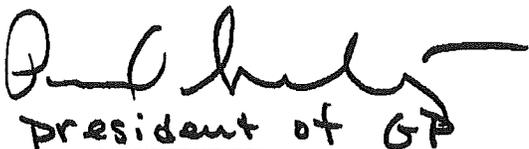
6. Explain the marketability of the property for uses permitted by the current zoning district.

There is no marketability of the property for the uses allowed in the current A-0 zoning.

7. List any other reasons to support this zone change.

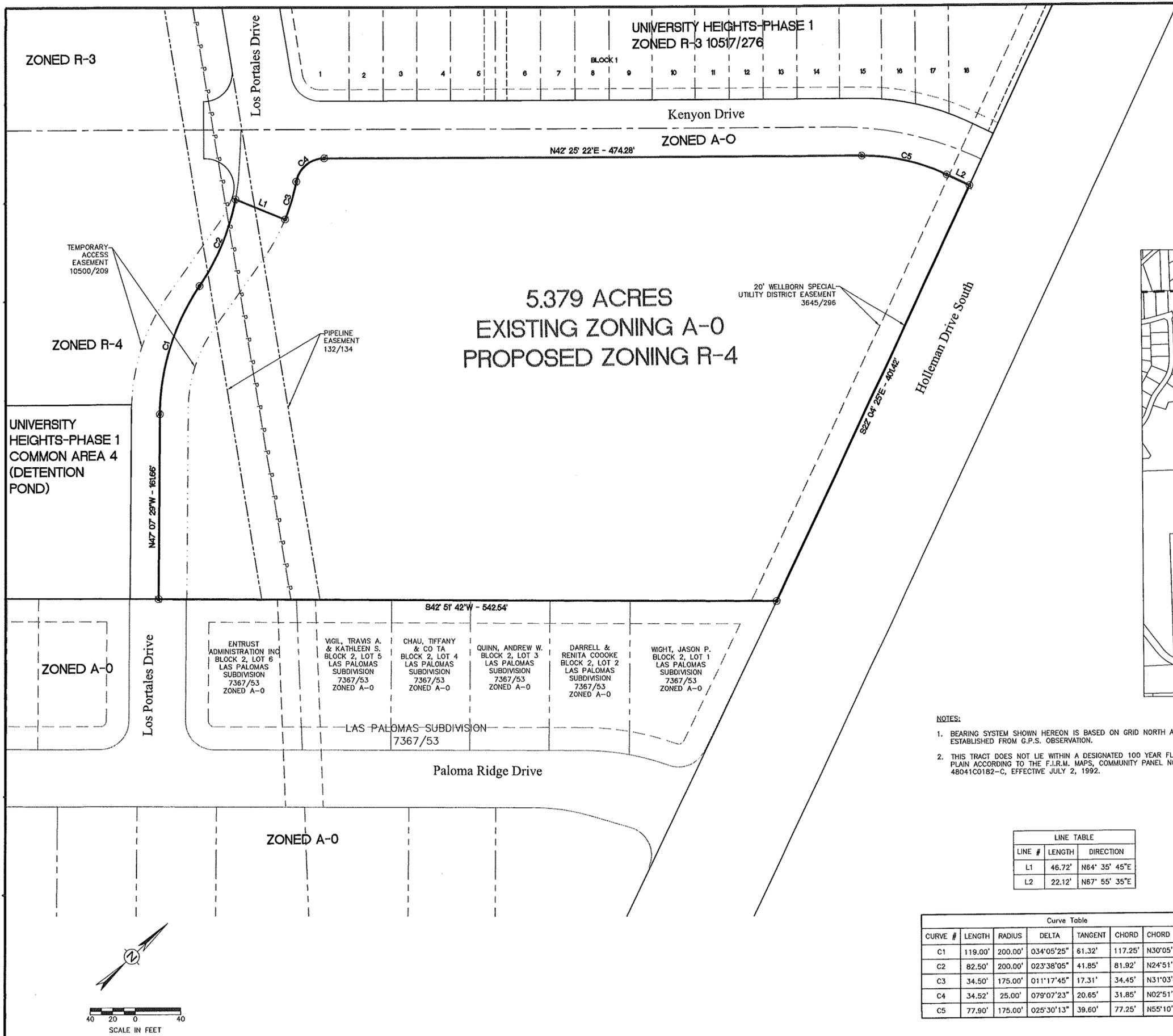
This location has adequate access to TAMU via Holleman Drive South and its proximity to the TAMU campus has led to the ongoing development of student housing in this area. The re-zoning would allow for a small ~~high-density~~ multi-family development which would provide another option for student living in the area.

The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from the owner. If there is more than one owner, all owners must sign the application or the power of attorney. If the owner is a company, the application must be accompanied by proof of authority for the company's representative to sign the application on its behalf.


president of GP

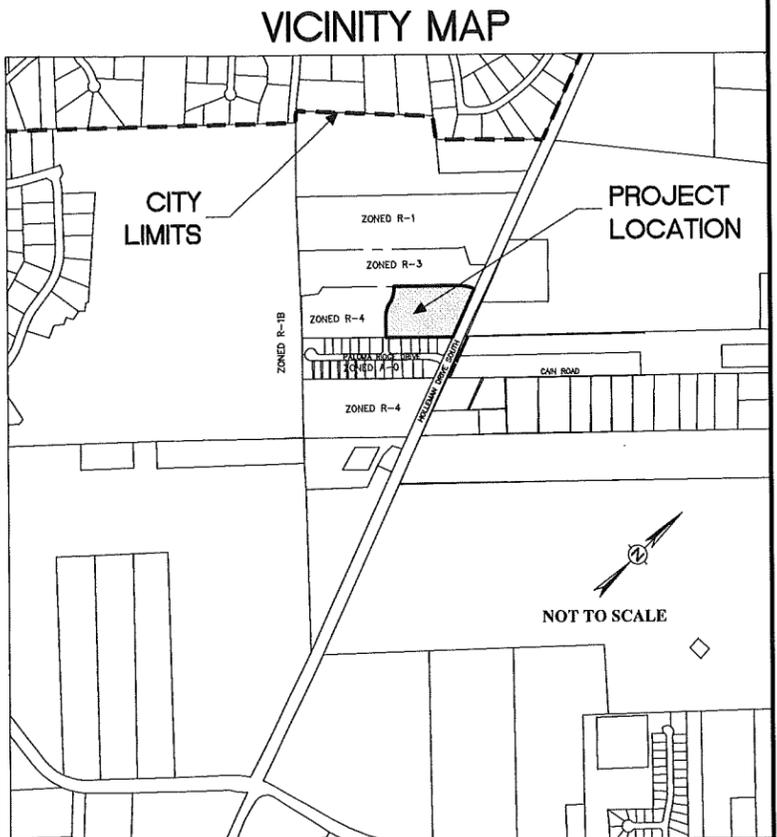
Signature and title

2/14/2011
Date



LEGEND

- REZONING LINE
- EXISTING ZONING LINE
- PIPELINE
- CITY LIMIT LINE



- NOTES:**
- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM G.P.S. OBSERVATION.
 - THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0182-C, EFFECTIVE JULY 2, 1992.

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	46.72'	N64° 35' 45"E
L2	22.12'	N67° 55' 35"E

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	119.00'	200.00'	034°05'25"	61.32'	117.25'	N30°05'11"W
C2	82.50'	200.00'	023°38'05"	41.85'	81.92'	N24°51'28"W
C3	34.50'	175.00'	011°17'45"	17.31'	34.45'	N31°03'08"W
C4	34.52'	25.00'	079°07'23"	20.65'	31.85'	N02°51'41"E
C5	77.90'	175.00'	025°30'13"	39.60'	77.25'	N55°10'29"E

ZONING MAP

UNIVERSITY HEIGHTS

PHASE 5

5.379 ACRES

EXISTING ZONING

A-0 - AGRICULTURAL OPEN

PROPOSED ZONING

R4 - MULTI-FAMILY

CRAWFORD BURNETT LEAGUE A-7

COLLEGE STATION, BRAZOS COUNTY, TEXAS

FEBRUARY 2012

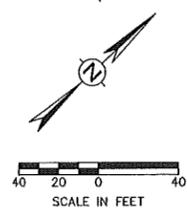
SCALE: 1" = 40'

DEVELOPER:
MJB&S Holleman, LTD.,
a Texas Limited Partnership 5704
Travis Green Ln.
Austin, TX 78745
(512)413-8748
pschultz@regents-austin.com

SURVEYOR:
Brad Kerr, RPLS No. 4502
Kery Surveying, LLC
409 N. TEXAS AVE.
Bryan, TX 77803
(979) 268-3195

ENGINEER:
SCHULTZ ENGINEERING, LLC
TSP&E Firm Reg. No. 12327
3730 Longmire, Suite A
College Station, Texas 77845
P. O. Box 11995
College Station, Texas 77842
979.764.3900

12:30
3:512
8:46
PK





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

**REZONING REQUEST
FOR
3100 HAUPT ROAD
12-00500006**

REQUEST: PDD Planned Development District to PDD Planned Development District w/ an additional use

SCALE: 108.88 Acres

LOCATION: 3100 Haupt Road, generally located between Old Wellborn Road and Holleman Drive South, north of the Buena Vida Subdivision.

APPLICANTS: Heath Philips, Heath Phillips Investments, LLC

PROJECT MANAGER: Matt Robinson, AICP, Senior Planner
mrobinson@cstx.gov

OVERVIEW: The proposed PDD rezoning request is an amendment to the previously approved PDD zoning in order to add commercial amusement/water recreation uses to the development, in addition to adjusting the development layout to comply with the U.S. Army Corps of Engineers requirements.

RECOMMENDATION: Staff recommends approval of the rezoning with the condition that the commercial amusement/water recreation uses are removed from the concept plan and the list of permitted uses.

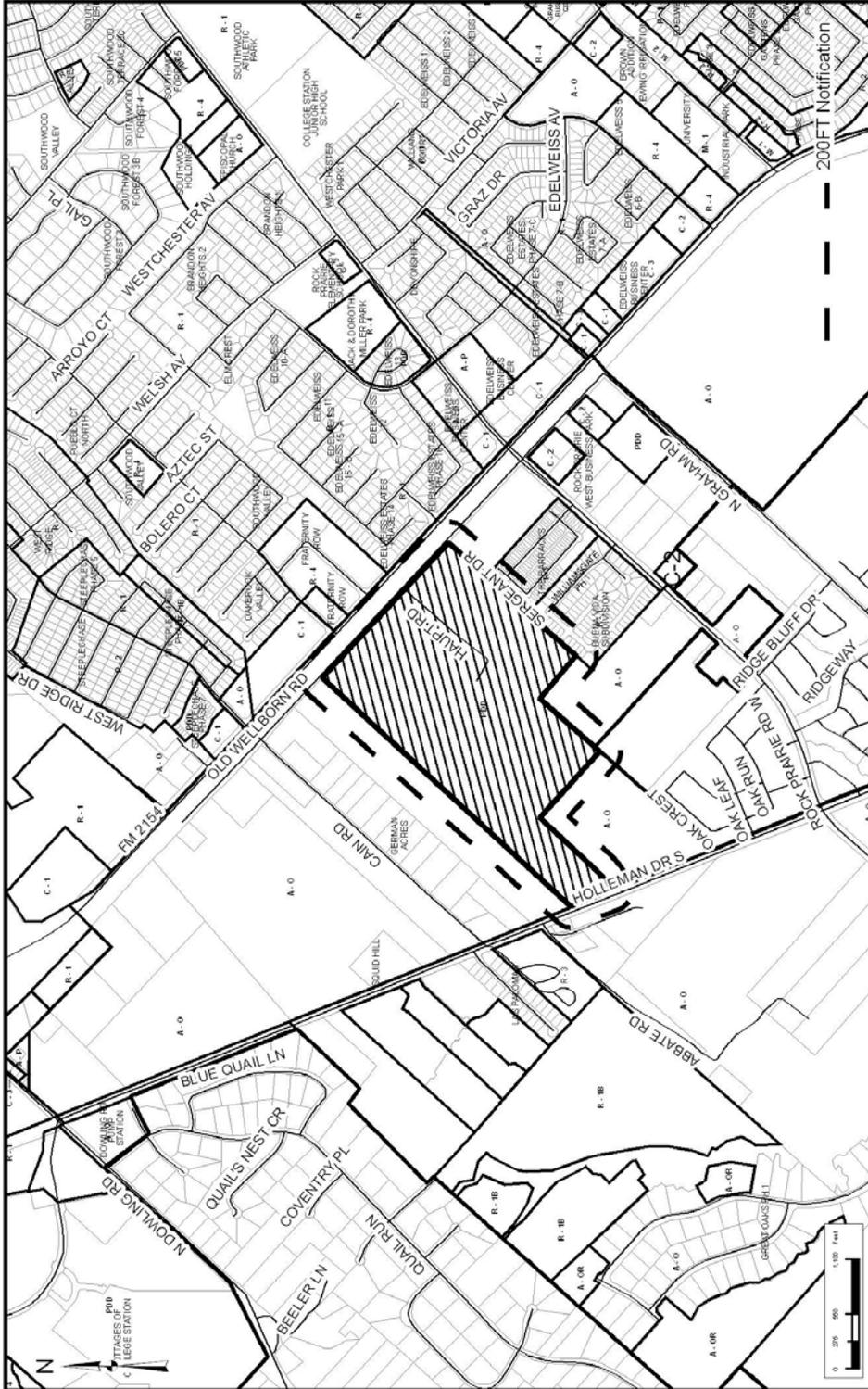


DEVELOPMENT REVIEW

THE BARRACKS II

Case: 12-006

REZONING



Zoning Districts	
A-O	Agricultural Open
A-OR	Rural Residential Subdivision
R-1	Single Family Residential
R-1B	Single Family Residential Duplex
R-2	Duplex Residential
R-3	Townhouse
R-4	Multi-Family
R-6	High Density Multi-Family
R-7	Manufactured Home Park
A-P	Administrative/Professional
C-1	General Commercial
C-2	Commercial-Industrial
C-3	Light Commercial
M-1	Light Industrial
M-2	Heavy Industrial
C-U	College and University
R-D	Research and Development
P-MUD	Planned Mixed-Use Development
PDD	Planned Development District
WPC	Wolf Pen Creek Dev. Corridor
NG-1	Core Northgate
NG-2	Transitional Northgate
NG-3	Residential Northgate
OV	Corridor Overlay
RDD	Redevelopment District
KO	Krenek Tap Overlay

DEVELOPMENT REVIEW

THE BARRACKS II

Case: **12-006**

REZONING

NOTIFICATIONS

Advertised Commission Hearing Date: February 16, 2012
Advertised Council Hearing Dates: March 8, 2012

The following neighborhood organizations that are registered with the City of College Station's Neighborhood Services have received a courtesy letter of notification of this public hearing:
Barracks at Rock Prairie Owner's Association

Property owner notices mailed: 26
Contacts in support: None at time of staff report
Contacts in opposition: 1
Inquiry contacts: None at time of staff report

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Urban – Growth Area 5	A-O Agricultural Open	Vacant
South	General Suburban – Growth Area 5	R-1 Single-Family Residential; R-3 Townhouse; A-O Agricultural Open	Vacant, townhomes (The Barracks), single-family residences (Williamsgate Subdivision and future Buena Vida Subdivision)
East	6-lane major arterial on Thoroughfare Plan		Old Wellborn Road, Railroad tracks and Wellborn Road
West	General Suburban – Growth Area 5, Major Collector on Thoroughfare Plan	A-O Agricultural Open	Vacant, Holleman Drive South

DEVELOPMENT HISTORY

Annexation: 2002
Zoning: A-O Agricultural Open upon annexation (2002)
A-O Agricultural Open to PDD Planned Development District (2011)
Final Plat: Barracks II Section 100 (2012)
Site development: The first phase of the development is currently under construction.

