

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

**Planning & Zoning
Commission**
February 7, 2013
City Hall Council Chambers
1101 Texas Avenue
College Station, Texas

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



AGENDA
PLANNING & ZONING COMMISSION
WORKSHOP MEETING
FEBRUARY 7, 2013, 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. Presentation, discussion, and possible action regarding the adoption of the proposed 2013 P&Z Plan of Work (see attached). (**J. Schubert**)
4. Presentation, discussion, and possible action of a Semi-Annual Report on Impact Fees 92-01, 97-01, 97-02B, 99-01, and 03-02. (**C. Cotter**)
5. Presentation, discussion, and possible action regarding an update on the Economic Development Master Plan. (**B. Cowell**)
6. Presentation, discussion, and possible action regarding an update on the following items:
 - A rezoning from CI Commercial Industrial, to GC General Commercial, for approximately 1.2 acres at 3800 State Highway 6 South. The Planning & Zoning Commission heard this item on December 6 and voted 6-0 to recommend approval. The City Council heard this item on January 10 and voted 7-0 to approve the rezoning request.
 - An amendment to the Unified Development Ordinance, providing a reference to the Easterwood Field Airport Zoning Ordinance. The Planning & Zoning Commission heard this item on December 20 and voted 4-0 to recommend approval. The City Council heard this item on January 10 and voted 7-0 to approve the amendment.
7. Presentation, discussion, and possible action regarding the P&Z Calendar of Upcoming Meetings.
 - Tuesday, February 12, 2013 ~ South Knoll Neighborhood Plan Public Meeting (Biking & Walking Facilities) ~ South Knoll Elementary School cafeteria ~ 7:00 p.m.
 - Thursday, February 14, 2013 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (**Liaison – V. Gay**)
 - Tuesday, February 18, 2013 ~ Design Workshop for Wellborn District Plan ~ Wellborn Community Center ~ 9:00 a.m. – 4:00 p.m.

- Monday, February 19, 2013 ~ Design Workshop for Wellborn District Plan ~ Wellborn Community Center ~ 1:00 p.m. – 4:00 p.m. and 6:00 p.m. – 7:00 p.m. (Public Presentation)
 - Tuesday, February 19, 2013 ~ South Knoll Neighborhood Plan Public Meeting (HOA & Neighborhood Assoc.) ~ South Knoll Elementary School cafeteria ~ 7:00 p.m.
 - Tuesday, February 26, 2013 ~ South Knoll Neighborhood Plan Public Meeting (On-Street Parking) ~ South Knoll Elementary School cafeteria ~ 7:00 p.m.
 - Thursday, February 21, 2013 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
8. Discussion, review and possible action regarding the following meetings: Design Review Board, Joint Parks / Planning & Zoning Subcommittee, South Knoll Neighborhood Plan Resource Team, BioCorridor Committee, Zoning District Subcommittee, Joint Task Force on Neighborhood Parking Issues, and Wellborn District Plan Resource Team.
9. 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.
10. 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 February 7, 2013 at 6:00 PM at City Hall Council Chamber, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda.

Posted this the _____ day of February, 2013, at _____.

CITY OF COLLEGE STATION, TEXAS

By _____
Sherry Mashburn, City Secretary

By _____
Frank Simpson, 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 February _____, 2013, 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 _____, 2013.

CITY OF COLLEGE STATION, TEXAS

By _____

Subscribed and sworn to before me on this the _____ day of _____, 2013.

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) 764-3541 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
FEBRUARY 7, 2013, 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 4, 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.

- January 17, 2012 ~ Workshop
- January 17, 2012 ~ Regular

Regular Agenda

5. Consideration, discussion, and possible action on items removed from the Consent Agenda by Commission action.
6. Public hearing, presentation, discussion, and possible action regarding an amendment to Chapter 12, "Unified Development Ordinance", Section 4.2, "Official Zoning Map" of the Code of Ordinances of the City of College Station, Texas by rezoning approximately 1.27 acres from R-1 Single-Family Residential to O Office for the property located at 1402 Earl Rudder Freeway South, generally located at the northwest corner of the Earl Rudder Freeway South frontage road and University Oaks Boulevard. **Case #13-900002 (M. Hester) (Note: Final action on this item is scheduled for the February 28, 2013 City Council Meeting -subject to change)**

7. Public hearing, presentation, discussion, and possible action regarding an amendment to Chapter 12, "Unified Development Ordinance", Section 4.2, "Official Zoning Map" of the Code of Ordinances of the City of College Station, Texas by rezoning approximately 6.3 acres from PDD Planned Development District to PDD Planned Development District to amend the concept plan for the property located at 301 Southwest Parkway. **Case #12-00500247 (T. Rogers) (Note: Final action on this item is scheduled for the February 28, 2013 City Council Meeting -subject to change)**
8. Presentation, discussion, and possible action on an update to the Commission regarding the creation of new residential zoning districts in compliance with the Comprehensive Plan. **Case #13-00900030 (T. Rogers/J. Prochazka)**
9. 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.
10. Adjourn.

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

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Notice is hereby given that a Regular Meeting of the College Station Planning & Zoning Commission, College Station, Texas will be held on February 7, 2013 at 7:00 p.m. at 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 February, 2013, at _____

CITY OF COLLEGE STATION, TEXAS

By _____
Sherry Mashburn, City Secretary

By _____
Frank Simpson, 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 February ____, 2013, at _____ and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

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Dated this ____ day of _____, 2013.

CITY OF COLLEGE STATION, TEXAS

By _____

Subscribed and sworn to before me on this the ____ day of _____, 2013.

Notary Public- Brazos County, Texas

My commission expires: _____

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2013 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, Eastgate, and Southside Area neighborhood plans, and Bicycle, Pedestrian, and Greenways, Parks and Recreation, Water, Waste Water, and Medical District master plans.</p>	<p>Project Dates:</p>
Staff Assigned: P&DS Staff	Anticipated Completion: On-going
Wellborn District Plan	
<p>Summary:</p> <p>Development of a 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>2/11/13: Wellborn Resource Team meeting at Greens Prairie Elementary at 6:30 pm.</p> <p>2/18/13: Design Charette at Wellborn Community Center from 9am-4pm.</p> <p>2/19/13: Design Charette at Wellborn Community Ctr from 1-4pm; Open House 6-7pm</p>
Staff Assigned: M. Robinson, L. Hovde	Anticipated Completion: Spring 2013
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>2/7/12: Master Plan update at P&Z Workshop.</p>
Staff Assigned: R. Heye	Anticipated Completion: Spring 2013
South Knoll Area Neighborhood Plan	
<p>Summary:</p> <p>Development of a neighborhood plan for a number of unique neighborhood areas. The plan area is generally bounded by Holleman Drive, Welsh Avenue, Wellborn Road, Harvey Mitchell Parkway, and Texas Avenue.</p>	<p>Project Dates:</p> <p>2/12/13: Public meeting regarding biking and walking at South Knoll Elementary at 7 pm.</p> <p>2/19/13: Public meeting regarding HOAs and neighborhood associations at South Knoll Elementary at 7 pm.</p> <p>2/26/13: Public meeting regarding on-street parking at South Knoll Elementary at 7 pm.</p>
Staff Assigned: J. Prochazka, M. Hester	Anticipated Completion: Summer 2013
Neighborhood Parking	
<p>Summary:</p> <p>Analyze neighborhood parking issues by engaging stakeholders and working in a Joint Task Force Subcommittee with Council. Implement recommended solutions.</p>	<p>Project Dates:</p> <p>2/21/13: Task Force Final Report presented at P&Z Regular meeting.</p> <p>2/28/13: Task Force Final Report presented at Council Regular meeting.</p>
Staff Assigned: B. Cowell, T. Rogers	Anticipated Completion: Winter 2012/2013

Residential Zoning Districts	
Summary: Create and adopt new residential zoning districts to implement the future land use and character designations identified in the Comprehensive Plan.	Project Dates: 2/7/12: Outline presented at P&Z Regular meeting.
Staff Assigned: J. Prochazka, T. Rogers	Anticipated Completion:

Medical District Zoning Districts	
Summary: Create and adopt Medical and Urban Village zoning districts to implement the new future land use and character designations established by the Medical District Master Plan.	Project Dates:
Staff Assigned: J. Prochazka, M. Robinson	Anticipated Completion:

Research and Education

Plan Implementation	
Summary: The linkage between the Comprehensive Plan, Master Plans, and Neighborhood, District, and Corridor Plans. The linkage between regulations, funding, etc and plan implementation.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

Character and Urban Design	
Summary: The purpose and definition of community character, urban design, and the role they play in community vitality and success.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

Affordable Housing and Community Development	
Summary: Receive updates regarding affordable housing and other community development efforts.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion: On-going

Single-Family and Multi-Family Housing Markets	
Summary: Discuss impact of large amount of new multi-family units and single-family dwellings being used for student rental purposes on the local housing market.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:



CITY OF COLLEGE STATION

1101 Texas Avenue South, P.O. Box 9960
College Station, Texas 77842
Phone 979.764.3570 / Fax 979.764.3496

MEMORANDUM

DATE: February 7, 2013
TO: The Planning & Zoning Commission
FROM: Carol Cotter, P.E., Sr. Asst. City Engineer
SUBJECT: Semi-Annual Report – Impact Fees 92-01, 97-01, 97-02B, 99-01, 03-02

Local Government Code requires semi-annual reporting in order to monitor the progress of impact fees and to determine when and update to the fee study is necessary. An update was recommended and is currently under way. There have been no major changes over the last reporting period. Staff recommends that the Advisory Committee forward this report to City Council for their status update.

The City of College Station Ordinance Chapter 15, Impact Fees, designates the Planning and Zoning Commission as the Advisory Committee for review, advisement, and monitoring of proposed and existing impact fees. More specifically, the Advisory Committee is established to:

1. Advise and assist the City in adopting Land Use assumptions.
2. Review the Capital Improvements Plan and file written comments.
3. Monitor and evaluate implementation of the Capital Improvements Plan.
4. File semi-annual reports with respect to the progress of the Capital Improvements Plan.
5. Advise the City Council of the need to update or revise the Land Use Assumptions, Capital Improvements Plan, and Impact Fees.