ZONING HISTORY

In June 2011, the property was rezoned from A-O Agricultural Open to PDD Planned Development District and included a mix of commercial and single-family attached (townhome) and single-family detached residences. The original proposal included a wake board ski facility within two of the detention pond areas. At the Planning & Zoning Commission and City Council meetings concerns were expressed about the proposed wake board facilities, specifically regarding light, noise, buffers and whether the use was appropriate for the area. City Council approved the rezoning with the condition that the wakeboard use be removed. Since that time, a Preliminary Plan has been approved for the development along with a Final Plat for the first phase of the development.

The developer is requesting the rezoning amendment to provide additional uses, which include a recreational center with a commercial wake board ski facility, administrative offices, a maximum 3,500 square foot restaurant, and retail sales related to the wakeboard facility. Additionally, the rezoning revises the original approved layout to incorporate an open waterway/drainage easement through the center of the development, which results in a reduction in the number of townhomes from the original proposal and some rearrangement of streets and alleys. Some aspects of the site layout modifications are due in part to the requirements of the US Army Corps of Engineers, as the developer is proposing to preserve additional stretches of the existing natural channel.

REVIEW CRITERIA

- 1. Consistency with the Comprehensive Plan:**
- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:**
- 3. Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment:**
- 4. Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:**
- 5. Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:**

The Comprehensive Plan designates the subject property as General Suburban and is located in Growth Area 5. It states that the area between Cain Road and Rock Prairie Road should be used for General Suburban activities, including high-density single-family lots (minimum 5,000 square feet), townhomes, duplexes, as well as suburban or neighborhood commercial and office uses.

The property is currently zoned PDD Planned Development District, allowing for a mixture of single-family residences, offices and commercial development. Residential uses are capped at a proposed density of 8.45 units per acre and will continue the type of residential development immediately to the south of the subject property, which are zoned and developed for single-family residences and townhomes. These properties include The Barracks, a townhome development, as well as the Williamsgate and Buena Vida subdivisions that are zoned R-1 Single-Family Residential.

Commercial uses are primarily proposed to be located along Old Wellborn Road, which is parallel to the existing railroad tracks. Through the PDD, additional controls are being applied that address issues related to architectural design, size, scale, and buffering as well other specific items.

Additional uses beyond what are currently allowed under the C-3 Neighborhood Commercial designation were approved with the original rezoning. These uses include a shooting range-indoor, car wash, commercial garden/greenhouse/landscape maintenance, commercial amusement, office and retail sales/service with storage areas being greater than 50% of the space, and self-storage allowing the storage of equipment, materials, recreational vehicles, or boats in buildings with at least three enclosed sides. As mentioned previously, additional

standards have been included to address issues of design, size, scale and buffering. Additionally, a couple of the proposed uses are presently allowed to some degree under a general C-3 Neighborhood Commercial zoning district. This includes commercial amusement, which is allowed under a Conditional Use Permit, and self-storage without the storage of equipment and vehicles outside.

The proposed revised PDD zoning includes the addition of commercial amusement uses and water recreation activities that include a commercial wakeboard ski facility, administrative offices, a maximum 3,500 square foot restaurant, and retail sales related to the wakeboard facility. The applicant has stated that the proposed additional uses are to increase the marketability of the property. A landscaped buffer between the recreation center and property to the north is proposed and includes plantings that shall provide 100% opacity to a height of at least 8-feet. Lighting will be in accordance with the Unified Development Standards. The proposed hours of operation for the wakeboard ski facility are from no earlier than 8 a.m. to 10 p.m.

6. Availability of water, wastewater, storm water, and transportation facilities generally suitable and adequate for the proposed use:

The subject tract is located in the Wellborn Special Utility District water service area. Future development of the tract will have to meet the City's minimum fire flow requirements. The subject tract is located adjacent to a 12-inch sanitary sewer main which runs along the south and east property boundaries. The tract is located in the Steeplechase Sanitary Sewer Impact Fee Area that gravity flows into the Bee Creek Trunk Line. This respective trunk line's sub-basin currently serves many developments along Harvey Mitchell Parkway, from areas east of Wellborn Road, to the Carters Creek Wastewater Treatment Plant. Much of the existing trunk line was constructed in 1973 and was shown to have several surcharging line segments in the 2011 HDR Sanitary Sewer Collection System Master Plan Update. The City is currently in the process of a capital improvement project entitled the 'Bee Creek Relief Line' that will install a larger diameter gravity line to increase the system capacity of the overall sub-basin in order to accept the ultimate build-out demand anticipated in this respective area. This trunk line capacity increase is necessary to proactively prevent surcharge events, possible fines from TCEQ, and customer service disruptions. Preliminary analysis of this area has identified that the existing sanitary sewer capacity can support the increased sanitary sewer demand from the proposed development, however, future demands in this respective sub-basin will need to be evaluated as development occurs.

The subject tract is in the Bee Creek Tributary "B" drainage basin. The subject tract is not located within a FEMA regulated Special Flood Hazard Area per FEMA FIRM panel 182C. Future development of the tract will have to meet the requirements of the City Storm Water Design Guidelines. The subject tract is located adjacent to Old Wellborn Road (local) to the east and Holleman Drive West (4 Lane Major Collector – Suburban Context) to the west. Three future thoroughfares bi-sect the property: Deacon Drive (2-Lane Major Collector – Urban Context), General Parkway (2-Lane Minor Collector – Suburban/Urban Context) & Towers Parkway a 2-Lane Minor Collector – Suburban/Urban Context adjacent to the school district owned property.

REVIEW OF CONCEPT PLAN

Modifications from the previously approved concept plan include the addition of uses, rearrangement of streets/alleys and the addition of a waterway/drainage easement. Additional

uses consist of commercial amusement with water recreation activities, that includes a commercial wakeboard ski facility, administrative offices, a maximum 3,500 square foot restaurant, and retail sales related to the wakeboard facility.

The applicant has provided the following information related to the purpose and intent of the proposed zoning district:

“The Barracks II Subdivision was previously granted PDD Zoning to develop a residential community for students in the 18-30 year age range. The planned development includes a mixture of housing options and commercial businesses that cater to the student population. The intent has not changed. This rezoning request merely adds another allowable use to the existing PDD Zoning. The Recreation Center and ski facility are intended to enhance the marketability of this mixed use development to buyers in the target demographic.”

In accordance with this purpose statement, the Concept Plan includes a mixture of residential, commercial and office uses. Commercial uses are proposed primarily along Old Wellborn Road, with an additional commercial tract located at the future intersection of Deacon Drive and Holleman Drive South. These areas will be limited to C-3 Neighborhood Commercial uses, with additional allowed uses consisting of a shooting range –indoor, car wash, commercial garden/greenhouse/landscaping, commercial amusement, office and retail sales/service with storage areas being greater than 50%, and self-storage allowing equipment, materials, recreational vehicles and boats in a building enclosed on three sides. These uses would be limited to commercial tracts 2, 3 and 4, which are located along Old Wellborn Road. Additionally, commercial tract 4 is the only commercial tract where self-storage units would be permitted. As proposed, restaurants are not a permitted use in Commercial Tracts 2, 3 or 4. All commercial structures will be required to be in compliance with the Non-Residential Architectural Standards as well as being compatible in size, roof type and pitch, materials, and architecture with the surrounding residential uses. A recreation center that includes a Wake Board Ski Park is proposed to utilize two of the three detention ponds that are necessary to serve the development. The recreation center, which includes offices, a pro shop, a 3,500 square foot restaurant and other amenities, will be required to meet all UDO requirements.

Residential uses consisting of single-family detached residences and townhomes are proposed for the remainder of the site. Residential density is proposed at a max of 8.45 dwelling units per acre. The townhomes are proposed to be located around a 1.62 acre park at the center of the development with an additional 2.25 acres of park land located around the perimeter of the townhomes. Single-family detached residences are proposed to be located nearest the school district owned property, located along Holleman Drive South that could potentially be the location of a future school.

As mentioned, the layout of the development has changed some from the previously approved concept plan. Layout changes have been made in order to incorporate an open waterway/drainage easement through the center of the development. This waterway/drainage easement is in response to requirements of the US Army Corp of Engineers as the developer is proposing to preserve additional stretches of the existing natural channel. As a result, a number of townhome units have been removed and the layout now has more townhomes taking direct access to local streets as opposed to access via alleys.

At time of site plan and plat, the project will need to meet all applicable standards required by the UDO except those discussed below. Staff is currently undertaking an effort to create new zoning districts to implement the different character areas envisioned by the Comprehensive

Plan. In the absence of a defined General Suburban zoning district, the applicant and staff have negotiated through various standards to seek to attain a general suburban style that is appropriate for this portion of the City, while seeking to retain flexibility for both parties.

Base Zoning and Meritorious Modifications

The existing zoning was approved with the following base zoning and meritorious modifications listed below. There are no new modifications being requested with the rezoning amendment. The applicant has proposed to utilize R-1 Single-Family Residential; R-3 Townhouse; and C-3 Light Commercial as the base, underlying zoning districts for standards not identified in the PDD. At the time of site plan and plat, the project will need to meet all applicable site, architectural and platting standards required by the Unified Development Ordinance except where meritorious modifications are granted with the PDD zoning. The applicant has requested the following meritorious modifications:

1. Section 6.3 “Specific Use Standards”

The applicant has requested that the following uses be permitted within the Commercial Tracts shown on the concept plan in addition to the uses currently allowed under the C-3 zoning district:

- Shooting Range – Indoor
- Car Wash
- Commercial garden/greenhouse/landscape maintenance
- Commercial Amusement
- Office and retail sales/services with storage areas being greater than 50% of the space (i.e., office/warehouse with overhead doors)
- Self-storage – equipment, materials, recreational vehicles, or boats in buildings with at least three enclosed sides

2. Section 5.2. “Residential Dimensional Standards”

The applicant has proposed the following modified setback requirements (UDO requirements are in parentheses):

Use	R-1	R-3
Min. Front Setback	20' (25')	20' (25')
Min. Side Setback	5' (7.5')	5' (7.5')

The applicant states that the purpose is to allow slightly larger buildings and slightly more units within the same space, while maintaining a density that is compatible with the Comprehensive Plan.

3. Section 5.4 “Non-Residential Dimensional Standards”

The applicant has requested that the minimum rear setback for self storage structures adjacent to a public alley be five feet. Current UDO requirements for commercial buildings located within a C-3 zoning district is 15 feet. The applicant’s justification is that the alley will have a 24-foot right-of-way that provides adequate separation distance and that the rear wall of these units will have no openings or vehicular or pedestrian traffic on that side of the storage facility. Additionally, the intent is to utilize the rear wall of the self-storage building to act as the buffer wall between land uses as requested in modification number 5 listed below.

4. Section 7.6 “Buffer Standards”

The applicant is requesting the ability to count the rear wall of a self-storage building that is adjacent to an alley serving residential units as meeting the buffering requirement for commercial uses abutting single-family uses. The wall height would be a maximum of 15 feet and constructed of stone. The applicant’s justification is that the maximum height for a buffer wall is 8-feet and that the buffer requirements produce a 15-foot buffer yard that would be hidden from view.

5. Section 7.4 “Signs”

The applicant is requesting that Commercial Tracts 2, 3, and 4 each be permitted to erect a freestanding sign that is no taller than 20 feet in height. Current, UDO requirements limit signage in C-3 zoning districts to low profile signs, which are a max of 4 feet in height and 60 square feet in area. The applicant’s justification for the request is that the commercial tracts are situated next to elevated railroad tracks and that the view to the commercial businesses will be obstructed from view.

6. Section 8.2 “Blocks”

- a) The applicant is requesting that block lengths of up to 1,000 feet be permitted on designated single-family and townhome blocks. Specifically, these blocks are noted as SF Block 4, SF Block 9, and TH Block 7. Current UDO requirements limit block lengths to 900 feet in areas designated as General Suburban. The applicant’s justification for the longer block lengths is to limit the number of street connections between single-family and townhome areas in an effort to eliminate the occurrence of townhome residents parking in front of single-family homes. A 15-foot wide common area is proposed along TH Block 7 to allow for future pedestrian traffic through the block.
- b) The applicant is requesting a 1,250-foot block length along Deacon Drive for the Ski Park (WBP Block 1). The Ski Park is comprised of two ponds that serve as detention areas. Combined with the third detention area adjacent to Commercial Tract 2, these ponds are necessary to accommodate the drainage needs for the development and are located at the point where the natural drainage system exits the site. With the proposal to utilize two of these ponds as a Ski Park, a long block without an intermediate break in it is necessary.

7. Section 8.2.E.6 “Dead-End Streets” and Section 8.2.F “Alleys”

The applicant is requesting that dead end streets in residential areas (single-family and townhome) be allowed to extend a maximum of 100 feet in length and that the dead-end alley adjacent to Commercial Tract 4 be allowed to extend to the property line (approximately 110 feet). Current subdivision requirements limit dead-end streets and dead-end alleys to 100 feet in length or the depth of one lot, whichever is less. This affects the areas near Commercial Tract 1 and the Ski Park as the proposed lot width of the townhome lots are 30 feet wide along the right-of-way. Additionally, the alley adjacent to Commercial Tract 4 exceeds 100 feet in width, which is longer than the proposed townhome lot width. In this instance it would leave a small strip of privately-owned land between the alley and the property line. In both instances, future extension of the street/alley would be sought when the adjoining properties developed.

8. Section 6.3.Q “Specific Use Standards – Storage (Self-Service)”

The applicant is requesting that accessory uses of an office and living quarters be allowed in the self-storage facility. Each of these uses would be limited to no more than 1,000 square feet in size. Additionally, the selling, renting, leasing of trucks or trailers would not be permitted. Current UDO requirements prohibit accessory uses for self-storage businesses

located within a C-3 zoning designation. The applicant's justification is that due to the large concentration of townhomes, they anticipate moving to be a common occurrence and that the need for the sale of related materials for moving and extended hours may be needed.

9. Section 7.5 “Landscaping” and Section 7.8 “Drainage and Stormwater Management”

The applicant is requesting that the landscaping requirements for the Ski Park development be limited to the building, parking and amenity areas of the Ski Park. The ponds themselves would be removed from the landscaping point calculations, but would still be subject to streetscaping requirements along the rights-of-way. UDO requirements for landscaping point calculations are based on the overall size of the site and require that detention ponds be incorporated into the landscape design. Given that the majority of the Ski Park area is comprised of the ponds, it would be difficult, if not impossible to meet the landscaping requirements.

10. Section 8.2.E.4 “Adequate Street Access”

The applicant is requesting that a Remote Emergency Access be permitted to serve as a connection to the requirement that when there are more than 30 lots to be served by external street connections, a minimum of two connections to external paved public streets be provided. Current UDO subdivision requirements state that the Planning and Zoning Commission may allow a Remote Emergency Access when the development is being phased or when the constraints of the land prevent the provision of a second street connection. The applicant is requesting this modification in an effort to phase subsequent streets accordingly. The requirement for two street connections to external paved public streets would still be required when 100 or more lots are served.

STAFF RECOMMENDATION

Meritorious modifications granted previously are proposed to carry over with the PDD amendment. Additionally, the revised concept plan is generally the same layout as what was previously approved, with modifications to add drainage/waterways, a revised street/alley layout around the park, and the addition of the commercial amusement uses and recreation center that includes a wakeboard ski park, restaurant and other accessory uses.

Staff recommends approval of the rezoning and concept plan with the condition that the commercial amusement uses and water recreation activities, which includes the wakeboard ski facility be removed from the allowed uses. While staff previously recommended approval of the wakeboard ski facility use, the basis for the recommendation is City Council's previous decision that the wakeboard ski facilities are incompatible to the adjacent land uses.

SUPPORTING MATERIALS

1. Application
2. Meritorious Modifications Justification
3. Rezoning map (provided in packet)
4. Concept Plan (provided in packet)



FOR OFFICE USE ONLY	
CASE NO.:	<u>12.00</u>
DATE SUBMITTED:	<u>01.04.12</u>
TIME:	<u>4:05</u>
STAFF:	<u>[Signature]</u>

ZONING MAP AMENDMENT (REZONING) APPLICATION PLANNED DISTRICTS

(Check one)

- Planned Development District (PDD) Planned - Mixed Used Development (P-MUD)

MINIMUM SUBMITTAL REQUIREMENTS:

- \$1,165 Rezoning Application Fee.
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Traffic Impact Analysis or calculations of projected vehicle trips showing that a TIA is not necessary for the proposed request.
- One (1) copy of a fully dimensioned Rezoning Map on 24"x36" paper showing:
 - a. Land affected;
 - b. Legal description of area of proposed change;
 - c. Present zoning;
 - d. Zoning classification of all abutting land; and
 - e. All public and private rights-of-way and easements bounding and intersecting subject land.
- Written legal description of subject property (metes & bounds or lot & block of subdivision, whichever is applicable).
- A CAD (dxf/dwg) - model space State Plane NAD 83 or GIS (shp) digital file (e-mailed to P&DS_Digital_Submittal@cstx.gov).
- Fourteen (14) copies of the Concept Plan on 24"x36" paper in accordance with Section 3.4.D of the UDO.
- The attached Concept Plan checklist with all items checked off or a brief explanation as to why they are not checked off.

NOTE: If a petition for rezoning is denied by the City Council, another application for rezoning shall not be filed within a period of 180 days from the date of denial, except with permission of the Planning & Zoning Commission.

Date of Optional Preapplication Conference _____

NAME OF PROJECT The Barracks II Subdivision

ADDRESS 3100 Haupt Road, College Station

LEGAL DESCRIPTION (Lot, Block, Subdivision) Crawford Burnett League, A-7

GENERAL LOCATION OF PROPERTY IF NOT PLATTED:

Generally located north of Rock Prairie Road between Wellborn Road and Holleman Drive South.

TOTAL ACREAGE 108.88 ac

APPLICANT/PROJECT MANAGER'S INFORMATION (Primary contact for the project):

Name Heath Phillips E-mail heath_superiorstructures@yahoo.com
Street Address 3302 General Parkway
City College Station State Texas Zip Code 77845
Phone Number 979-229-5906 Fax Number 979-690-1041

PROPERTY OWNER'S INFORMATION:

Name Heath Phillips Investments, LLC E-mail _____
Street Address (same as above)
City _____ State _____ Zip Code _____
Phone Number _____ Fax Number _____

OTHER CONTACTS (Please specify type of contact, i.e. project manager, potential buyer, local contact, etc.):

Name _____ E-mail _____
Street Address _____
City _____ State _____ Zip Code _____
Phone Number _____ Fax Number _____

This property was conveyed to owner by deed dated May 13, 2010 and recorded in Volume 9627, Page 073 of the Brazos County Official Records.

Existing Zoning PDD Proposed Zoning PDD (with additional land use)

Present Use of Property generally vacant, but the first phase is being developed for residential and commercial uses

Proposed Use of Property residential, commercial

Proposed Use(s) of Property for PDD, if applicable:

(see accompanying Concept Plan and related documents for specific uses.)

P-MUD uses are prescribed in Section 6.2.C. Use Table of the Unified Development Ordinance.

If P-MUD:

Approximate percentage of residential land uses: _____

Approximate percentage of non-residential land uses: _____

REZONING SUPPORTING INFORMATION

- 1. List the changed or changing conditions in the area or in the City which make this zone change necessary.

There is a highly competitive student housing market in College Station that continues to expand southward along Holleman Drive. Many options are presently available to students and/or investors that have unique, attractive amenities intended to make each product more appealing than others in the community. The Barracks II Subdivision is attempting to compete in this market but needs a similar amenity to enhance its marketability. The requested zoning change adds language to the existing PDD Zoning which allows for a Recreation Center that includes a cable wake board ski facility.

2. Indicate whether or not this zone change is in accordance with the Comprehensive Plan. If it is not, explain why the Plan is incorrect.

Yes, it is accordance with the Comprehensive Plan.

3. How will this zone change be compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood?

The original Concept Plan for The Barracks II was developed with the Recreation Center and ski facility as an integral part of the development. The target demographic for this project are students in the 18-30 year age category, which is the same age category that commonly participates in wake boarding. The facility will be used as a marketing tool, and everyone who purchases property in The Barracks II will know it is there. Most developed property around this facility already consists of student housing and more is being developed at this time. This added use will coexist with these surrounding developments with changing the character of the area.

4. Explain the suitability of the property for uses permitted by the rezoning district requested.

The Recreation Center and ski facility will be constructed in and around two of the three detention ponds planned for The Barracks II. The ponds will be over-excavated to allow for permanent water pools. Few other uses are available for the detention pond areas. The anticipated improvements are in keeping with the City's goal of improving the aesthetics of these otherwise unusable areas.

5. Explain the suitability of the property for uses permitted by the current zoning district.

As indicated above, the detention pond areas are generally unusable for other purposes. they can only be used as open areas, but are subject to flooding on a regular basis.

6. Explain the marketability of the property for uses permitted by the current zoning district.

The student housing market in College Station is highly competitive, with numerous new options coming on-line that include amenities such as indoor/outdoor fitness centers, high-def theaters, lazy rivers, and cyber cafes. Under its current zoning, The Barracks II Subdivision can be marketed just as any other student housing development, but it lacks a unique draw to lure potential buyers away from these competing options. The developer believes the addition of the Recreation Center and its wake board ski facility described herein will provide this incentive and greatly improve the marketability of the property.

7. List any other reasons to support this zone change.

When originally presented for rezoning, the opponents of this additional use portrayed the wake board ski facility as a loud and offensive activity that would detract from adjoining properties. The developer wishes to alleviate these fears. The Recreation Center and ski facility will be an integral marketing tool in The Barracks II Subdivision that meets all City requirements for noise levels and lighting. While special events are anticipated at the facility, they will be limited in size and scope so that they do not become a nuisance to other residents and detract from the future sale of lots or commercial properties.

8. State the purpose and intent of the proposed development.

The Barracks II Subdivision was previously granted PDD Zoning to develop a residential community for students in the 18-30 year age range. The planned development includes a mixture of housing options and commercial businesses that cater to the student population. That intent has not changed. This rezoning request merely adds another allowable use to the existing PDD Zoning. The Recreation Center and ski facility are intended to enhance the marketability of this mixed use development to buyers in the target demographic.

CONCEPT PLAN SUPPORTING INFORMATION

1. What is the range of future building heights?

(see accompanying documents)

2. Provide a general statement regarding the proposed drainage.

(see accompanying documents)

3. List the general bulk or dimensional variations sought.

(see accompanying documents)

4. If variations are sought, please provide a list of community benefits and/or innovative design concepts to justify the request.

(see accompanying documents)

5. Explain how the concept plan proposal will constitute an environment of sustained stability and will be in harmony with the character of the surrounding area.

(see accompanying documents)

6. Explain how the proposal is in conformity with the policies, goals, and objectives of the Comprehensive Plan.

(see accompanying documents)

7. Explain how the concept plan proposal is compatible with existing or permitted uses on abutting sites and will not adversely affect adjacent development.

(see accompanying documents)

8. State how dwelling units shall have access to a public street if they do not front on a public street.

(not applicable)

9. State how the development has provided adequate public improvements, including, but not limited to: parks, schools, and other public facilities.

(see accompanying documents)

10. Explain how the concept plan proposal will not be detrimental to the public health, safety, or welfare, or be materially injurious to properties or improvements in the vicinity.

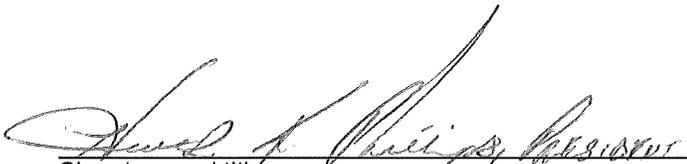
(see accompanying documents)

11. Explain how the concept plan proposal will not adversely affect the safety and convenience of vehicular, bicycle, or pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonable anticipated in the area considering existing zoning and land uses in the area.

(see accompanying documents)

Please note that a "complete site plan" must be submitted to Planning & Development Services for a formal review after the "concept plan" has been approved by the City Council prior to the issuance of a building permit - except for single-family development.

The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from the owner. If there is more than one owner, all owners must sign the application or the power of attorney. If the owner is a company, the application must be accompanied by proof of authority for the company's representative to sign the application on its behalf.


Signature and title


Date

THE BARRACKS II SUBDIVISION
Rezoning Request
January 9, 2012

Background

In June, 2011, the College Station City Council granted PDD Zoning to The Barracks II Subdivision. All of the requested land uses and zoning modifications were granted with the exception of the cable wake board ski facility and its associated landscaping and sign restrictions. Since that time, the initial phase of development has begun and is anticipated for completion in early 2012.

The developer of The Barracks II Subdivision is requesting that a Recreation Center, which includes a cable wake board ski facility and restaurant, be added as an approved use within the development. His reasoning is that the market for townhomes or small single family homes that target the student population is highly competitive due to the abundance of offerings in College Station. In order to lure potential buyers, developers must offer unique, attractive amenities that set their product apart from the multitude of other housing options. The Recreation Center and ski facility will provide a unique amenity that is not found anywhere else in the area, and the developer believes it will greatly enhance the marketability of the residential housing being created.

The Concept Plan showing the anticipated development scheme has changed slightly from the original submittal. The layout of streets within the townhome area has been modified to allow an open waterway through the site. While its design has not been completed, this open waterway is envisioned to be a greenway through the center of the development with walking trails and water features. This change in the layout slightly reduces the number of townhome lots being planned. No other significant changes are proposed and the overall development concept remains the same as before.

The information presented below is essentially the same information as previously submitted for the original rezoning request. There are no changes to the land uses already granted for this property and the original development concept remains the same. This rezoning request merely adds the Recreation Center, ski facility and auxiliary features to the list of acceptable land uses within the development. More detailed descriptions of the operation and management of the Recreation Center are given to provide a thorough understanding of the facility.

General Information

The Barracks II Subdivision is being presented for rezoning as a Planned Development District (PDD) containing a mixture of open space, residential and commercial land uses. It is a 108-acre development in the area bounded by Wellborn Road on the east, Holleman Drive South (formerly IG&N Road) on the west, Cain Road to the north and Rock Prairie Road to the south. The 2009 Comprehensive Plan designates this part of the City as a General Suburban planning area. Following are two excerpts from that document describing the uses that are intended for this specific area and for other areas with the same designation.