Currently the City of College Station has five impact fees in existence of which all associated construction is complete. All five of the impact fees underwent a 5-Year Update in either 2008 or 2009 (as noted below) in accordance with State Law. The following is a current status report for each of the five impact fees. (To facilitate review data changes from previous 6 months are presented in bold font.):

92-01 Sanitary Sewer (Graham Road) (508 ac.) \$316.07/LUE

This fee was initially implemented in 1992 at \$152.18 /LUE and was revised in 1996 to \$289.77/LUE after approval of updated Land use Assumptions and Capital Improvements Plan (CIP), revised again to the \$232.04/LUE in 2000 and to the current amount in April of 2008. The CIP consists of three phases originally estimated at \$543,000 which have all been completed at a combined cost of \$473,518.72. Fees collected over the last 6 months are **\$0.00** for total amount of **\$325,082.55** (per Account #250-0000-287.51-13). The remaining amount eligible for collection is about **\$16,631**. The total amount to be recovered through impact fees is anticipated at 72% of original construction cost.

97-01 Sanitary Sewer (Spring Creek – Pebble Hills) (2000 ac.) \$98.39/LUE

This fee was implemented in December 1997 at \$349.55/LUE and was revised to the current amount in April of 2008. The CIP consists of Phase I (east of Hwy 6) and Phase II (west of Hwy 6). Phase I estimated to cost \$1,000,000 was completed in 1999 at a cost of \$631,214.59. Phase II was estimated to cost \$1,350,000 and was completed at a cost of \$813,752.00. The total actual cost was \$1,444,966.59. Fees collected over the last 6 months are **\$5,017.90** for total amount of **\$575,703.70** (per Acct #251-0000-287.51-13). The remaining amount eligible for collection is about **\$181,193**. The total amount to be recovered through impact fees is anticipated at 52% of original construction cost.

97-02B Sanitary Sewer (Alum Creek – Nantucket) (608 ac.) \$59.42/LUE

This fee was implemented in December 1997 at 243.38/LUE and was revised to the current amount in April of 2008. The CIP consisted of running a 15" sanitary sewer line from the south end of the College Station Business Park westerly along Alum Creek to the east ROW of Highway 6. The project was estimated to cost \$390,000 and was completed in 1999 at a cost of \$214,270.87. Fees collected over the last 6 months are **\$237.68** for total amount of **\$22,068.65** (per Acct #252-0000-287.51-13). The remaining amount eligible for collection is about **\$181,536**. The total amount to be recovered through impact fees is anticipated at 95% of original construction cost.

99-01 Water (Harley)(158 ac.) \$769.91/LUE

This fee was implemented in April 1999 at \$550.00/LUE and was revised to the current amount in April of 2008. The CIP consists of running an 18" water line south along the east ROW of Highway 6 approximately 4800'. The line was estimated to cost \$312,000 (the impact fee is based on an 8" line @ \$165,000). A 2400' section of the 18" line was constructed in 1999 from the south end at a total cost of \$342,977.73. Fees collected over the last 6 months are \$0.00 for total amount of \$64,740.88 (per Acct #240-0000-287.51-13). The remaining amount eligible for collection is about \$246,372. The total amount to be recovered through impact fees is anticipated at 91% of original construction cost.

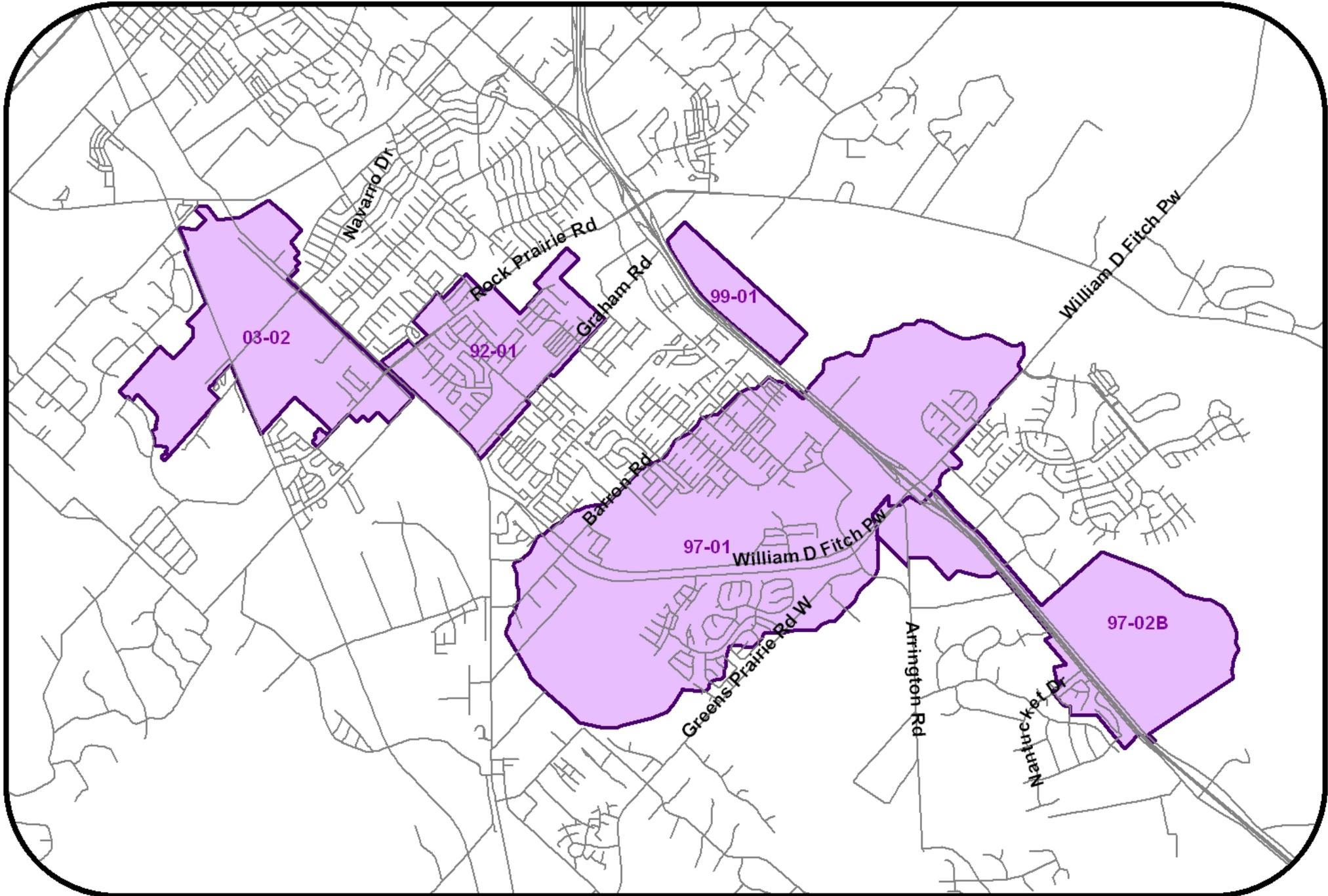
03-02 Sanitary Sewer (Steeplechase) (715 ac.) \$357.74/LUE

This fee was initially implemented in June 2003 at \$300.00/LUE and was revised to the current amount in May of 2009. This CIP was constructed in two phases of sanitary sewer line construction in compliance with the proposed construction in the original report establishing the fee. Phase one crossed Wellborn Road and terminated at Old Wellborn Road consisting of 2,347 linear feet of 18 inch sewer line with a construction cost of \$296,642. Phase two was completed in 2006 and continued the line along Old Wellborn Road and terminated across RPR West. Phase two consisted of 6,281 linear feet of 12 inch line and 2,062 linear feet of 18 inch line for a construction cost of \$529,088 and a land cost of \$87,133. The design cost for the combined phases was \$148,023. The total actual cost was \$1,091,886 which was less than the original report estimated at \$1,596,137. Fees collected over the last 6 months are **\$4,650.62** for total amount of **\$97,157.82** (per Acct #253-0000-287.51-13). The remaining amount eligible for collection is about **\$698,001**. The total amount to be recovered through impact fees is anticipated at 72% of original construction cost.

A previous report showed changes in the projected densities in several of the Impact Fee areas related to the Land Uses adopted with the Comprehensive Land Use Plan in 2009. As presented in the Table below, the densities expected with the Land Use Plan adopted in 2009 are significantly different in several of the Impact Fee Areas. An update to incorporate these changes had been in progress but needed to consider the Water and Wastewater Master Plans that were under development, as well as, a City Wide Impact Fee Study that was underway. With the completion of both projects, the update is now proceeding and will be presented in the coming months.