- *The area between Cain Road and Rock Prairie Road should be used for general suburban activities. High-density single-family lots (minimum 5,000 square feet), townhomes, and duplexes shall be limited to that portion of the area designated as General Suburban on the Future Land Use & Character map and shall incorporate design criteria including, but not limited to, minimum open space, floor-to-area ratios, and bufferyards. Suburban or neighborhood commercial and office uses are also appropriate in this area. (page 2-14, 2-15)*

- *General Suburban - This land use designation is generally for areas that should have an intense level of development activities. (page 2-18)*

The PDD Zoning classification was created to provide developers and the City with flexibility in the way that land uses and regulations are applied to formulate neighborhood environments envisioned in the Comprehensive Plan. The definition of a PDD Zone as described in Section 5.5.C of the UDO is as follows:

The purpose of the Planned Development District is to promote and encourage innovative development that is sensitive to surrounding land uses and to the natural environment. If this necessitates varying from certain standards, the proposed development should demonstrate community benefits.

The PDD is appropriate in areas where the land use plan reflects the specific commercial, residential, or mix of uses proposed in the PDD. A PDD may be used to permit new or innovative concepts in land utilization not permitted by other zoning districts. While greater flexibility is given to allow special conditions or restrictions that would not otherwise allow the development to occur, procedures are established to insure against misuse of increased flexibility.

Using these descriptions and a guide, the developer has worked closely with the City staff to create a planned development containing an innovative mixture of land uses that meet these criteria and address the unique issues associated with this site. The term “neighborhood commercial” as used in the Comprehensive Plan is not clearly defined, so a certain amount of latitude was used to balance the needs of future residential and commercial property owners. The planned uses in The Barracks II generally fall within R-1, R-3 and C-3 Zoning Classifications, with a few additional uses that the developer believes will enhance this development and produce the General Suburban environment described in the Comprehensive Plan. The purpose of this document is to describe the opportunities and constraints of this site, then to define the modifications to R-1, R-3 and C-3 Zoning Classifications that are being requested to create this Planned Development District Zone.

Proposed Land Uses

Planning for The Barracks II Subdivision has focused on producing a mixture of residential and commercial properties that coexist in close proximity and draw upon the needs of the other to form a sustainable suburban environment. To achieve this, the developer has targeted a specific demographic population to formulate the types of housing, business and recreational activities that are needed to support this neighborhood. The developer is also attempting to broaden the scope of permitted businesses to include those that could serve similar demographic populations in the immediate area around this project.

The targeted demographic are college age students and young families who range in age between 18 and 30 years. These populations are often new to the community and are here for a relatively short time while they complete their undergraduate and/or graduate studies. As indicated previously, the proposed land uses in the development generally fall into the following three categories.

1. Single Family Residential (SF) as defined by the R-1 Zoning Classification.
2. Townhome Residential (TH) as defined by the R-3 Zoning Classification.
3. Light Commercial (COM) as defined by the C-3 Zoning Classification.

In addition to the allowable uses described in the UDO for C-3 Zoning, the developer is requesting that the following uses be permitted within the Commercial Tracts shown on the Concept Plan.

- A. Shooting Range – Indoor
- B. Car Wash
- C. Commercial garden/greenhouse/landscape maintenance

- D. Commercial amusement
- E. Office and retail sales/services with storage areas being greater than 50% of the space (i.e. office/warehouse with overhead doors)
- F. Self Storage

A fourth land use being proposed is a Recreation Center (RC) that includes a cable wake board ski facility. This is a unique land use that is not specifically described or regulated by the UDO. It is a water activity that uses an oval shaped cable system to pull wake board skiers around a pond allowing them to perform jumps or other stunts much like a skier behind a boat. The ski facility will be located in the detention pond area, which will be over excavated to hold a permanent pool of water. The Recreation Center will include a small office, pro shop, restaurant, deck, pool, beach volleyball and other amenities often found on a beach or lake. It will be one of the principle amenities used to attract young people to live in the development.

These added land uses were expressly chosen to create a desirable, vibrant and stable neighborhood in which to live. The meritorious modifications that are described on the following pages are intended to tailor these land uses in a manner that will help achieve this goal.

Site Description

The site of The Barracks II Subdivision has three unique characteristics that significantly impact the way it can be developed. The layout shown in the Concept Plan and the wording of the General Notes have been crafted to address these issues and produce an economically viable development.

1. **School Site** – A portion of the western boundary of the site adjoins a 27-acre tract owned by College Station ISD. While there are no current plans for the district to build a school on the site, there is a good potential for this to occur in the future. The potential for this future school creates unique opportunities for The Barracks II Subdivision including joint agreements for the extension of streets and utility lines, as well as strategic placement of residential and commercial land uses around it. Preliminary discussions between College Station ISD, the City and the developer have already led to tentative agreements that provide two thoroughfares on the school district property as part of this development.
2. **Railroad Tracks** – One of the most obvious drawbacks of this site is its proximity to the railroad tracks on its east side. These tracks are situated between Wellborn Road and Old Wellborn Road, and are elevated above the natural ground to heights that vary from about 5 feet to about 8 feet. These tracks pose two significant problems for the site. First is the visual barrier they create which effectively blocks the ability for traffic on Wellborn Road to see into the site. The second is access into the site from Wellborn Road, which is presently limited to railroad crossings at Rock Prairie Road and Cain Road. Both of these streets are outside the boundaries of this development. The College Station Thoroughfare Plan calls for the extension of Deacon Drive through the site, but there is no railroad crossing for that street and there are no plans to provide one in the near future.
3. **Topography** – The topography of this site is very flat, particularly though the center portions where a small channel exists that flows into a tributary of Bee Creek. In order to build streets across very flat terrain like this, a large volume of earthen fill is needed to create sufficient slopes on the streets (and their adjoining lots) to meet the BCS design criteria, so it is vital to have a sufficient source of this fill in close proximity to the site. The large detention ponds and the over-excavated material for the Recreation Center ponds will greatly offset the need for importing additional material. The City is presently studying the potential for a Regional Detention Pond downstream that would preclude the need for detention on the site, but it is not likely to be in place within a suitable timeframe for this development to use.

Justification for Meritorious Modifications

The following modifications to general R-1, R-3 and C-3 zoning requirements are requested to create the PDD Zoning for The Barracks II Subdivision. Justifications are provided for each requested modification. The numbering and lettering of these modifications correspond with those on the General Notes shown on the Concept Plan. The other conditions included in the General Notes that are not described below are specific restrictions or allowances that do not require variances from the UDO.

2. General bulk or dimensional variations are as follows:
 - a. Single Family (SF) residential development (variations from R-1 zoning)
 - Front setback distance – 20 ft without rear access, 15 with rear access
 - Rear setback distance – 20 ft
 - Side setback distance – 5 ft
 - Street side setback distance – 15 ft

Justification: The primary benefit of these setbacks distances is to allow slightly larger buildings and slightly more units within the same geographical space. The number of residential units and the open spaces shown on the Concept Plan were carefully balanced to produce an acceptable density that follows the Comprehensive Plan, yet still yield sufficient quantities of sellable lots to make the development economical. Similar setback distances have been used successfully in the Castle Rock Subdivision by this same developer.

- b. Townhome (TH) development (variations from R-3 Zoning)
 - Front setback distance – 20 ft without rear access, 15 with rear access
 - Rear setback distance – 20 ft
 - Side setback distance – 5 ft
 - Street side setback distance – 15 ft

Justification: (same as for 2.a. above)

- c. Commercial (COM) development

- Restaurants shall not be permitted in Commercial Tracts 1, 2, 3, or 4.

Justification: This was a negotiated agreement with the City staff in exchange for a stand-alone restaurant being allowed in the Recreation Center. The rationale is to limit this type of use within this development. Previously, restaurants were being allowed in the commercial tracts along Old Wellborn Road, but the developer believes the demand for restaurants on those tracts will be minimal. He believes it is much more likely that a restaurant will be economically feasible in the Recreation Center.

- The rear setback for self storage structures adjacent to a public alley will be 5 feet.

Justification: The developer anticipates that self storage units will be constructed in Commercial Tract 4 immediately behind the alley serving the townhomes along General Parkway. The rear wall of these units will have no openings and there will be no vehicular or pedestrian traffic on that side of the storage facility (see General Note 4.c.). The alley has a 24' right of way so there is already a significant separation distance between the buildings. A large rear setback for the storage units serves no purpose in this specific location.

- In locations where the rear wall of self storage building is adjacent to an alley serving residential units, the rear wall may serve as the buffering wall between land uses. Wall height may be a maximum of 15 feet and consist of approved materials described in the UDO Section 7.6.F.3.a.

Justification: The self storage facility will likely include spaces for the storage of RVs, large boats and other tall vehicles that cannot fit into normal units, so the wall and roof structure will be higher than those of standard units. Buffering requirements in the UDO currently require a masonry wall between 6 and 8 feet high at the property line, plus a 15' setback between residential and non-residential buildings. In this case, that requirement produces a 15 ft area of unused space between the buffer wall and the rear of the storage building. This area would be hidden from view thus inviting undesirable vegetative growth, illegal dumping and potential security concerns. The developer requests that the rear wall of the storage unit be allowed to function as the buffer wall since it will not have openings that permit access or visibility to the townhomes.

- d. Commercial Tracts 2, 3, and 4 will each be permitted to erect a freestanding sign in accordance with Section 7.4.N of the UDO. These signs may be raised to a maximum height of 20 feet.

Justification: Commercial tracts 2, 3 and 4 are situated next to the elevated railroad tracts along Wellborn Road. The view from vehicles traveling on Wellborn Road is greatly obstructed, particularly to objects that are 10 feet or lower behind the tracks. General C-3 zoning limits businesses to low profile that are a maximum of 4 feet high or attached signs on the buildings themselves. If held to these standards, advertising signs for businesses that locate on any of these three tracts will be ineffective in reaching traffic on Wellborn Road. The developer is requesting that each of the three tracts be allowed to erect a freestanding sign up to a maximum height of 20 feet that will display advertising for the businesses in each tract. Signage like this will greatly enhance opportunities on the west side of the tracks where many businesses have previously been reluctant to locate due to access, noise and visibility problems.

- e. Block Lengths of up to 1000 feet will be permitted on designated Single Family (SF) and Townhome (TH) blocks. These blocks are noted as SF Block 4 and TH Block 7.

Justification: Several iterations of the Concept Plan have been drawn and discussed with the City staff. One of the concerns in these discussions has been the potential for guests of the townhome residents to park on streets in front of single family homes. The layout shown on this version of the Concept Plan attempts to address that concern by limiting the number of street connections between the Single Family and Townhome areas to one. In so doing, the total length of one block within the Single Family area is 922 feet and one in the Townhome area is about 955 feet, all of which exceed the 900 ft limit in the UDO. A 15 ft wide common area has been added to TH Block 7 to allow pedestrian traffic through and break up the block length, although there is presently no destination at the end of the common area for pedestrians to enter.

- f. Dead end streets in residential areas (SF and TH) are permitted up to a maximum of 100 feet in length. The dead-end alley adjacent to Commercial Tract 4 shall extend to the property line (approximately 110 feet).

Justification: This modification to the UDO involves two residential streets on the north side of Deacon Drive, one near Commercial Tract 1 and one near the Recreation Center. Current regulations state that dead end streets and alleys may be a maximum of 100 feet or 1 lot width, whichever is shorter. In the case of the two streets that have townhome lots fronting onto them, a single lot will only be about 30 feet wide, leaving the remaining portion of the street unavailable for development. This modification allows more of the space on the short dead-end streets to be used.

This modification also addresses the alley near the south property line that separates the townhomes along General Parkway and Commercial Tract 4. Extension of the alley to the south property line will permit future access to the adjoining property. Without this

extension, a small strip of privately owned land will exist between the end of the alley and the property line.

The developer has discussed the street and alley variances with the Fire and Sanitation Departments. Both have agreed that this requested modification will not cause difficulty with their normal operations.

4. Special conditions for commercial (COM) development

- d. The self storage facility will be permitted to incorporate an office on the premises for management and security. The office shall be permitted to sell equipment or materials related to storage and moving, but shall not sell/rent/lease trucks or trailers. The office will be limited to a maximum of 1000 sf. Living quarters for the managers of the facility will also be permitted within the premises. These quarters shall be no larger than 1000 sf.

Justification: Due to the proximity of the self storage facilities to a large concentration of townhomes, the developer anticipates moving to be a common occurrence and a need will exist for related materials (i.e. boxes, locks, packing material, etc.). The developer requests that sales of such materials be permitted from an on-site manager's office. In addition, the developer foresees the potential that the on-site manager may need to be available for extended hours and weekends to accommodate the needs of customers and enhance security at the facility. For this reason, the developer also requests that small living quarters for the on-site manager be permitted.

General C-3 zoning permits self storage facilities to be constructed, but it places a stipulation that "accessory uses are prohibited". The term "accessory uses" is not defined, leaving the subject of what is permitted open to debate. The requested modification clarifies this issue by clearly stating two other uses that are anticipated on the site.

5. Special conditions for the Recreation Center are as follows:

- c. Landscaping requirements in the UDO will be applied to the building, parking, and amenity areas of the Recreation Center. The remainder of the Recreation Center is excluded from these requirements.

Justification: As previously described, the Recreation Center and ski facility is a unique land use that is not found anywhere else in this area, so certain rules that are normally applied to development sites do not apply to this facility. Landscaping requirements are calculated based on the overall size of a site, but since the two bodies of water used for the Recreation Center comprise a majority of the surface area, it is not possible to install landscaping that would normally be required as specified in the UDO. This requested modification removes the ski areas from these landscaping calculations. Streetscaping requirements along rights-of-way will still apply to this facility.

- d. A block length of up to 1250 feet is allowed along Deacon Drive in front of the Recreation Center (RC Block 1).