Impact Fee Area	Effective Buildout LUE	Current Impact Fee Rate	Anticipated Buildout LUE	LUE Adjustment	Remaining Capital Investment to Recoup
92-01 Graham	1551	\$ 316.07	1775	+ 224	\$ 17,000
97-01 Spring Creek	4425	\$ 98.39	8384	+ 3959	\$181,000
97-02B Alum	3232	\$ 59.42	2139	- 1093	\$182,000
99-01 Harley	450	\$ 769.91	440	- 10	\$246,000
03-02 Steeplechase	2838	\$ 357.74	7816	+ 4987	\$698,000
				Total	\$1,324,000

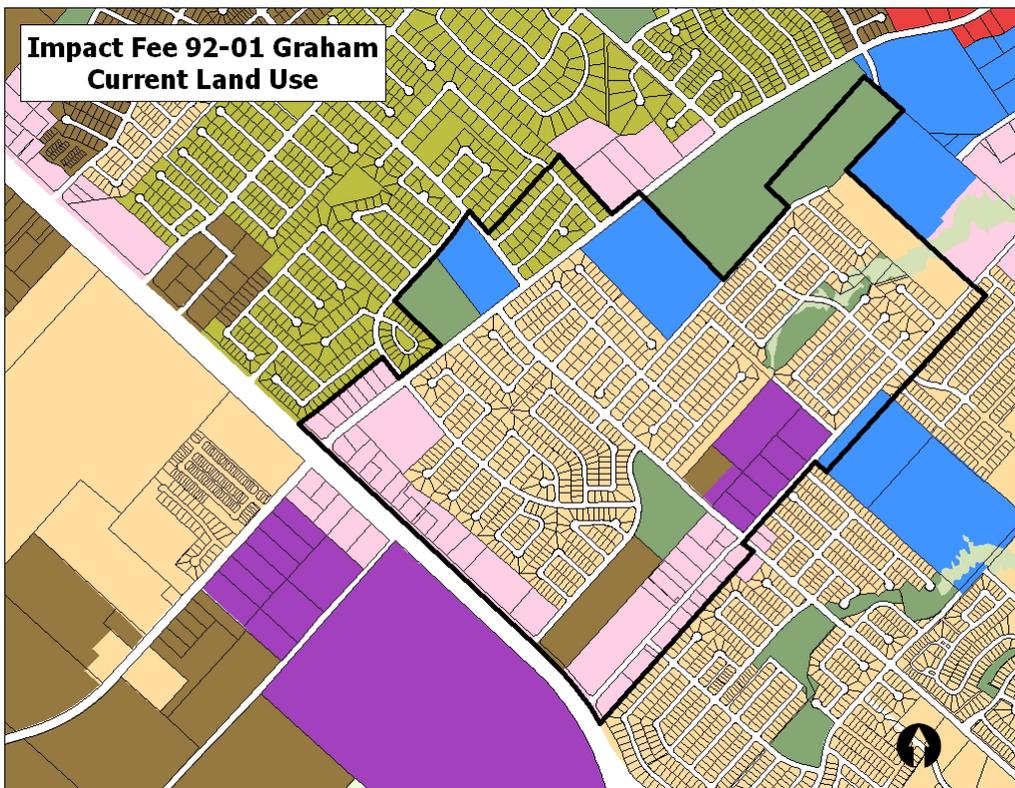
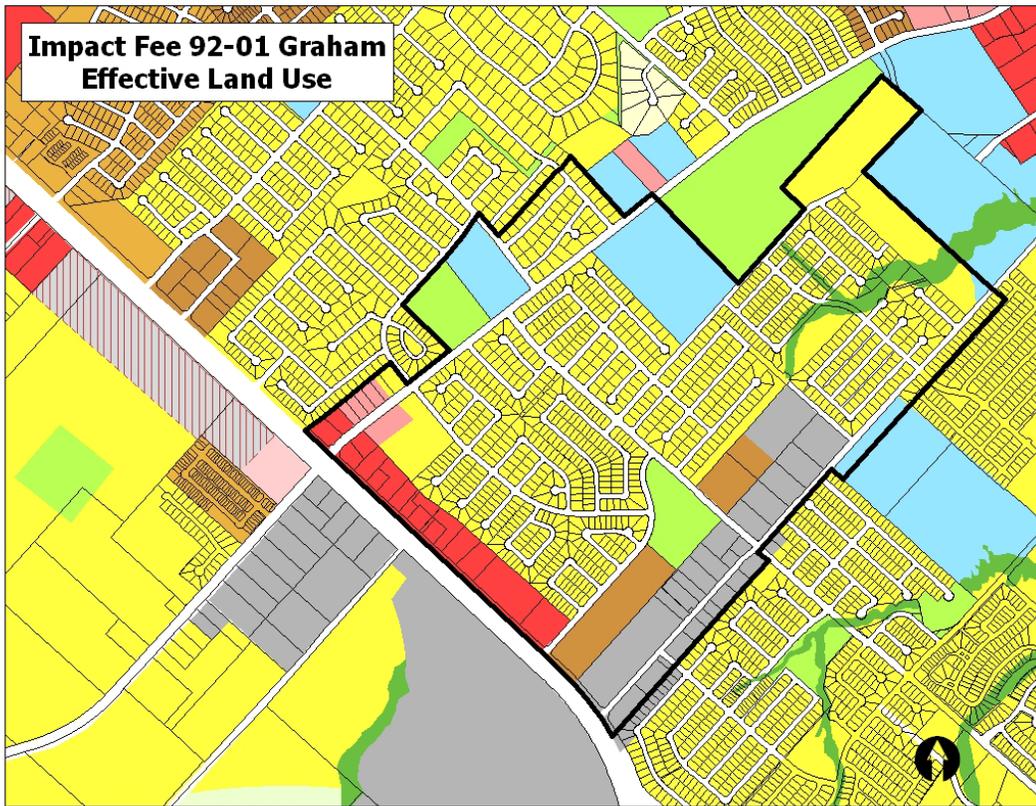
Attachments: Impact Fee Service Areas Map
 Land Use at Adoption Map per Impact Fee Area
 Current Land Use Map per Impact Fee Area

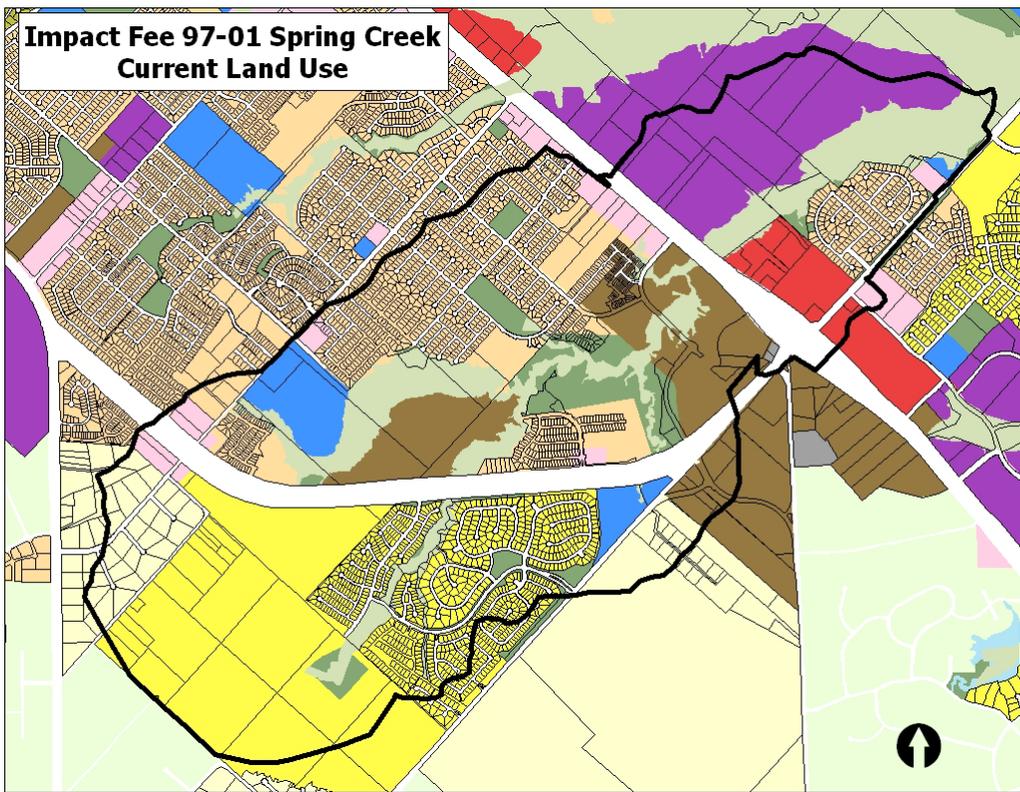
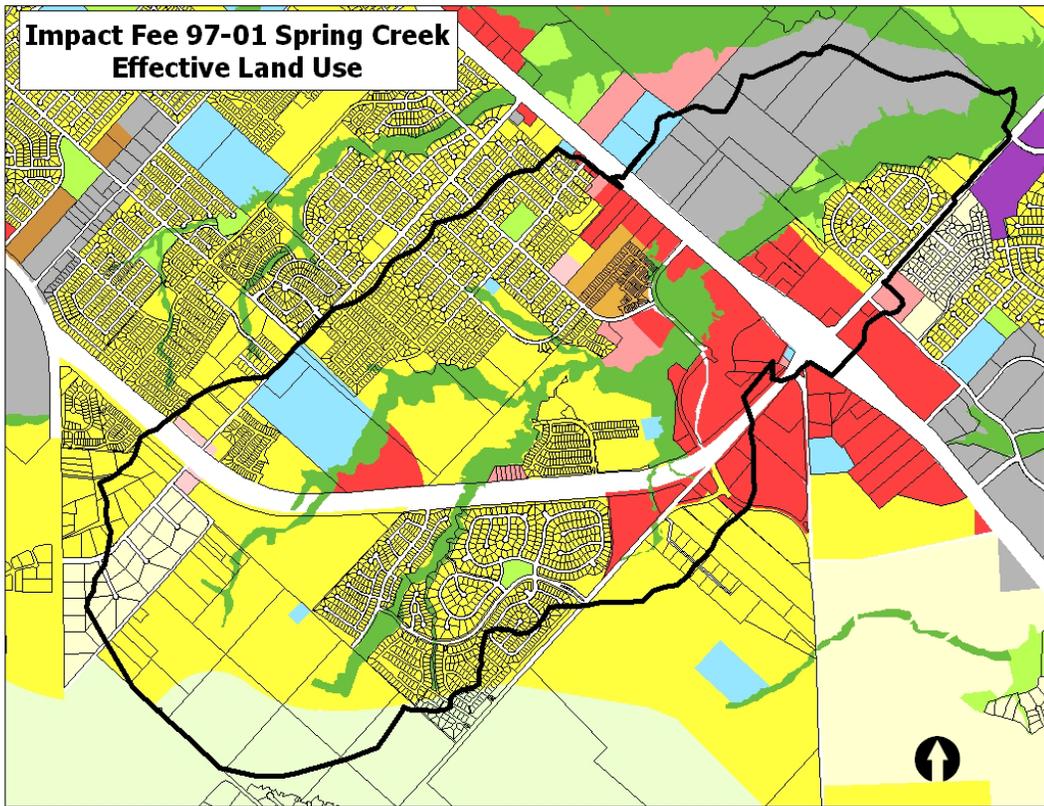


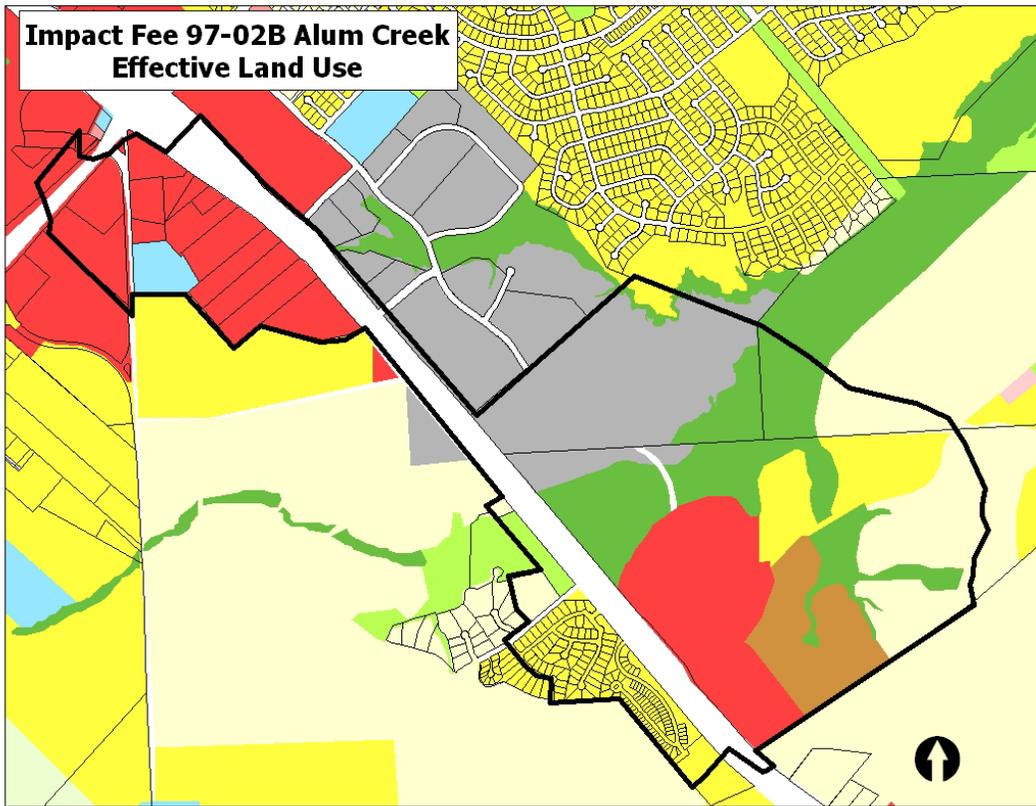
1 inch equals 4,000 feet



Impact Fee Areas - December 2011

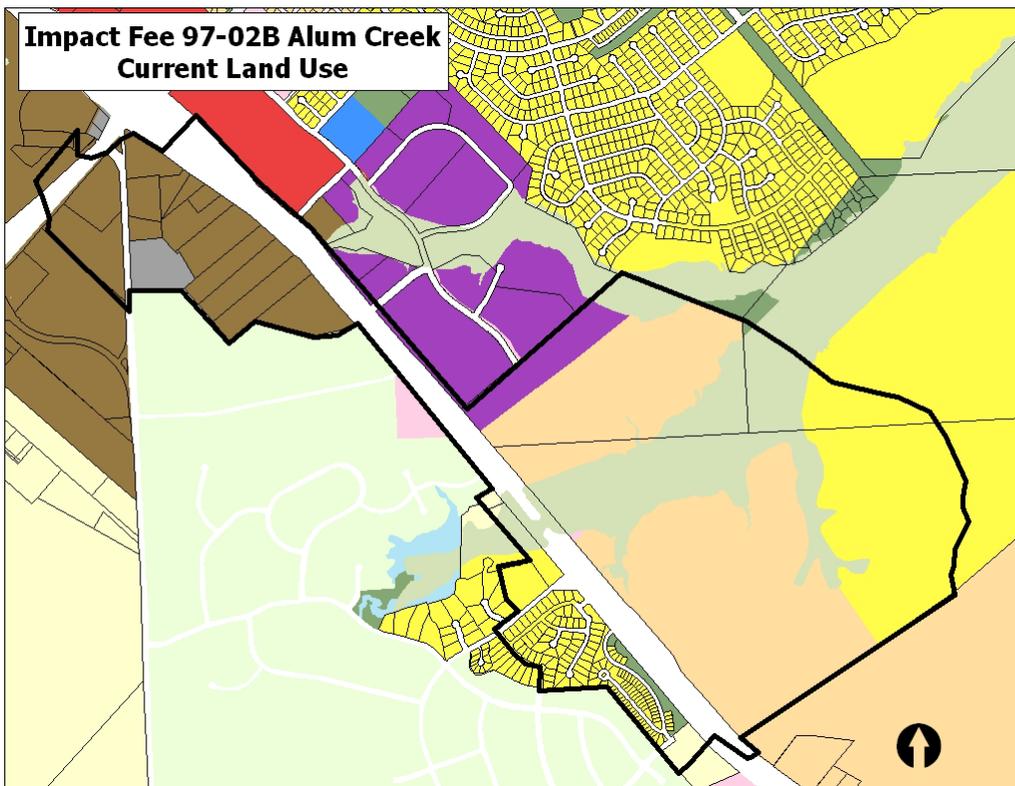






Legend

- Civic
- Floodplain and Streams
- Industrial R and D
- Institutional
- Office
- Park
- Planned Development
- Redevelopment
- Residential Attached
- Retail Neighborhood
- Retail Regional
- Rural
- S.F. Residential High Density
- S.F. Residential Low Density
- S.F. Residential Medium Density
- Texas A & M University
- Transitional

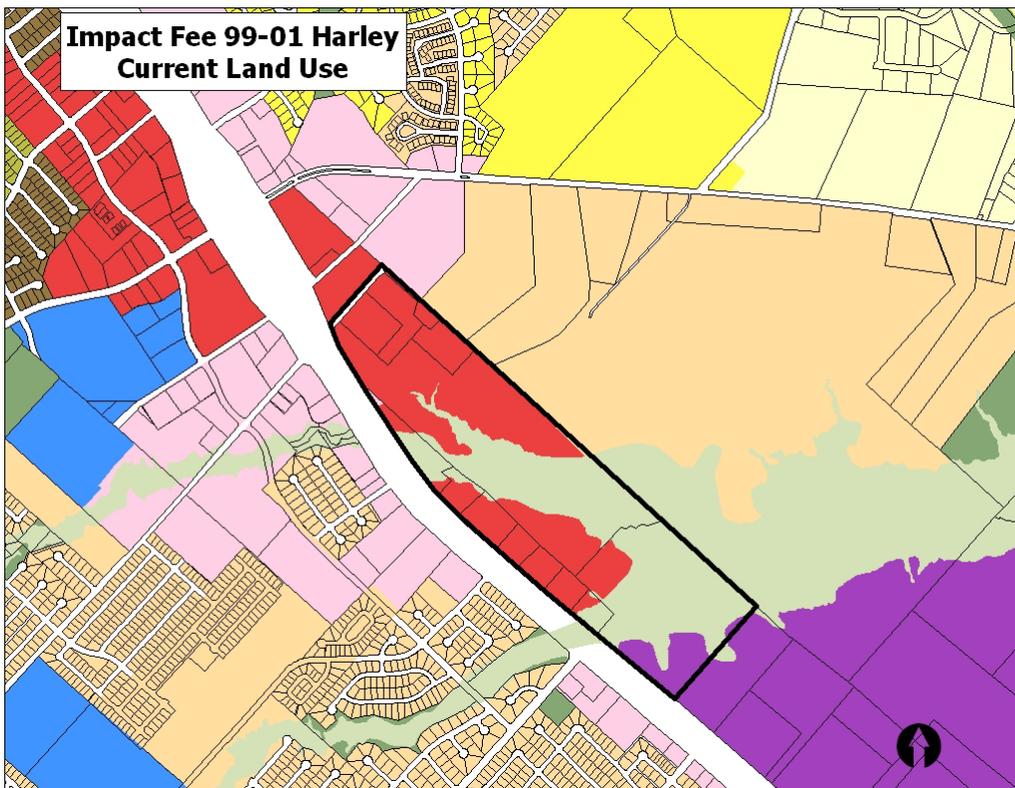
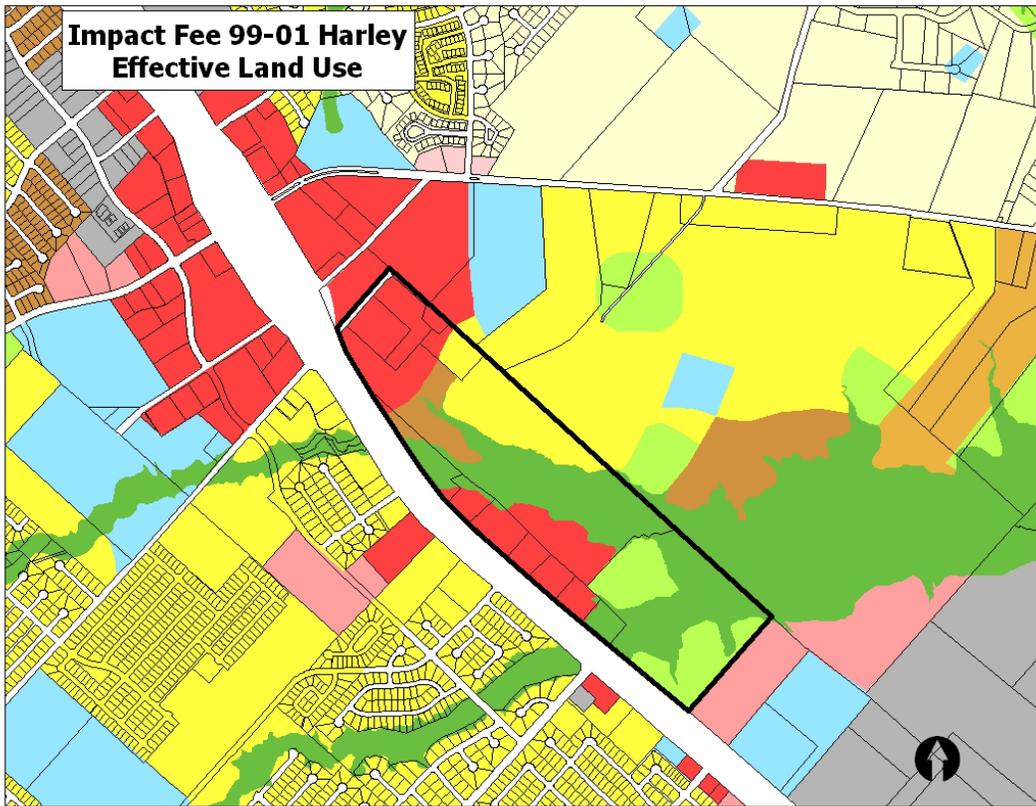