Justification: As shown on the Concept Plan, the Recreation Center and ski facility is situated in and around two ponds which both serve as detention areas. There is a third detention area adjacent to Commercial Tract 2. These three ponds are sized to accommodate the drainage needs of the development and located at the point where the natural drainage system exits the site. The combined area of all three ponds takes up a significant portion of the total development. The Recreation Center that the developer is planning in two of these ponds necessitates a long block without intermediate public crossings.

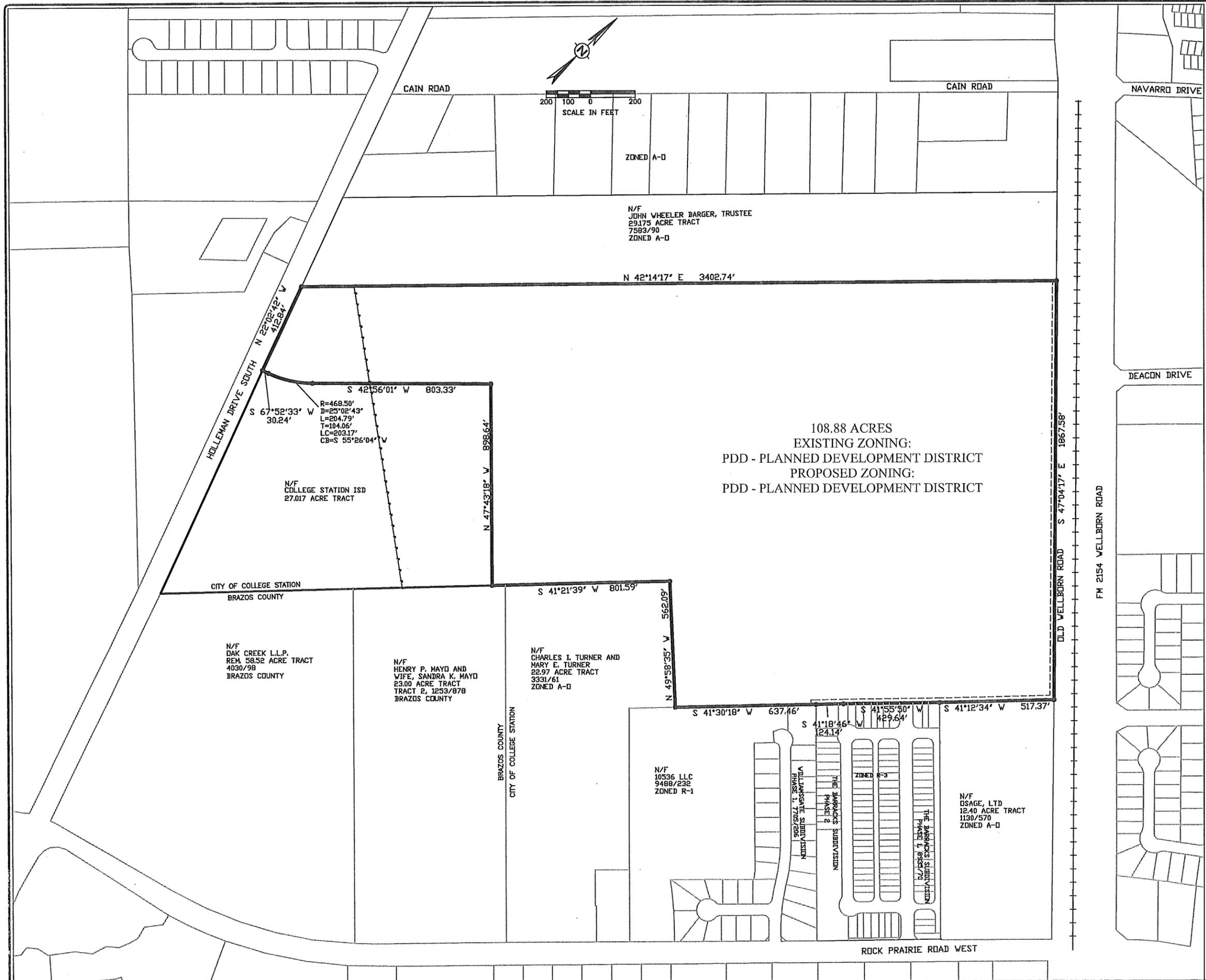
The Concept Plan shows two public streets on each side of the Recreation Center that provide access to the undeveloped adjoining tract. The portion of this adjoining tract immediately north of the Recreation Center includes a large floodplain that will likely never

be developed so there is little chance of an attraction that would need access through the facility.

8. When there are more than 30 lots to be served by external street connections, a minimum of two connections to external paved public streets shall be required. A Remote Emergency Access is permitted to serve as one of these connections. Two street connections to external paved public streets shall be required when 100 or more lots are served.

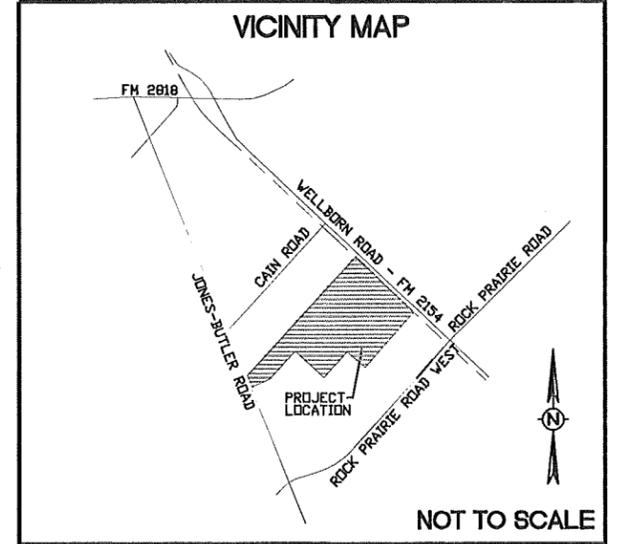
Justification: This requirement closely follows the requirement in the UDO for access to residential developments. Wording in the UDO states that when more than 30 lots are to be served in a subdivision, then the Planning and Zoning Commission is given the discretion to allow a Remote Emergency Access "where development phasing or constraints of the land prevent the provision of a second street connection". This requested modification to the UDO makes the decision to allow the Remote Emergency Access as part of the PDD Zoning so that phasing of subsequent streets can be planned accordingly.

The initial phase of The Barracks II Subdivision includes Commercial Tract 1 and a portion of the residential area on the north side of Deacon Drive. Deacon Drive will be the primary access. Deacon Drive will be a 48 ft wide street over its entire length and the expense of building it will be very high. It is not economically feasible to extend Deacon Drive across the entire development to Old Wellborn Road until subsequent phases are brought on-line. Thus, the second connection to external streets needs to be a Remote Emergency Access roadway as described above.



LEGEND

- REZONING AND PROPERTY BOUNDARY
- UTILITY EASEMENTS
- RAILROAD
- GAS PIPELINE



REZONING MAP

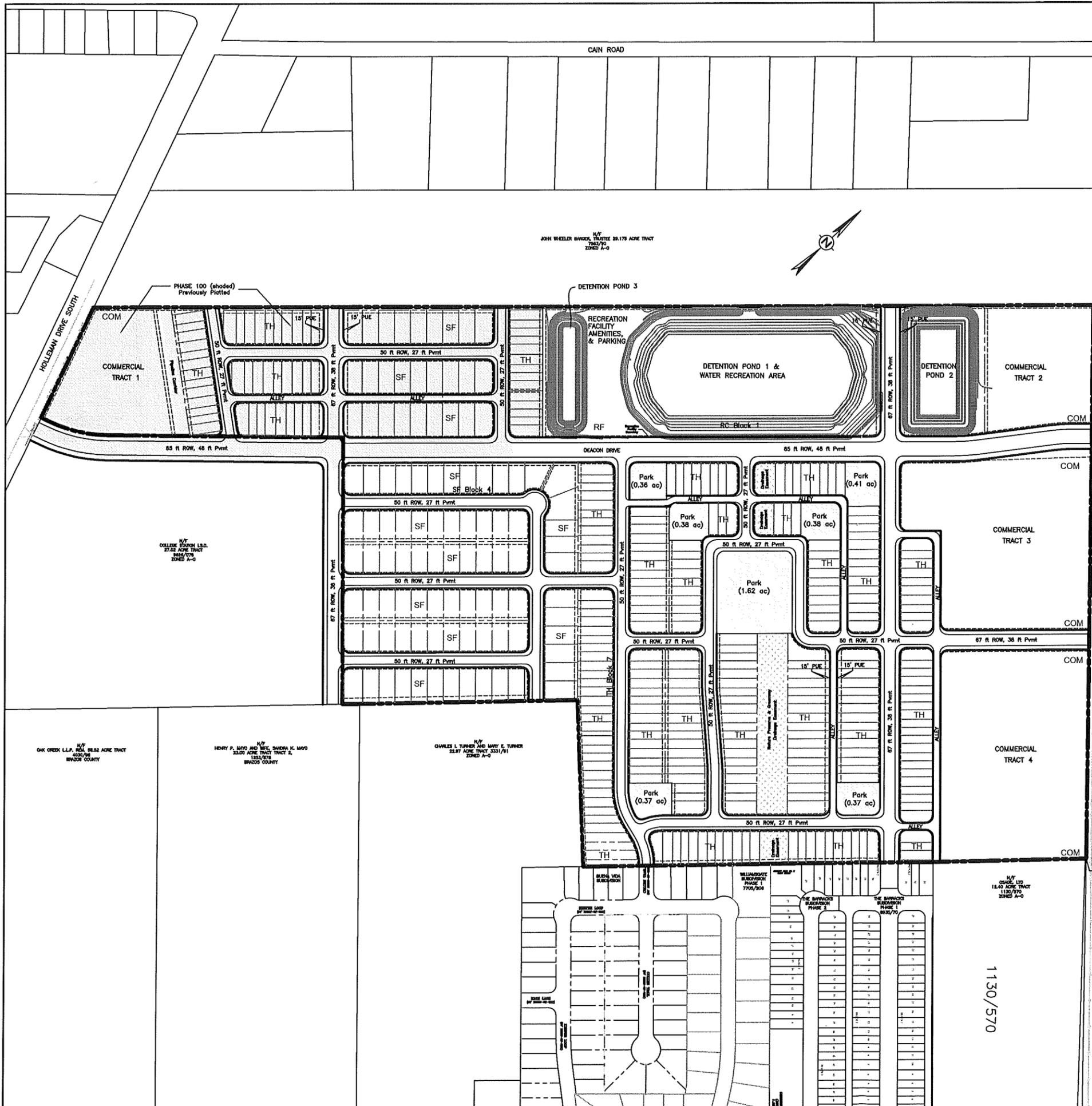
THE BARRACKS II DEVELOPMENT

108.88 ACRES
 EXISTING ZONING
 PDD - PLANNED DEVELOPMENT DISTRICT
 PROPOSED ZONING
 PDD - PLANNED DEVELOPMENT DISTRICT

CRAWFORD BURNETT LEAGUE A-7
 COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1" = 200' JANUARY 2012

DEVELOPER: Heath Phillips Investments, LLC. 4400 Castlegate Drive College Station, TX 77845 (979) 690-7260	SURVEYOR: Brad Karr, REFS No. 4502 Karr Surveying, LLC. 505 Church Avenue College Station, TX 77840 (979) 696-5195
OWNER: Heath Phillips Investments, LLC. 4400 Castlegate Drive College Station, TX 77845 (979) 690-7260	ENGINEER: Phillips Engineering TRPE Firm Reg. No. 13130 4460 Castlegate Drive College Station, Texas 77845