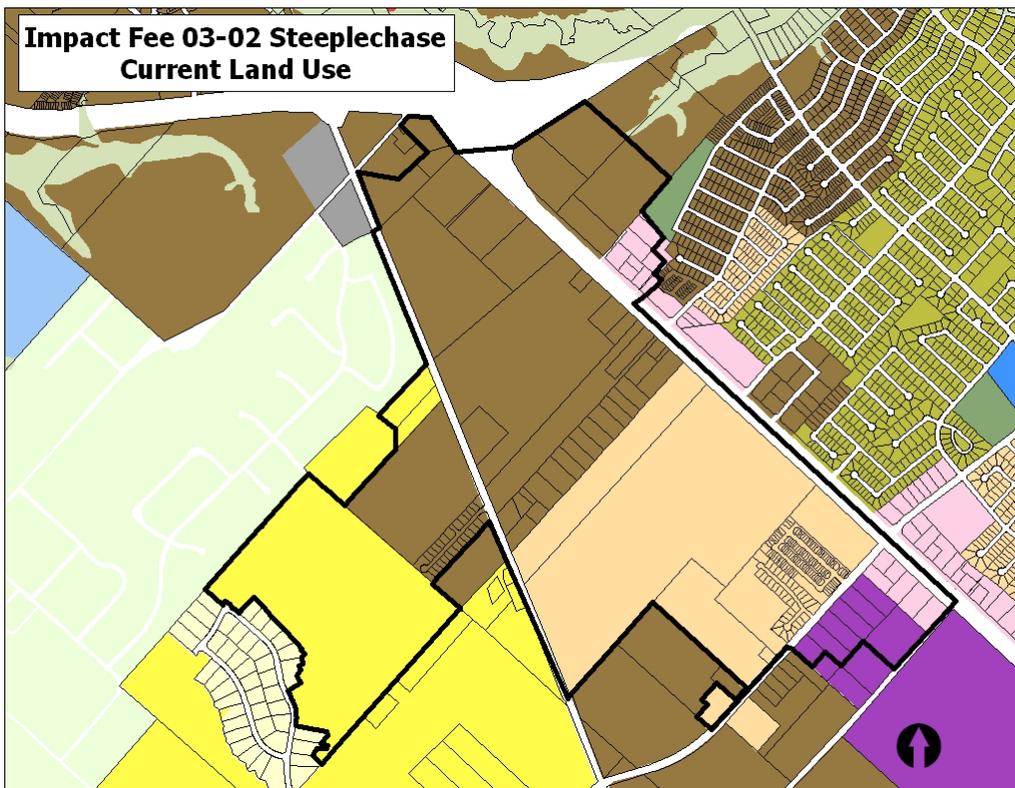
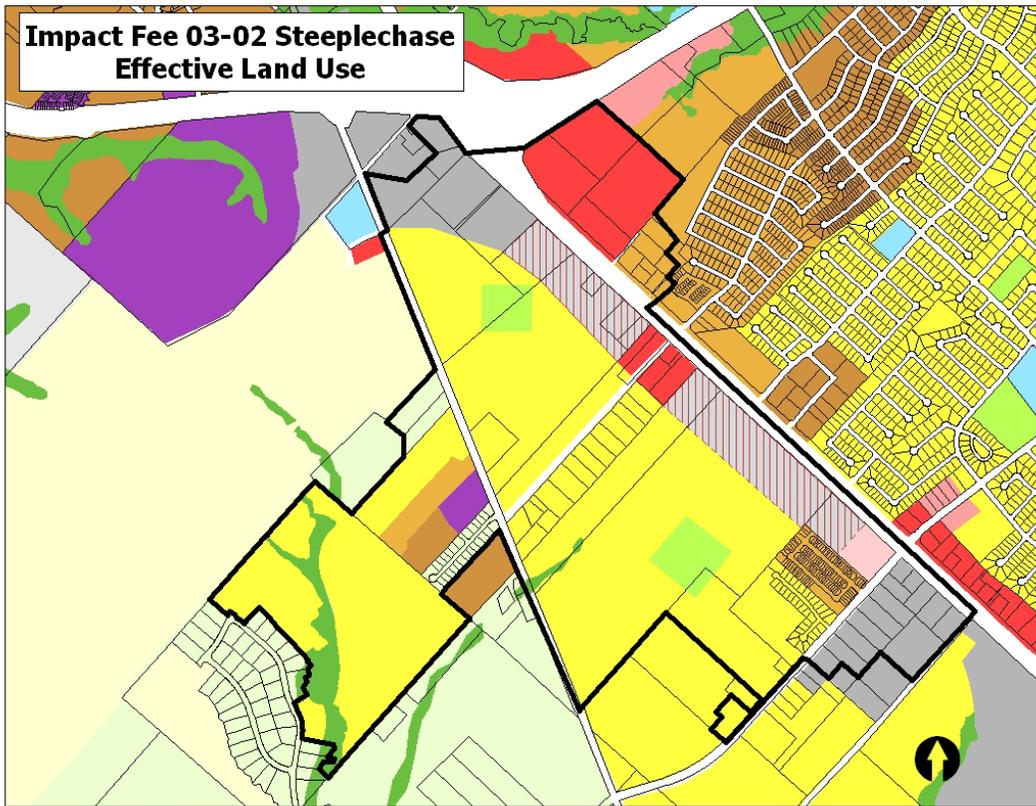
Legend

Land Use Plan

FLU-2

- 111 - Neighborhood Conservation
- 910 - 100 - Rural
- 130 - Estate
- 109 - Restricted Suburban
- 110 - General Suburban
- 120 - 250 - Urban
- 275 - Urban Mixed Use
- 210 - General Commercial
- 200 - Suburban Commercial
- 310 - Business Park
- 410 - Institutional/Public
- 450 - Texas A&M University
- 710 - 720 - Natural Areas - Protected
- 800 - Natural Areas - Reserved
- 850 - Utilities
- 456 - Redevelopment Areas
- 999 - Water





Effective Land Use

Density LUE/Acre	Legend
	 Civic
1.00	 Floodplain and Streams
1.62 (1.87)	 Industrial R and D
2.10 (2.33)	 Institutional
2.87 (3.01)	 Office
1.00	 Park
	 Planned Development
	 Redevelopment
13.6	 Residential Attached
3.77 (4.55)	 Retail Neighborhood
4.07 (5.55)	 Retail Regional
0.00	 Rural
13.00	 S.F. Residential High Density
0.4	 S.F. Residential Low Density
4.5	 S.F. Residential Medium Density
	 Texas A & M Univeristy
0.00	 Transitional

Current Land Use

Density LUE/Acre	Legend Land Use Plan FLU-2
0.00	 111 - Neighborhood Conservation
1.00	 910 - 100 - Rural
0.20	 130 - Estate
6.59	 109 - Restricted Suburban
4.19 (8.0)	 110 - General Suburban
4.52 (20)	 120 - 250 - Urban
	 275 - Urban Mixed Use
4.07 (5.5)	 210 - General Commercial
3.77 (4.55)	 200 - Suburban Commercial
1.62 (2.0)	 310 - Business Park
2.00	 410 - Institutional/Public
	 450 - Texas A&M University
0.00	 710 - 720 - Natural Areas - Protected
0.20	 800 - Natural Areas - Reserved
	 850 - Utilities
	 456 - Redevelopment Areas
	 999 - Water

*(#) indicates LUE for Water Impact Fee Area and only applies to the 99-01 Harley Impact Fee Area.

MINUTES
PLANNING & ZONING COMMISSION
Workshop Meeting
January 17, 2013, 6:30 p.m.
City Hall Council Chambers
College Station, Texas

COMMISSIONERS PRESENT: Mike Ashfield, Jodi Warner, Brad Corrier, Bo Miles and Jerome Rektorik

COMMISSIONERS ABSENT: Jim Ross and Vergel Gay

CITY COUNCIL MEMBERS PRESENT: None

CITY STAFF PRESENT: Bob Cowell, Lance Simms, Jason Schubert, Matt Robinson, Joe Guerra, Adam Falco, Jordan Wood, Jennifer Pate, and Brittany Caldwell

1. Call the meeting to order.

Chairman Ashfield called the meeting to order at 6:26 p.m.

2. Discussion of consent and regular agenda items.

Chairman Ashfield stated that the applicant requested that Regular Agenda Item 6 be removed from the agenda.

There was general discussion amongst the Commission regarding Consent Agenda Item 4.3.

3. Discussion of Minor and Amending Plats approved by Staff.

- Final Plat ~ Amending Plat ~ Sandstone Addition ~ Lots 5R1 & 5R2 ~ 2008 Oakwood Trail (**M. Hester**)

Principal Planner Schubert reviewed the Amending Plat reviewed by Staff.

4. Presentation, discussion, and possible action regarding the status of items within the 2012 P&Z Plan of Work and the development of the draft 2013 P&Z Plan of Work (see attached). (**J. Schubert**)

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

5. Presentation, discussion, and possible action regarding an update on Texas A&M Design Week. (**B. Cowell**)

Executive Director Cowell gave an update on Texas A&M Design Week.