GENERAL NOTES

- The land uses proposed for this property are as listed on this plan.
 - Single Family (SF) meeting R-1 zoning requirements with variances as noted below
 - Townhome (TH) meeting R-3 zoning requirements with variances as noted below
 - Commercial (COM) meeting C-3 zoning requirements with variances noted below. The following additional uses are permitted in Commercial Tracts 2, 3, and 4 only:
 - Shooting Range - Indoor
 - Car Wash subject to supplemental standards contained within the UDO
 - Commercial garden/greenhouse/landscape maintenance subject to supplemental standards contained within the UDO
 - Commercial amusement subject to supplemental standards contained in the UDO
 - Office and retail sales/services with storage areas being greater than 50% of the space (i.e. office/warehouse with overhead doors)
 - Self Storage - equipment, materials, recreational vehicles, or boats - in buildings with at least 3 enclosed sides
 - Recreation Facility (RF) including commercial amusement activities, table tennis, pool, facility, administrative offices, pool, exercise room, jogging track, food & beverage services and similar recreational offerings for members of the HOA and the general public. Retail sales of equipment, clothing, and accessories related to these uses are permitted in conjunction with normal operations of the Recreation Facility.
- General bulk or dimensional variations (interior modifications) are as follows:
 - Single Family (SF) residential development (variations from R-1 Zoning)
 - Front setback distance - 20 ft without rear access, 15' with rear access
 - Rear setback distance - 20 ft
 - Side setback distance - 5 ft
 - Street side setback distance - 15 ft
 - Townhome (TH) development (variations from R-3 Zoning)
 - Front setback distance - 20 ft without rear access, 15' with rear access
 - Rear setback distance - 20 ft
 - Street side setback distance - 15 ft
 - Side setback distance - 5 ft
 - Common area side setback distance - 5 ft
 - Commercial (COM) development (variations from C-3 Zoning)
 - Restaurants shall not be permitted in Commercial Tracts 2, 3 or 4
 - The rear setback for self storage structures adjacent to a public alley or common area shall be 5 feet.
 - In locations where the rear wall of self storage building is adjacent to an alley serving residential units, the rear wall may serve as the buffering wall between land uses. The wall shall be constructed of stone.
 - Commercial Tracts 2, 3, and 4 shall each be permitted to erect a freestanding sign in accordance with Section 7.4.17 of the UDO. These signs may be erected to a maximum height of 20 feet.
 - Block Length of up to 1000 feet will be permitted on designated Single Family (SF) and Townhome (TH) blocks. These blocks are noted as SF Block 4 and TH Block 7.
 - Dead-end streets in residential areas are permitted up to a maximum of 100 feet in length. The dead-end street adjacent to Commercial Tract 4 shall extend to the property line (approximately 110 feet).
- Special conditions for Townhome (TH) development:
 - The townhome structures shall not exceed 9,000 sf.
 - Special conditions for Commercial (COM) development:
 - The total building area of all commercial buildings shall not exceed 240,000 sf. This figure includes self storage units and buildings associated with the Recreation Facility.
 - Self storage units shall be allowed in Commercial Tract 4 only. The total leasable area of all self storage units shall not exceed 100,000 sf.
 - No openings to self storage buildings are allowed on the sides adjacent to any street right-of-way or alley that is associated with residential development.
 - The self storage facility will be permitted to incorporate an office on the premises for management and security. The office shall be permitted to sell equipment or materials related to storage and moving, but shall not sell trucks or trailers. The office will be limited to a maximum of 1,000 sf. Living quarters for the managers of the facility will also be permitted within the premises. These quarters shall be no larger than 1,000 sf.
 - Individual commercial buildings shall not exceed 10,000 sf with the following exceptions:
 - One commercial building will be allowed up to a maximum of 15,000 sf. The building may be located on Commercial Tracts 3 or 4.
 - Unless otherwise noted herein, commercial buildings and related parking areas shall comply with the Non-Residential Architectural Standards in the UDO. Design of these structures shall be compatible in size, roof type and pitch, architecture, and lot coverage with the surrounding single-family residential uses.
- Special conditions for the Recreation Facility (RF) are as follows:
 - Food and beverage services are permitted within the Recreation Facility. Maximum size of the restaurant shall be 3500 sf inclusive of all indoor seating, kitchen, office and storage spaces.
 - Commercial amusement activities, including water recreation and associated equipment, shall be allowed within Recreation Facility boundary shown on the Concept Plan. Motorized vehicles such as boats and jetski are not allowed except for rescue or maintenance purposes.
- Any buildings and parking areas associated with the Recreation Facility shall comply with the Non-Residential Architectural Standards in the UDO.
- Landscaping requirements in the UDO will be applied to the building, parking, and adjacent amenity areas of the Recreation Facility. The remainder of the Recreation Facility is excluded from these requirements.
- A block length of up to 1250 feet is allowed along Deacon Drive in front of the Recreation Facility (RC Block 1).
- The Recreation Facility will be planned as a single commercial building lot that encompasses Detention Ponds 1 and 3. Drainage and access easements shall be granted to the Homeowners Association for maintenance purposes associated with the detention ponds and their related appurtenances.
- The following operational restrictions shall be imposed on the Recreation Facility and its related facilities:
 - Hours of operation for the cable wake board facility shall be no earlier than 8:00 a.m. and no later than 10:00 p.m. All other recreational amenities may be open for use between the hours of 7:00 a.m. and 12:00 midnight. The restaurant will be allowed to set its own hours of operation.
 - Lighting shall be designed in accordance with the Unified Development Ordinance. Light used for the cable wake board facility shall be turned off no later than 1 hour following the closing times noted above except when necessary for maintenance purposes that cannot be undertaken during daylight hours.
 - A landscaped buffer shall be established between the Recreation Facility and the property immediately north in accordance with the Unified Development Ordinance. Plantings shall include shrubs and trees that, when fully mature, shall be of sufficient density to provide 100% opacity to a height of at least 6 feet as measured from the adjoining property line.
- Density for the residential development portions of this tract shall not exceed 8.45 dwelling units per acre. This figure is computed by dividing the total number of dwelling units by the sum total of open space areas (parks, detention pond, common areas) plus the privately owned properties inside the residential area. Detention ponds used in conjunction with the Recreation Facility are excluded from this computation as long as commercial operations are offered at the facility.
- All commercial and residential buildings shall be limited to 2.5 stories (35 feet). Unless otherwise noted herein, all non-residential buildings shall meet the single-family height setback requirements of the UDO where they adjoin townhome or single family homes.
- When there are more than 20 lots to be served by external street connections, a minimum of two connections to external paved public streets shall be required. A Remote Emergency Access is permitted to serve as one of these connections. Two street connections to external paved public streets shall be required when 100 or more lots are served.
- Unless otherwise noted herein, buffer areas will be provided in accordance with the UDO.
- Driveway access from residential lots shall not be permitted onto streets designated as minor collector streets.
- Right-of-way and pavement widths shown on this plan reflect the widths that are required along the majority length of each street. These widths can be increased at intersections of collector streets as needed to accommodate turning lanes, medians or other traffic controls.
- The minor collector streets currently shown on the College Station ISD property must be constructed by the developer of this subdivision unless the streets are needed to serve the school district. The developer is not required to provide additional capacity in the drainage, water, sewer or other utility systems to accommodate development of the CSISD property in excess of what is required by the UDO.
- The portion of Deacon Drive shown on this Concept Plan across the College Station ISD property must be constructed with the initial phase of this subdivision.
- All stormwater requirements (including detention) shall be designed to comply with the BCS Drainage Design Guidelines. The detention pond adjacent to Commercial Tract 2 shall also meet commercial standards including landscaping and treatment of concrete structures.
- If the City of College Station or another entity constructs a regional detention facility in the drainage basin encompassing this tract of land that has capacity to serve this development, one or more of the detention facilities shown here may be eliminated upon approval by the City Engineer. Any land released from use as a detention facility may be developed for other uses pending approval of revised PDD Zoning.
- Pedestrian and bicycle circulation will be provided throughout the project as required by the UDO. Location and details of these facilities will be determined at planning or site plan submittal.

LEGEND

- EDGE OF PAVEMENT
- RIGHT OF WAY (APPROX.)
- - - EASEMENT
- ZONING CHANGE AND PROPERTY BOUNDARY
- - - PROPERTY LINE
- PARK PROPERTY

SITE NOTES:

- THE BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
- THE SITE ADDRESS IS 3100 HAUPT ROAD, COLLEGE STATION, TEXAS.
- THIS TRACT DOES NOT LIE WITHIN A DESIGNATED SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP (F.I.R.M.), COMMUNITY PANEL NO. 48041C01182, C, EFFECTIVE DATE 07-02-1992.

VICINITY MAP



CONCEPT PLAN

THE BARRACKS II SUBDIVISION
 108.91 ACRES
 CRAWFORD BURNETT LEAGUE, A-7
 COLLEGE STATION, BRAZOS COUNTY, TEXAS
 March 2012

OWNER/DEVELOPER:
 Heath Phillips Investments, LLC
 4490 Castlegate Parkway
 College Station, TX 77845
 (979)691-7250

ZONING STATUS:
 Current: PDD
 Proposed: PDD

ENGINEER:
PHILLIPS ENGINEERING
 Kent Lutz, P.E.
 4490 Castlegate Drive
 College Station, Texas 77845
 (979) 690-3141 Fax: (979) 691-1041
 TBPE Firm No. F-13130

SURVEYOR:
 Brad Kerr, RPLS No. 4502
 Kerr Surveying, LLC
 P.O. Box 269
 College Station, TX 77841
 (979) 268-3195

12-06
 3-7-12



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

**REZONING REQUEST
FOR
2849 BARRON RD
12-00500041**

REQUEST: PDD, Planned Development to PDD, Planned Development

SCALE: 3.19 acres

LOCATION: 2849 Barron Rd

APPLICANTS: Jesse Durden, CapRock Texas

PROJECT MANAGER: Matt Robinson, AICP, Senior Planner
mrobinson@cstx.gov

OVERVIEW: The proposed PDD rezoning request is an amendment to the existing PDD zoning in order to reorient buildings, adjust building sizes and to seek a waiver to the multi-use path requirement along SH 40.

RECOMMENDATION: Staff recommends approval of the rezoning with the condition that the request of the waiver to the multi-use path be removed.

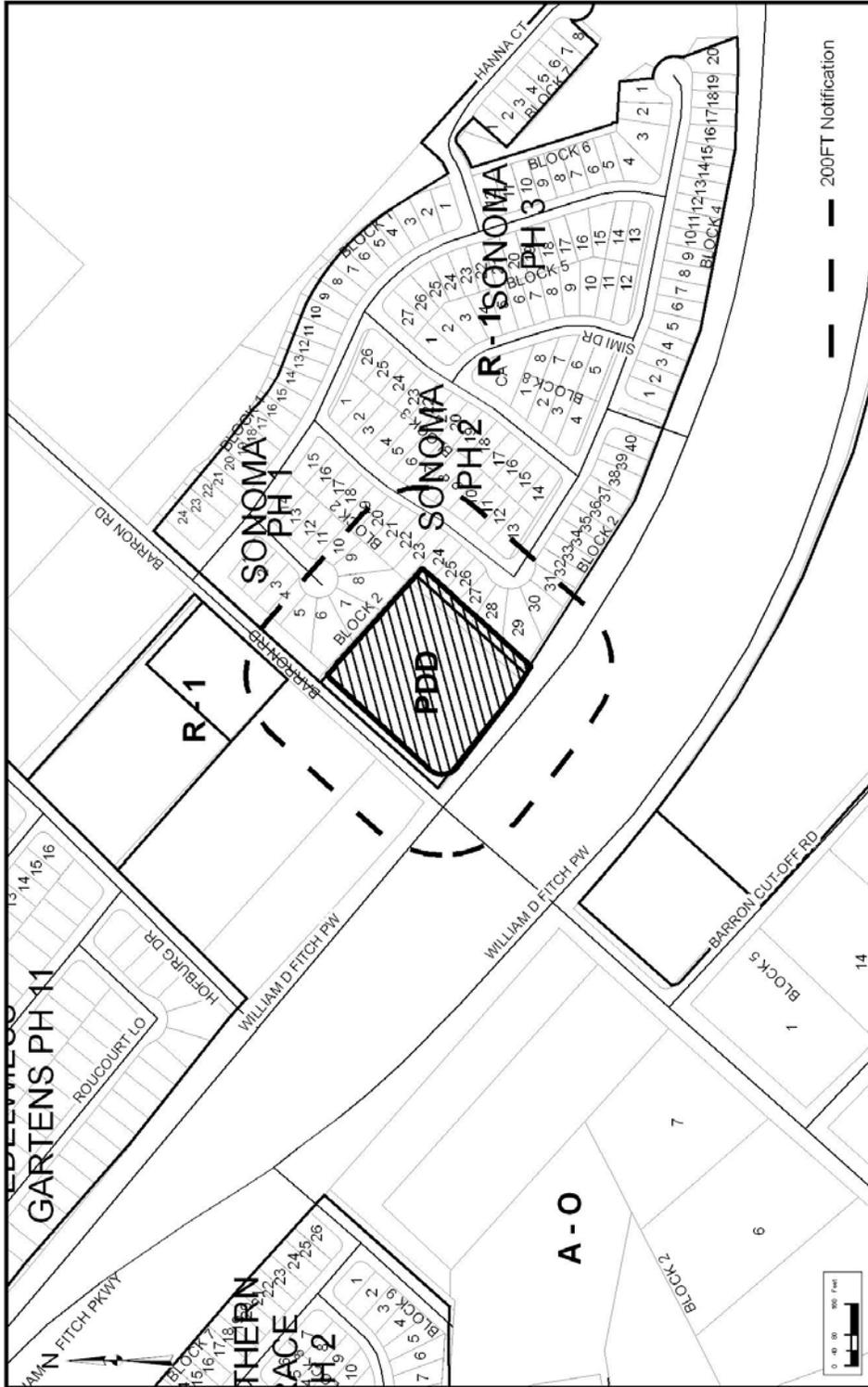


DEVELOPMENT REVIEW

2849 BARRON RD.

Case: 12-041

REZONING



Zoning Districts	
A-O	Agricultural Open
A-OR	Rural Residential Subdivision
R-1	Single Family Residential
R-1B	Single Family Residential
R-2	Duplex Residential
R-3	Townhouse
R-4	Multi-Family
R-6	High Density Multi-Family
R-7	Manufactured Home Park
A-P	Administrative/Professional
C-1	General Commercial
C-2	Commercial-Industrial
C-3	Light Commercial
M-1	Light Industrial
M-2	Heavy Industrial
C-U	College and University
R & D	Research and Development
P-MUD	Planned Mixed-Use Development
PDD	Planned Development District
WPC-1	Wolf Pen Creek Dev. Corridor
Core	Core Northgate
NG-2	Transitional Northgate
NG-3	Residential Northgate
OV	Corridor Overlay
RDD	Redevelopment District
KO	Krenek Tap Overlay

DEVELOPMENT REVIEW

REZONING

2849 BARRON RD.

Case: 12-041

NOTIFICATIONS

Advertised Commission Hearing Date: April 5, 2012
Advertised Council Hearing Dates: April 26, 2012

The following neighborhood organizations that are registered with the City of College Station's Neighborhood Services have received a courtesy letter of notification of this public hearing:

Sonoma Homeowners Association

Property owner notices mailed: 34
Contacts in support: None at the time of Staff Report
Contacts in opposition: None at the time of Staff Report
Inquiry contacts: 1

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North (across Barron Rd)	Minor Arterial / Suburban Commercial	A-O, Agricultural Open	Single-family
South	General Suburban	R-1, Single-Family Residential	Single-family
East	General Suburban	R-1, Single-Family Residential	Single-family
West (across SH 40)	Highway / Suburban Commercial	C-3, Light-Commercial	Single-family

DEVELOPMENT HISTORY

Annexation: 1995
Zoning: A-O, Agricultural Open to C-3, Light Commercial (2006)
C-3, Light Commercial to PDD, Planned Development (2008)
Final Plat: Unplatted
Site development: Vacant

REVIEW CRITERIA

- 1. Consistency with the Comprehensive Plan:** The Comprehensive Plan in this area calls for Suburban Commercial. This designation is intended for "concentrations of commercial activities that cater primarily to nearby residents versus the larger community or region." As a result, design of these structures are intended to be compatible in size, roof type and pitch, architecture, and lot coverage with the surrounding single-family residential uses.

The current zoning of the property is PDD, Planned Development District with a base C-3, Light Commercial zoning. The proposed rezoning is adjusting the layout from the previously approved PDD Concept Plan, with no additional uses being proposed.

- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The uses requested for the PDD are those allowed under the C-3 zoning designation, with the addition of drive-thrus that are presently excluded in C-3 districts. Given the proposed layout of the Concept Plan, drive-thrus could not be accommodated on the site without a revised rezoning and Concept Plan. The proposed uses are compatible with the surrounding R-1 zoned properties. A 15-foot buffer yard with a 6-foot wall is being provided along the property line of the R-1 properties. This is the minimum buffer requirement for commercial uses against single-family and would be the standard buffer required were this to develop in a C-1 or C-3 district where such uses are allowed.
- 3. Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment:** The property is located at the intersection of a minor arterial and a highway. This is a suitable location for a small scale commercial development that could serve the existing Sonoma and Southern Trace residential subdivisions, other existing larger lot residential in the area, as well as future residential planned for in the area.
- 4. Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The size and location of the property is suitable for light commercial uses. With its proximity to single-family lots, the uses allowed under the C-3 Light Commercial zoning district are suitable for this property.
- 5. Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The property is currently marketable for small scale commercial and office uses. The purpose of the request is to reorient the buildings on the site and adjust the building square footages.
- 6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** The subject tract is located adjacent to an 18-inch water main along Barron and a 24-inch water main along SH 40. The subject tract is located adjacent to an 8-inch sanitary sewer main which is located near the northeast property corner. The subject tract is located adjacent to and may take access to either Barron Road (Minor Arterial) and/or SH 40 (Freeway); however, access to SH 40 will require TxDOT approval and permitting. TxDOT has indicated in their comments that a deceleration lane would be required for a driveway along SH 40.

Construction of the Barron Road widening has been completed and this minor arterial is capable of carrying up to 30,000 daily trips.

The subject tract is located in the Spring Creek Drainage Basin. There is no FEMA regulated Special Flood Hazard Area located on this tract. Development of this tract will be required to meet the City's Storm Water Design Guidelines. The subject tract is located in the Spring Creek Sanitary Sewer Impact Fee Area.

CONCEPT PLAN REVIEW CRITERIA

- 1. The proposal will constitute an environment of sustained stability and will be in harmony with the character of the surrounding area:** The rural character in the area has been changing with the construction of the new College Station ISD High School, continued build out of the Sonoma Subdivision, and future planned single-family residential across

Barron Road. The proposed concept plan revises the previously approved concept plan and would provide suburban commercial uses for the existing and proposed residential in the area.

Changes from the previously approved concept plan include reorientation of buildings, adjustment of building sizes and a request for a waiver to the multi-use path requirement along SH 40.

2. **The proposal is in conformity with the policies, goals, and objectives of the Comprehensive Plan, and any subsequently adopted Plans, and will be consistent with the intent and purpose of this Section:** The proposed uses are in conformance with the Comprehensive Plan goals and policies to provide neighborhood-focused retail in proximity to residential areas. The proposal includes buildings that incorporate residential components such as covered porches, single windows, and the use of timber and glass as architectural accents.
3. **The proposal is compatible with existing or permitted uses on abutting sites and will not adversely affect adjacent development:** The proposed layout meets the minimum buffer standards between commercial and residential uses. This buffer consists of 15-foot buffer yard and a 6-foot masonry wall. But given the proximity to single-family homes, there should be greater consideration for reconfiguration to decrease the impact it will have on the existing and future residential uses on the surrounding lots.
4. **Every dwelling unit need not front on a public street but shall have access to a public street directly or via a court, walkway, public area, or area owned by a homeowners association:** All structures in the concept plan front on either SH 40 or Barron Road.
5. **The development includes provision of adequate public improvements, including, but not limited to, parks, schools, and other public facilities:** No public open space is being dedicated with this proposal. The concept plan does incorporate a detention area for stormwater management on the east side of the property. No parkland dedication is required for commercial projects, and no voluntary dedications are proposed. The applicant has requested a waiver to the multi-use path requirement along SH 40. This multi-use path is identified on the Bicycle, Pedestrian and Greenways Master Plan and is planned to extend along SH 40 from SH6 to FM 2154. Staff is not supportive of the waiver request as it is vital to provide the multi-use path when the property develops so that adequate room is given and that the future multi-use path connection is not lost.
6. **The development will not be detrimental to the public health, safety, welfare, or materially injurious to properties or improvements in the vicinity:** Staff does not believe that the improvements will be materially injurious to properties in the vicinity. Although, it may have an impact on the resale value of homes directly adjacent to the commercial site.
7. **The development will not adversely affect the safety and convenience of vehicular bicycle, or pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonably anticipated in the area considering existing zoning and land uses in the area:** The proposed development was not required to submit a traffic impact analysis because it did not generate enough traffic to surpass the 150 vehicles per the peak hour threshold. This development will take access on SH 40 and on Barron Road.

Construction on Barron Road has been recently completed. With this construction, Barron Road has been upgraded from a two-lane rural collector to a four-lane minor arterial to include bike lanes and sidewalks on both sides of the street. The Barron Road project also included a traffic signal at the intersection of Barron Road and SH 40. This development will not affect the safety and convenience of vehicular, bicycle and pedestrian circulation on Barron Road.

The driveway accessing SH 40 will include the extension of the right turn lane to Barron Road, this will in effect create a right turn deceleration lane onto the proposed driveway. This requirement was at the direction of TxDOT and will be part of the permitting process. This development will not affect the safety and convenience of vehicular, bicycle and pedestrian circulation on SH 40.

STAFF RECOMMENDATION

Staff recommends approval of the rezoning and concept plan with the condition that the meritorious modification for a waiver to the multi-use path requirement be removed. The concept plan makes small revisions to the previously approved zoning, with changes to the size and layout/orientation of buildings being requested. Staff feels that the proposal is generally consistent with the Suburban Commercial guidelines set forth in the Comprehensive Plan, with the exception of the waiver request.

SUPPORTING MATERIALS

1. Application
2. Concept Plan (provided in packet)
3. Rezoning map (provided in packet)



FOR OFFICE USE ONLY	
CASE NO.:	<u>12-41</u>
DATE SUBMITTED:	<u>2.29.12</u>
TIME:	<u>9:35</u>
STAFF:	<u>[Signature]</u>

ZONING MAP AMENDMENT (REZONING) APPLICATION PLANNED DISTRICTS

(Check one)

- Planned Development District (PDD) Planned - Mixed Used Development (P-MUD)

MINIMUM SUBMITTAL REQUIREMENTS:

- \$1,165 Rezoning Application Fee.
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Traffic Impact Analysis or calculations of projected vehicle trips showing that a TIA is not necessary for the proposed request.
- One (1) copy of a fully dimensioned Rezoning Map on 24"x36" paper showing:
 - a. Land affected;
 - b. Legal description of area of proposed change;
 - c. Present zoning;
 - d. Zoning classification of all abutting land; and
 - e. All public and private rights-of-way and easements bounding and intersecting subject land.
- Written legal description of subject property (metes & bounds or lot & block of subdivision, whichever is applicable).
- A CAD (dxf/dwg) - model space State Plane NAD 83 or GIS (shp) digital file (e-mailed to P&DS_Digital_Submittal@cstx.gov).
- Fourteen (14) copies of the Concept Plan on 24"x36" paper in accordance with Section 3.4.D of the UDO.
- The attached Concept Plan checklist with all items checked off or a brief explanation as to why they are not checked off.

NOTE: If a petition for rezoning is denied by the City Council, another application for rezoning shall not be filed within a period of 180 days from the date of denial, except with permission of the Planning & Zoning Commission.

Date of Optional Preapplication Conference 11/16/11 and 2/15/12

NAME OF PROJECT 3.19 Acres Barron Road Re-Zoning

ADDRESS 2849 Barron Road, College Station, TX 77845

LEGAL DESCRIPTION (Lot, Block, Subdivision) _____

GENERAL LOCATION OF PROPERTY IF NOT PLATTED:

3.19 acres, Robert Stevenson Survey, A-54, College Station, Brazos County, Texas

TOTAL ACREAGE 3.19 acres

APPLICANT/PROJECT MANAGER'S INFORMATION (Primary contact for the project):

Name CapRock Texas E-mail jesse.durden@caprocktx.com
Street Address 110 Lincoln Avenue, Ste. 103
City College Station State TX Zip Code 77845
Phone Number 979-307-0321 Fax Number 979-314-7606

PROPERTY OWNER'S INFORMATION:

Name Dunlap Family Trust c/o Jill Mary Dunlap, Trustee E-mail _____
Street Address 3104 Broadmoor Drive
City Bryan State TX Zip Code 77802
Phone Number _____ Fax Number _____

OTHER CONTACTS (Please specify type of contact, i.e. project manager, potential buyer, local contact, etc.):

Name Schultz Engineering (Civil Engineer) E-mail joeschultz84@verizon.net
Street Address 2730 Longmire Drive, Ste. A
City College Station State TX Zip Code 77845
Phone Number 979-764-3900 Fax Number 979-764-3910

This property was conveyed to owner by deed dated unknown and recorded in Volume 854, Page 57 of the Brazos County Official Records.

Existing Zoning PDD Proposed Zoning PDD

Present Use of Property Vacant Land

Proposed Use of Property Commercial Uses with a base zoning district of C-3

Proposed Use(s) of Property for PDD, if applicable:

See attached sheet for Proposed Uses.

P-MUD uses are prescribed in Section 6.2.C. Use Table of the Unified Development Ordinance.

If P-MUD:

Approximate percentage of residential land uses: _____

Approximate percentage of non-residential land uses: _____

REZONING SUPPORTING INFORMATION

- 1. List the changed or changing conditions in the area or in the City which make this zone change necessary.

Market conditions have changed since the last PDD Concept Plan was submitted, resulting in the need for modifications.

2. Indicate whether or not this zone change is in accordance with the Comprehensive Plan. If it is not, explain why the Plan is incorrect.

This zone change is in accordance with the Comprehensive Plan and mirrors the current zoning on the property.

3. How will this zone change be compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood?

The uses allowed by this zone change mirror those uses already allowed under the current PDD ordinance. The property will comply with the development design requirements contained in the UDO and will therefore conform with the character of the neighborhood.

4. Explain the suitability of the property for uses permitted by the rezoning district requested.

The uses permitted by the zoning district requested are suitable, as the property is located a lighted, hard corner of a city street and highway, in a growing submarket of College Station.

5. Explain the suitability of the property for uses permitted by the current zoning district.

The uses permitted by the current zoning district are suitable, as the property is located a lighted, hard corner of a city street and highway, in a growing submarket of College Station.

6. Explain the marketability of the property for uses permitted by the current zoning district.

The marketability of the property is limited due to the building configurations provided on the current PDD Concept Plan.

7. List any other reasons to support this zone change.

This change request will allow for a new project to be constructed on the corner of Barron Road and SH 40. The area is in need of commercial services, especially with the opening of the new College Station High School in August of 2012.

8. State the purpose and intent of the proposed development.

To provide a safe, appropriate, viable commercial site that meets the intent of the Comprehensive Plan and encourages development in a manner that is compatible with the surrounding properties.

CONCEPT PLAN SUPPORTING INFORMATION

1. What is the range of future building heights?

One story, 12' - 30'

2. Provide a general statement regarding the proposed drainage.

The site slopes toward Barron Road and east. Detention and drainage for the site will be provided with on-site detention ponds.

3. List the general bulk or dimensional variations sought.

SEE ATTACHED

4. If variations are sought, please provide a list of community benefits and/or innovative design concepts to justify the request.

SEE ATTACHED

5. Explain how the concept plan proposal will constitute and environment of sustained stability and will be in harmony with the character of the surrounding area.

The Concept Plan promotes responsible development of a key commercial site through adherence to the UDO's intent for setbacks, landscaping, building size, etc.

6. Explain how the proposal is in conformity with the policies, goals, and objectives of the Comprehensive Plan.

The proposal conforms to the objectives of the Comprehensive Plan by carefully accounting for the character of the surrounding properties, then providing an appropriate, transitional commercial buffer to the residential areas to the east and south.

7. Explain how the concept plan proposal is compatible with existing or permitted uses on abutting sites and will not adversely affect adjacent development.

This development will maintain the high standards set by the previous PDD, the UDO and the Comprehensive Plan.

8. State how dwelling units shall have access to a public street if they do not front on a public street.

N/A

9. State how the development has provided adequate public improvements, including, but not limited to: parks, schools, and other public facilities.

The development will utilize existing water and sewer lines, provide adequate internal detention, and meet all UDO requirements for public improvements.

10. Explain how the concept plan proposal will not be detrimental to the public health, safety, or welfare, or be materially injurious to properties or improvements in the vicinity.

The development will meet all UDO requirements regarding health, safety and welfare.

11. Explain how the concept plan proposal will not adversely affect the safety and convenience of vehicular, bicycle, or pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonable anticipated in the area considering existing zoning and land uses in the area.

Close attention has been paid to customer accessibility and safety, and adequate shared access points in/out of the development are proposed.

Please note that a "complete site plan" must be submitted to Planning & Development Services for a formal review after the "concept plan" has been approved by the City Council prior to the issuance of a building permit - except for single-family development.

The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from the owner. If there is more than one owner, all owners must sign the application or the power of attorney. If the owner is a company, the application must be accompanied by proof of authority for the company's representative to sign the application on its behalf.

Dunk Family Trust
Jill Mary Dunk Trustee

Signature and title

Date

2-27-12

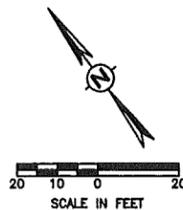
3.19 Acres Barron Road Re-Zoning

Community Benefits:

- + Self-imposed height limitations protect neighborhood integrity and privacy
- + Phase 1 areas nearest to the residential zones will increase their landscaping point totals by 50% (45 pts/1000SF in lieu of 30 pts/1000SF of site area).
- + Commitment to reduced use of metal roofing reduces glare and allows better conformity with nearby residential uses.
- + Commitment to use of stone, stucco/EIFS, glass and timber reduces the commercial feel of alternative materials (tilt-wall concrete, masonry block, etc.)

Meritorious Modifications:

- + UDO Sections 8.2. & 8.4 - Waiver of the multi-use path requirement along SH 40.