6. Presentation, discussion, and possible action regarding the P&Z Calendar of Upcoming Meetings.
- Thursday, January 24, 2013 ~ Joint City Council and Planning & Zoning Workshop Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (**Liaison – B. Carrier**)
 - Thursday, February 7, 2013 ~ Planning & Zoning Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
 - Thursday, February 14, 2013 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (**Liaison – V. Gay**)

Chairman Ashfield reviewed the upcoming meeting dates with the Planning and Zoning Commission.

7. Discussion, review and possible action regarding the following meetings: Design Review Board, Joint Parks / Planning & Zoning Subcommittee, South Knoll Neighborhood Plan Resource Team, BioCorridor Committee, Zoning District Subcommittee, Joint Task Force on Neighborhood Parking Issues, and Wellborn District Plan Resource Team.

Commissioner Warner gave an update regarding the South Knoll Neighborhood Plan.

Senior Planner Robinson gave an update regarding the Wellborn District Plan.

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 regarding future agenda items.

9. Adjourn.

The meeting was adjourned at 6:57 p.m.

Approved:

Mike Ashfield, Chairman
Planning & Zoning Commission

Attest:

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services

MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting
January 17, 2013, 7:00 p.m.
City Hall Council Chambers
College Station, Texas

COMMISSIONERS PRESENT: Mike Ashfield, Jodi Warner, Brad Corrier, Bo Miles and Jerome Rektorik

COMMISSIONERS ABSENT: Jim Ross and Vergel Gay

CITY COUNCIL MEMBERS PRESENT: Jess Fields

CITY STAFF PRESENT: Bob Cowell, Lance Simms, Jason Schubert, Matt Robinson, Joe Guerra, Adam Falco, Jordan Wood, Jennifer Pate, and Brittany Caldwell

1. **Call Meeting to Order**

Chairman Ashfield called the meeting to order at 7:00 p.m.

2. **Pledge of Allegiance**

3. **Hear Citizens**

No one spoke.

4. **Consent Agenda**

All items approved by Consent are approved with any and all staff recommendations.

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

- Jim Ross ~ January 3
- Mike Ashfield ~ January 3

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

- December 20, 2012 ~ Workshop
- December 20, 2012 ~ Regular
- January 3, 2013 ~ Workshop
- January 3, 2013 ~ Regular

- 4.3 Presentation, discussion, and possible action on a Final Plat for the Castlegate II Section 100 Subdivision consisting of 41 lots on 12.437 acres located at 4298 W.S. Phillips Parkway, generally located west of the Castlegate Subdivision. **Case #12-00500237 (M. Robinson)**

Commissioner Miles motioned to approve Consent Agenda Items 4.1 – 4.3. Commissioner Rektorik seconded the motion, motion passed (5-0).

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. Public hearing, presentation, discussion, and possible action regarding an amendment to Chapter 12, "Unified Development Ordinance", Section 4.2, "Official Zoning Map" of the Code of Ordinances of the City of College Station, Texas by rezoning approximately 6.3 acres located at 301 Southwest Parkway from PDD Planned Development District to PDD Planned Development District to amend the Concept Plan. **Case # 12-00500247 (T. Rogers) (Note: Final action on this item is scheduled for the February 14, 2013 City Council Meeting -subject to change)**

This item was removed from the agenda at the applicant's request.

7. 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 regarding future agenda items.

8. Adjourn.

The meeting was adjourned at 7:02 p.m.

Approved:

Mike Ashfield, Chairman
Planning & Zoning Commission

Attest:

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services



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

**REZONING REQUEST
FOR
EARL RUDDER AT UNIVERISTY OAKS BUSINESS PARK
13-00900002**

REQUEST: R-1 Single-Family Residential to O Office

SCALE: One lot on approximately 1.27 acres

LOCATION: 1402 Earl Rudder Fwy S

APPLICANTS: Glenn Jones, J4 Engineering

PROJECT MANAGER: Morgan Hester, Staff Planner
mhester@cstx.gov

PROJECT OVERVIEW: The request is to rezone a 1.27-acre tract to O Office so that the site may be developed for uses other than R-1 Single-Family Residential as it is currently designated. The Comprehensive Plan Future Land Use and Character Map was recently amended for this tract from General Suburban to Suburban Commercial so that more uses would be permitted. The property owner plans to develop the lot with office uses utilizing access from the frontage road of Earl Rudder Freeway South.

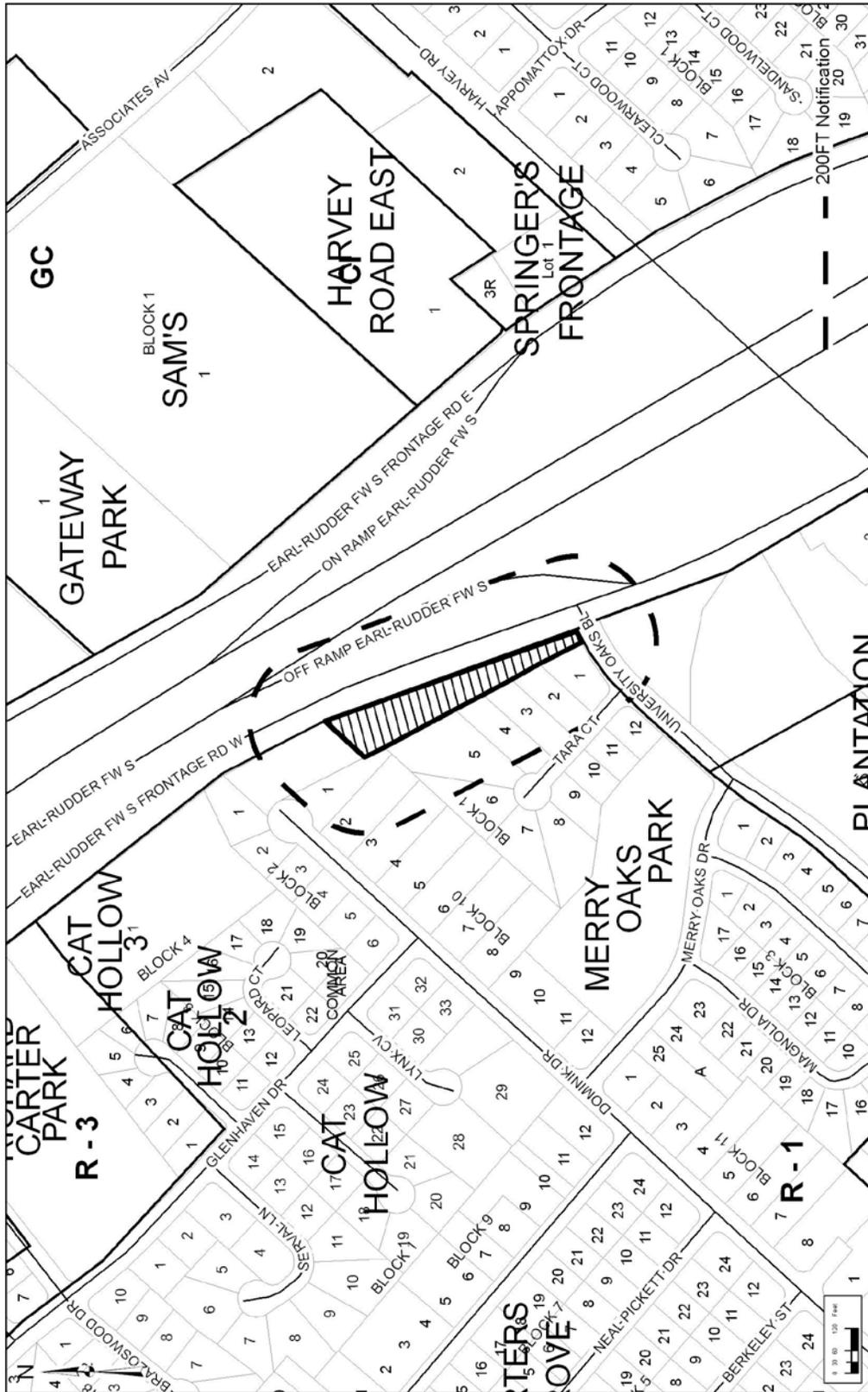
RECOMMENDATION: Staff recommends approval of the proposed rezoning based on its compatibility with the Comprehensive Plan Future Land Use and Character Map.



Case: 13-002

1402 EARL RUDDER FWY. S

REZONING
DEVELOPMENT REVIEW



Zoning Districts	WPC	Wolf Pen Creek Dev. Corridor
A-O Agricultural Open	NG-1	Core Northgate
A-OR Rural Residential Subdivision	NG-2	Transitional Northgate
R-1 Single Family Residential	NG-3	Residential Northgate
R-1B Single Family Residential	OV	Corridor Overlay
R-2 Duplex Residential	RDD	Redevelopment District
	KO	Krenek Tap Overlay

Zoning Districts	Light Commercial
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

Zoning Districts	C-3
R-3	Townhouse
R-4	Multi-Family
R-6	High Density Multi-Family
R-7	Manufactured Home Park
O	Office
GC	General Commercial
CI	Commercial-Industrial

Zoning Districts	Merry Oaks Park
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

DEVELOPMENT REVIEW

REZONING

1402 EARL RUDDER FWY. S

Case: **13-002**

NOTIFICATIONS

Advertised Commission Hearing Date: February 7, 2013
 Advertised Council Hearing Dates: February 28, 2013

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:

N/A

Property owner notices mailed: 13
 Contacts in support: N/A
 Contacts in opposition: N/A
 Inquiry contacts: None at the time of this report.

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	General Suburban	R-1 Single-Family Residential	Single-Family Homes
South (across University Oaks Blvd)	Natural Areas – Reserved and Urban Redevelopment	GC General Commercial	Vacant
East (across Earl Rudder Freeway South)	General Commercial	GC General Commercial	Sam's Club, Lock & Roll Storage
West	General Suburban	R-1 Single-Family Residential	Single-Family Homes

DEVELOPMENT HISTORY

Annexation: 1958
 Zoning: R-1 Single-Family Residential
 Final Plat: This property is currently unplatted.
 Site development: Vacant

REVIEW CRITERIA

- 1. Consistency with the Comprehensive Plan:** The subject property is designated as Suburban Commercial on the Comprehensive Plan Future Land Use and Character Map. The proposed rezoning is consistent with this designation.
- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The proposed rezoning will allow for the development of offices which typically generate lower traffic counts and requires limited identification.
- 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 proposed

rezoning is appropriate for this area due to its location on the frontage road of Earl Rudder Freeway South and its proximity to single-family land uses.