BARRON ROAD
90' ROW

N42° 35' 11"E - 355.91'

10'
P.U.E.
9461/96

20'
P.U.E.
6918/231

N50° 01' 33"W - 116.85'

STATE HIGHWAY 40
ROW VARIES

N49° 04' 54"W - 124.28'

N55° 16' 58"W - 58.96'

SONOMA - PHASE 1
PLAT VOL. 8305, PG. 233

N/F
ILSE & JARED PORRAS
ZONED R-1
LOT 1

10'
P.U.E.
N/F
JENNIFER & RAOUL ROLFES
ZONED R-1
LOT 8

S45° 57' 15"E - 348.45'

BLOCK 2

N/F
ANITA WHITLEY
ZONED R-1
LOT 23

N/F
JONATHAN & BRION PAMPELL
ZONED R-1
LOT 24

N/F
BRENNAN PATRICK BAJDEK
ZONED R-1
LOT 25

BLOCK 2
N/F
MICHAEL & KIMBERLY H. GUESS
ZONED R-1
LOT 26

SONOMA - PHASE 2
PLAT VOL. 8502, PG. 285

N/F
SUZANNE & JOSEPH MCHUGH
ZONED R-1
LOT 27

N/F
TOMMY D. MCFALL
ZONED R-1
LOT 28

S44° 02' 45"W - 381.68'

10'
P.U.E.

N/F
HOMER J. ACOSTA &
KIMBERLY KOEHLER
ZONED R-1
LOT 29

30'
P.U.E.

10'
P.U.E.

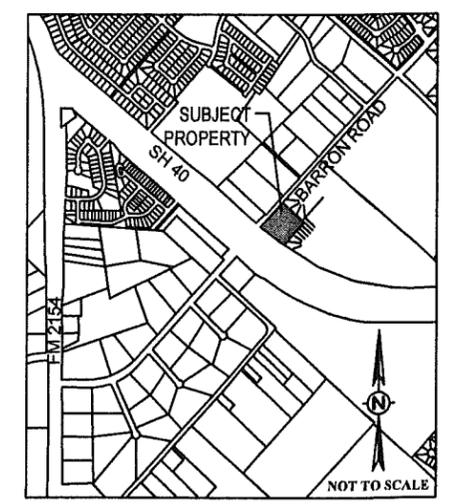
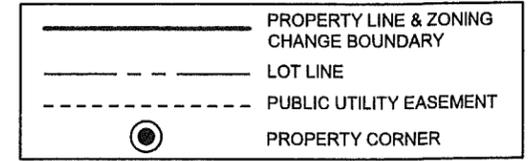
EXISTING ZONING: PDD
PROPOSED ZONING: PDD
3.19 ACRES

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	82.64'	50.00'	094°42'12"	54.28'	73.55'	N02°40'27"W

NOTES:

1. BEARINGS BASED ON DEED CALL BEARDINGS OF THE COLLEGE STATION INDEPENDENT SCHOOL DISTRICT - 64.28 ACRE TRACT - VOL. 3604, PG. 243, OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS
2. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 48041C0200C. EFFECTIVE DATE: JULY 2, 1992.

LEGEND



ZONING MAP

3.188 ACRES
CURRENT ZONING:
3.19 AC. PDD - PLANNED DEVELOPMENT DISTRICT
PROPOSED ZONING:
3.19 AC. PDD - PLANNED DEVELOPMENT DISTRICT
ROBERT STEVENSON SURVEY, A-54
COLLEGE STATION, BRAZOS COUNTY, TEXAS

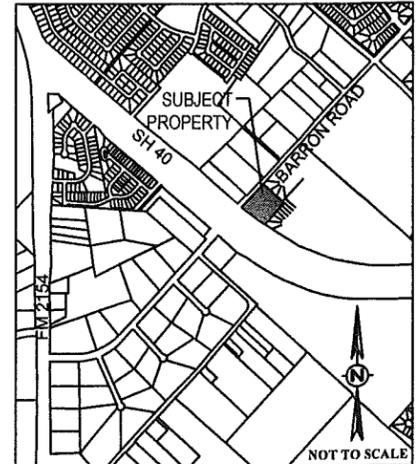
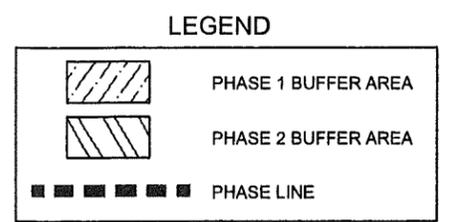
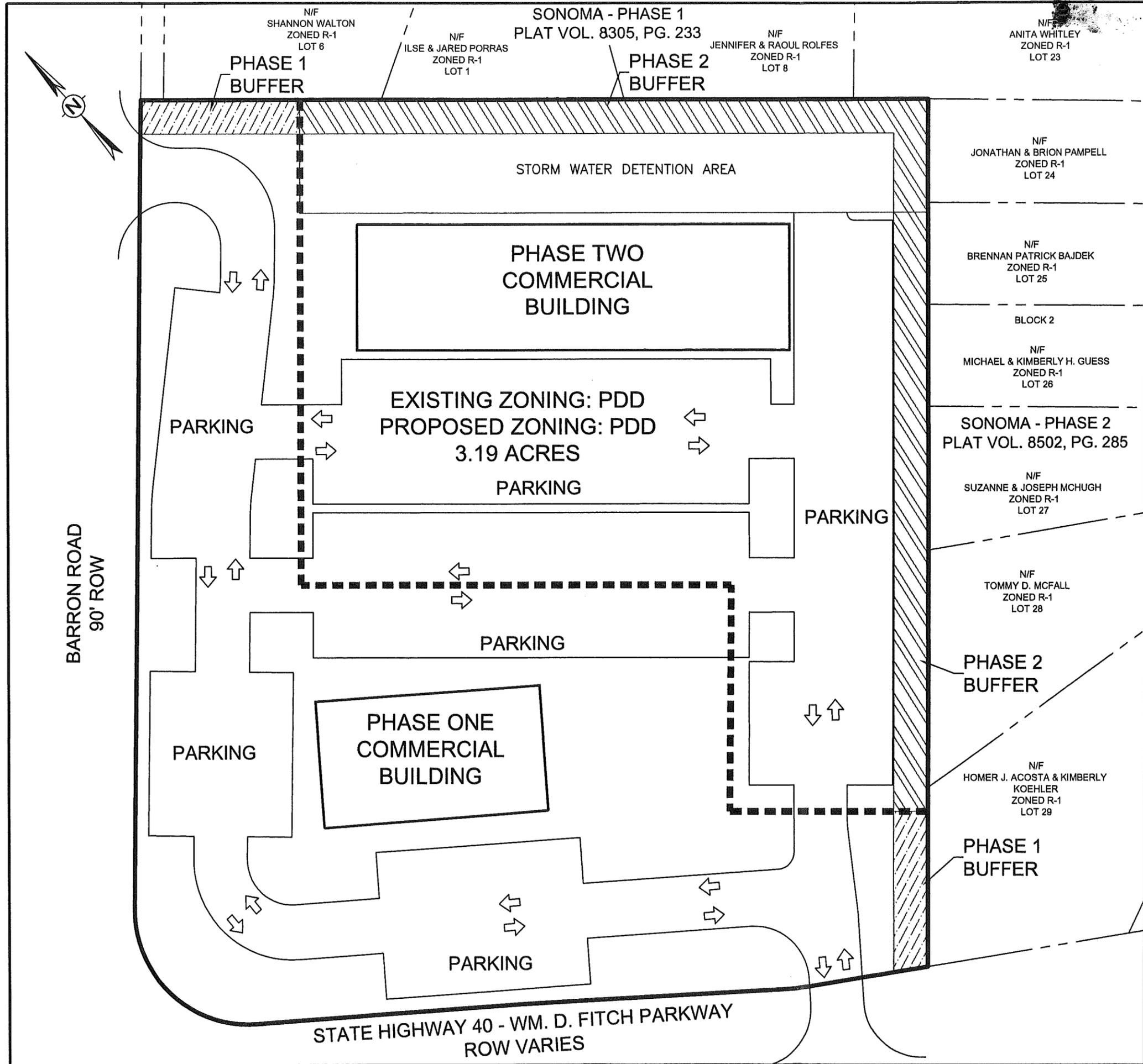
SCALE: 1"=20' MARCH 2012

OWNER:
Dunlap Family Trust
3104 Broadmoor Drive
Bryan, TX 77802

ENGINEER:
SCHULTZ ENGINEERING, L.L.C.
PO Box 11995
College Station, TX 77842
(979) 764-3900

SURVEYOR:
Kling Engineering & Surveying
4101 Texas Avenue
College Station, TX 77802
(979) 848-6212

12.41
310.12
420



CONCEPT PLAN

3.19 ACRES

ROBERT STEVENSON SURVEY, A-54
COLLEGE STATION, BRAZOS COUNTY, TEXAS

MARCH 2012

OWNER:
Dunlap Family Trust
3104 Broadmoor Drive
Bryan, TX 77802

ENGINEER:
SCHULTZ ENGINEERING, LLC.
PO Box 11995
College Station, TX 77842
(979)764-3900

SURVEYOR:
Kling Engineering & Surveying
4101 Texas Avenue
College Station, TX 77802
(979) 846-6212

1241
3/16/12
420

CONCEPT PLAN NOTES:

1. THE BASE ZONING DISTRICT IS C-3 AND THE LAND USES PROPOSED FOR THIS PROPERTY ARE AS FOLLOWS:

- EDUCATIONAL FACILITY, INDOOR INSTRUCTION
- EDUCATIONAL FACILITY, PRIMARY & SECONDARY
- GOVERNMENT FACILITIES
- HEALTH CARE, MEDICAL CLINICS
- PARKS
- PLACES OF WORSHIP
- ANIMAL CARE FACILITY, INDOOR
- ART STUDIO/GALLERY
- DAY CARE, COMMERCIAL
- DRY CLEANERS & LAUNDRY*
- DRIVE-IN/DRIVE-THRU WINDOW
- FUEL SALES*
- OFFICES
- PERSONAL SERVICE SHOP
- PRINTING/COPY SHOP
- RADIO/TV STATION/STUDIO
- RESTAURANT*
- RETAIL SALES & SERVICE
- STORAGE, SELF STORAGE
- UTILITY*
- WIRELESS TELECOMMUNICATIONS FACILITIES - INTERMEDIATE*
- WIRELESS TELECOMMUNICATIONS FACILITIES - MAJOR (CUP REQUIRED)

*USES HAVE SPECIFIC USE STANDARDS PER UNIFIED DEVELOPMENT ORDINANCE, ARTICLE 6.3, SPECIFIC USE STANDARDS

CONDITIONS: DRIVE-IN/DRIVE-THRU NOT ALLOWED IN CONJUNCTION WITH RESTAURANT USE.

2. THE RANGE OF BUILDING HEIGHTS IS ANTICIPATED TO BE FROM 12' TO 30'.

3. THE STORM WATER DRAINAGE FROM THIS SITE WILL BE TAKEN TO THE BARRON ROAD STORM SEWER SYSTEM. STORM WATER REQUIREMENTS WILL BE IN ACCORDANCE WITH THE UDO.

4. THE DETENTION POND FOR THIS SITE WILL BE GENERALLY LOCATED AS SHOWN ON THIS PLAN.

5. THE GENERAL BULK OR DIMENSIONAL VARIATIONS (MERITORIOUS MODIFICATIONS) SOUGHT ARE AS FOLLOWS.

UDO SECTION 8.2 & 8.4 - WAIVER OF THE MULTI-USE PATH REQUIREMENT ALONG SH 40, WILLIAM D. FITCH PARKWAY.

6. A 15' WIDE BUFFER WILL BE PROVIDED IN PHASES AS SHOWN ON THE CONCEPT PLAN.

THE BUFFER WILL MEET THE UDO REQUIREMENTS WITH THE PHASE 1 BUFFER AREA HAVING THE LANDSCAPE POINTS INCREASED BY 50% (45 POINTS/1000 SF IN LIEU OF 30 POINTS/1000 SF OR BUFFER AREA.

7. ARCHITECTURE FOR THE SITE WILL MEET AND EXCEED ALL NRA STANDARDS. THE PHASE 1 BUILDING WILL BE CONSTRUCTED IN A MANNER WHICH REDUCES THE AMOUNT OF EXPOSED METAL ROOFING. METAL ROOFING THAT IS EXPOSED WILL BE ANGLED IN A MANNER THAT REDUCES THE PROFILE OF THE METAL. MOSTLY FLAT AND/OR SINGLE-SLOPED ROOFING MAY BE USED ON PHASE 1 IN CONJUNCTION WITH OTHER RESIDENTIAL DESIGN ELEMENTS, LIKE COVERED PORCHES, SINGLE WINDOWS, SCALE- AND NEIGHBORHOOD APPROPRIATE ENTRY FEATURES, VARIOUS PARAPET HEIGHTS, AND AWNINGS. IN ADDITION, THE USE OF NEIGHBORHOOD-APPROPRIATE STUCCO/EIFS, TIMBER, AND GLASS AS ARCHITECTURAL ACCENTS WILL FURTHER SUPPORT TRANSITION FROM SH 40 INTO THE NEARBY RESIDENTIAL ZONES.

8. SITE LIGHTING WILL BE PROVIDED AS REQUIRED IN THE UDO.

9. PHASE 1 BUILDING SIZE WILL RANGE FROM 4,500-6,000 SF. PHASE 2 BUILDING SIZE WILL RANGE FROM 8,000-13,000 SF. THE PHASE 2 IMPROVEMENTS MAY BE CONSTRUCTED AS ONE OR TWO BUILDINGS.

CONCEPT PLAN

3.19 ACRES

ROBERT STEVENSON SURVEY, A-54
COLLEGE STATION, BRAZOS COUNTY, TEXAS

MARCH 2012

OWNER:

Dunlap Family Trust
3104 Broadmoor Drive
Bryan, TX 77802

ENGINEER:

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PO Box 11995
College Station, TX 77842
(979)764-3900

SURVEYOR:

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12:41
3:26:12
11:19
PK