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:** Currently, the subject property is zoned R-1 Single-Family which is not suitable for this area due to it only having frontage to Earl Rudder Freeway S. As an office use, the development will act as a buffer to the single-family development.
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 is not marketable to single-family development due to its proximity to Earl Rudder Freeway South and basic site constraints.
6. **Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** There are existing 6- and 12-inch water mains available to serve this property. There is adequate sanitary sewer capacity in the downstream system to accommodate the proposed use, however sewer mains will still need to be extended to serve the property with site development. Drainage is mainly to the south within the Carters Creek Drainage Basin. Access to the site will be available via the Earl Rudder Freeway South Frontage Road. Drainage and other public infrastructure required with site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. Existing infrastructure, with the exception of the referenced sanitary sewer extension, appears to be adequate for the proposed use.

STAFF RECOMMENDATION

Staff recommends approval of the proposed rezoning based on its compatibility with the Comprehensive Plan Future Land Use and Character Map.

SUPPORTING MATERIALS

1. Application
2. Rezoning map



FOR OFFICE USE ONLY	
CASE NO.:	<u>13-2</u>
DATE SUBMITTED:	<u>1-9-13</u>
TIME:	<u>3:55</u>
STAFF:	<u>RY</u>

ZONING MAP AMENDMENT (REZONING) APPLICATION GENERAL

MINIMUM SUBMITTAL REQUIREMENTS:	
<input checked="" type="checkbox"/>	\$1,165 Rezoning Application Fee.
<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	Traffic Impact Analysis or calculations of projected vehicle trips showing that a TIA is not necessary for the proposed request.
<input checked="" type="checkbox"/>	One (1) copy of a fully dimensioned map on 24" x 36" paper showing: <ul style="list-style-type: none"> 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.
<input checked="" type="checkbox"/>	Written legal description of subject property (metes & bounds or lot & block of subdivision, whichever is applicable).
<input type="checkbox"/>	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 January 8, 2013

NAME OF PROJECT Earl Rudder @ University Oaks Business Park

ADDRESS (Not Addressed)

LEGAL DESCRIPTION (Lot, Block, Subdivision) A-000801, R Carter, Tract 19 (unplatted)

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:

NW Corner of Intersection of State HWY 6 (Earl Rudder Frwy) Frontage Rd & University Oaks.

TOTAL ACREAGE 1.265

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

Name J4 Engineering c/o Glenn Jones, PE-CFM E-mail gjones@j4engineering.com

Street Address PO Box 5192

City Bryan State TX Zip Code 77805

Phone Number 979-739-0567 Fax Number 979-774-5025

PROPERTY OWNER'S INFORMATION:

Name JP Miles Construction Corp c/o Bo Miles E-mail milesconstruction@gmail.com

Street Address PO Box 10467

City College Station State TX Zip Code 77842

Phone Number 979-777-4675 Fax Number 979-690-8100

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

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

This property was conveyed to owner by deed dated 6/13/2012 and recorded in Volume 10753, Page 260 of the Brazos County Official Records.

Existing Zoning R1: Single-Family Residential Proposed Zoning O: Office

Present Use of Property Vacant

Proposed Use of Property Business Office Building

REZONING SUPPORTING INFORMATION

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

The property has frontage on a major thoroughfare that makes it attractive to commercial type developments, as seen adjacent to this lot as well as those across the freeway. In addition, TxDOT has initiated a major project to change the type of exit/entrance ramps along Earl Rudder and construction on this section of the freeway is set to begin. With the inverted ramps, traffic will be able to exit the freeway sooner and travel along the frontage road providing greater access to commercial developments located there.

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, the requested zoning is in 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?

Traditional development along a major arterial such as Earl Rudder Freeway will not comply with the current residential zoning. The adjacent cross street (University Oaks) has an Urban thoroughfare classification as well. The property is a remnant of the nearby subdivision that was left over after all residential lots were established and has never been developed as residential due to the frontage on these two roadways. The proposed office zoning classification will allow the property to develop commercially while still being compatible with nearby residential characteristics.

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

Commercial type development is traditionally along major thoroughfares and arterials such as Earl Rudder Freeway. Having an urban classified cross street in University Oaks adds to the marketability of the property for commercial type developments. In addition, the existing heavily wooded undergrowth along with well-established oaks trees will allow the required buffer zones to be left uncleared and provide a natural delineation between the proposed development and the existing residential structures along the shared rear lot lines. This natural buffer will allow for commercial activities while preserving nearby residential character.

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

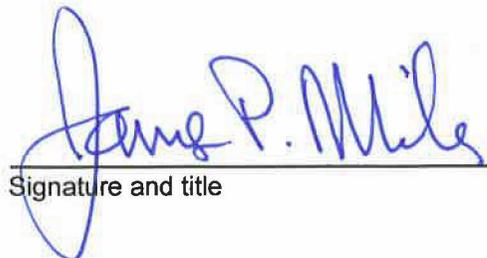
The undesirable frontage on a major thoroughfare has and will continue to suppress residential development on this property.

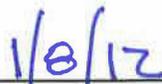
6. Explain the marketability of the property for uses permitted by the current zoning district.

There is no market for the property as it is currently zoned.

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

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



- LEGEND:
- ⊕ FIRE HYDRANT
 - ⊕ WATER VALVE
 - ⊕ LIGHT POLE
 - ⊕ UTILITY POLE
 - ⊕ GUY WIRE ANCHOR
 - AERIAL ELECTRIC LINES

L1
S 61°28'27" W 32.16' MEASURED
S 64°51'42" W 32.14' DEED CALL, 10753/260

METES AND BOUNDS DESCRIPTION
OF A
1.27 ACRE TRACT
RICHARD CARTER LEAGUE, A-8
COLLEGE STATION, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE RICHARD CARTER LEAGUE, ABSTRACT NO. 8, COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE SAME TRACT OF LAND AS DESCRIBED BY A DEED TO J. P. MILES CONSTRUCTION CORPORATION RECORDED IN VOLUME 10753, PAGE 260 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET ON THE NORTHWEST LINE OF UNIVERSITY OAKS BOULEVARD (CALLED 60' R.O.W.) MARKING THE EAST CORNER OF LOT 1, BLOCK 1, REPLAT OF PLANTATION OAKS SECTION ONE ACCORDING TO THE PLAT RECORDED IN VOLUME 311, PAGE 179 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. FOR REFERENCE, CITY OF COLLEGE STATION GPS MONUMENT NO. 122 BEARS: N 87° 21' 32" W FOR A DISTANCE OF 7753.45 FEET;

THENCE: N 28° 31' 33" W ALONG THE NORTHEAST LINE OF SAID BLOCK 1, AT 134.66 FEET PASS A 1/2 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID LOT 1 AND LOT 2 OF SAID BLOCK 1, CONTINUE ON FOR A TOTAL DISTANCE OF 594.34 FEET (PLAT CALL: N 25° 08' 18" W - 594.34 FEET, 3111/179) TO A 3/8 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID BLOCK 1 AND THE EAST CORNER OF A CALLED 0.469 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO DERRYL OLENN SCHROEDER AND WIFE, LEA ANN SCHROEDER RECORDED IN VOLUME 2985, PAGE 56 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 27° 20' 08" W ALONG THE NORTHEAST LINE OF SAID 0.469 ACRE TRACT FOR A DISTANCE OF 62.22 FEET (DEED CALL: N 24° 00' 06" W - 62.00 FEET, 10753/260) TO A 3/8 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF A CALLED 0.944 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO PAUL MATHEW BURNHAM RECORDED IN VOLUME 6844, PAGE 147 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 43° 00' 38" E ALONG THE SOUTHEAST LINE OF SAID 0.944 ACRE TRACT FOR A DISTANCE OF 140.31 FEET (DEED CALL: N 45° 54' 28" E - 140.13 FEET, 10753/260) TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF EARL RUDDER FREEWAY - STATE HIGHWAY NO. 6 (R.O.W. VARIES) MARKING THE EAST CORNER OF SAID 0.944 ACRE TRACT;

THENCE: S 20° 13' 45" E ALONG THE SOUTHWEST LINE OF EARL RUDDER FREEWAY FOR A DISTANCE OF 708.39 FEET (DEED CALL: S 16° 53' 58" E - 709.16 FEET, 10753/260) TO A 1/2 INCH IRON ROD SET ON THE NORTHWEST LINE OF UNIVERSITY OAKS BOULEVARD. FOR REFERENCE, A 1/2 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF UNIVERSITY OAKS BOULEVARD AND THE SOUTHWEST LINE OF EARL RUDDER FREEWAY BEARS: S 20° 13' 45" E FOR A DISTANCE OF 62.02 FEET;

THENCE: S 61° 28' 27" W ALONG THE NORTHWEST LINE OF UNIVERSITY OAKS BOULEVARD FOR A DISTANCE OF 32.16 FEET (DEED CALL: S 64° 51' 42" W - 32.14 FEET, 10753/260) TO THE POINT OF BEGINNING CONTAINING 1.27 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND AUGUST, 2012. SEE PLAT PREPARED AUGUST, 2012 FOR MORE DESCRIPTIVE INFORMATION. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED BY GPS OBSERVATION.

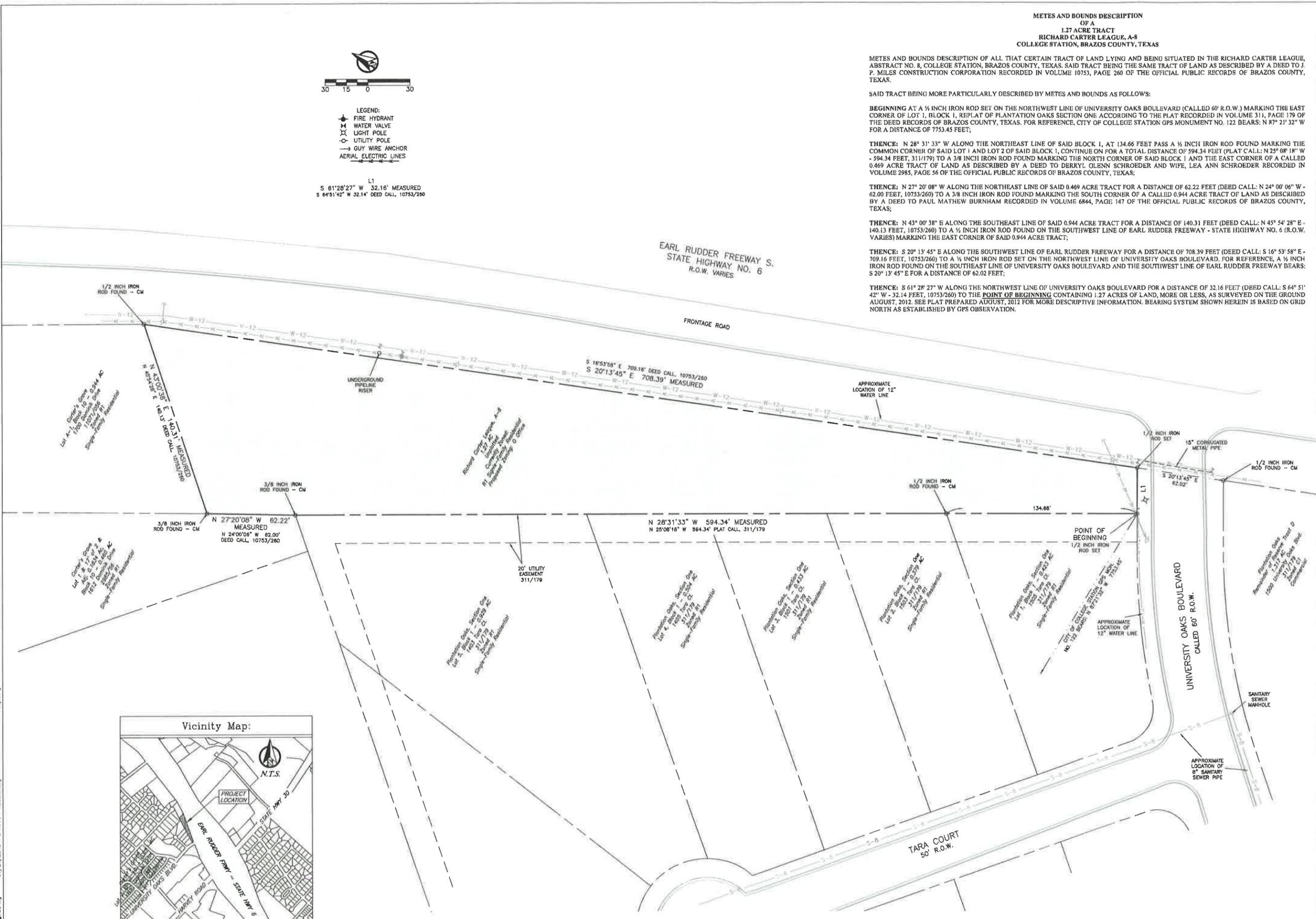
Rezoning Map

General Notes:

1. Current Zoning: R1 Single-Family Residential
2. Proposed Zoning: O-Office
3. Building setbacks lines are per City of College Station U.D.O.
4. Blanket easement to Humble Pipeline Co., 48/24, does apply to this tract.
5. CM - Controlling Monument found and used to establish property lines.
6. Bearing system shown hereon is based on grid north as established from GPS observation.

Property Owner:
JP Miles Construction Corp
PO Box 10467
College Station, TX 77842

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3195



No.	Revision/Issue	Date
1	City Comment Revisions	01/01/18

Firm Name and Address:

PO Box 5192 - Bryan, Texas - 77805
979-739-0267 www.J4Engineering.com
Firm# 9951

Project Name and Address:

Earl Rudder @ University Oaks

Richard Carter League A-8 - 1.27AC
College Station, Brazos County, Texas

Date:	Jan 2013	Sheet:	Exhibit A
Scale:	As Noted		

J4 Engineering 01/21/2013 E Rudder Rezoning.dwg J4E Project # 12-005

13.8 9.08
1.08.13 PK



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

**REZONING REQUEST
FOR
COPPER CREEK CONDOS
12-00500247**

REQUEST: PDD Planned Development District to PDD Planned Development District to amend the Concept Plan.

SCALE: One lot on approximately 6.3 acres

LOCATION: 301 Southwest Pkwy

APPLICANT: Alton Ofczarzak, TDG Management, LP

PROJECT MANAGER: Teresa Rogers, Staff Planner
trogers@cstx.gov

PROJECT OVERVIEW: This request is to amend the Concept Plan of this PDD Planned Development District. The existing Concept Plan currently allows the development of 1, 2, and 3 bedroom units. It requires the preservation of the floodplain as open space and the development of a multi-use path. Under the current Concept Plan, the development must meet neighborhood protection standards, including increased buffer standards and height restrictions.

The applicant is requesting modifications to the parking and building layout adjacent to single-family residential properties. The amendment of the Concept Plan also includes a revision to the number of bedrooms allowed, a reduction in the total number of units, and the addition of a building, office, and pool, while increasing the number of bedrooms, partially located in the existing floodplain. Most significantly, a modification to the existing floodplain has been proposed. At the time of this report the revised study addressing floodplain modifications fails to demonstrate that the proposal does not impact the subject property or adjacent properties where known flooding of parking and structures occurs.

RECOMMENDATION: Staff recommends denial of the rezoning.



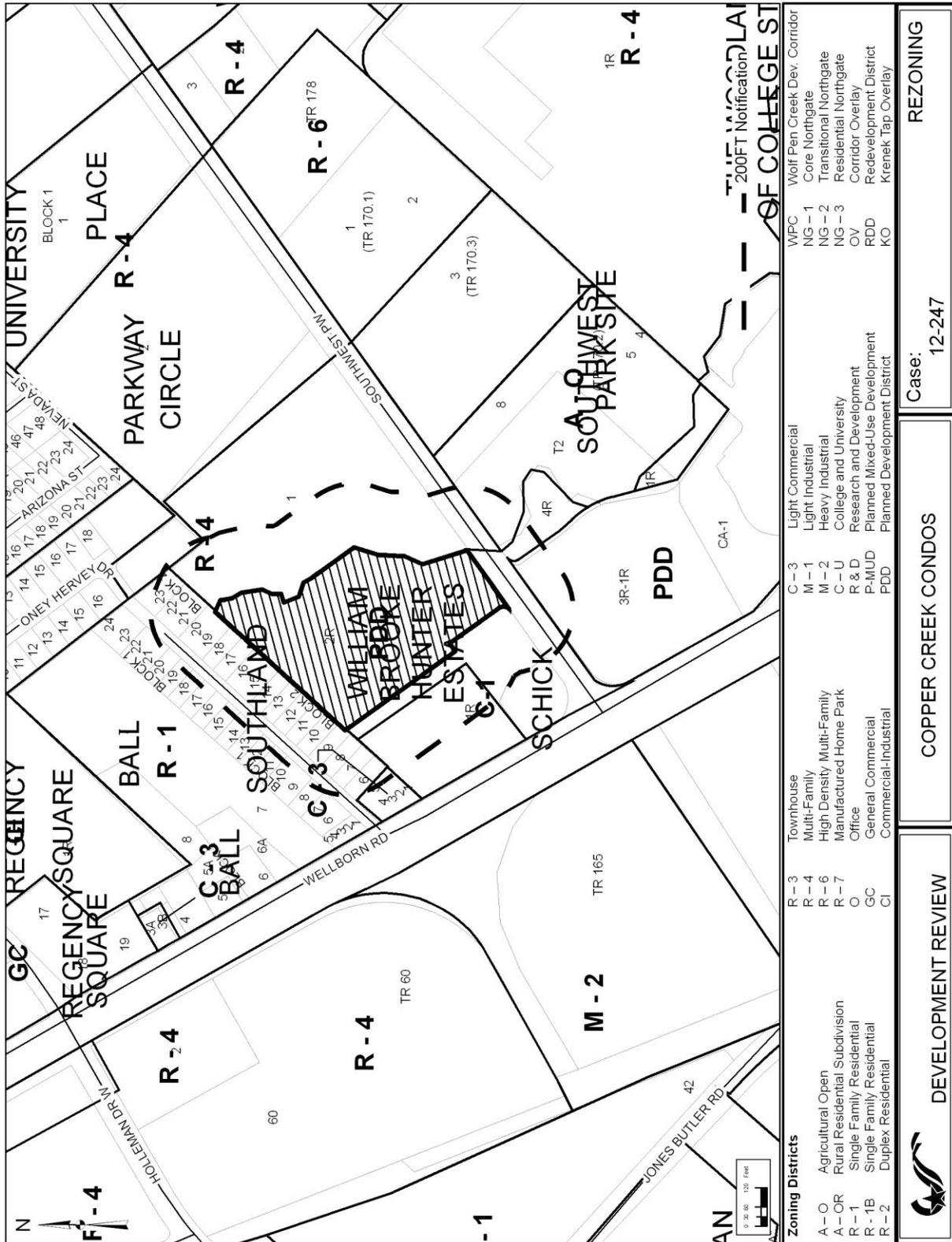
REZONING

Case: 12-247

COPPER CREEK CONDOS

DEVELOPMENT REVIEW





NOTIFICATIONS

Advertised Commission Hearing Date: February 7, 2013
 Advertised Council Hearing Dates: February 28, 2013

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: 29
 Contacts in support: None
 Contacts in opposition: None
 Inquiry contacts: 2

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	General Suburban	R-1 Single-Family Residential	single-family residences, Southland Subdivision
South (across Southwest Parkway)	General Commercial and Natural Areas – Reserved	PDD Planned Development District	undeveloped
East	Natural Areas – Reserved, Urban	R-4 Multi-Family	apartment complex
West	General Commercial	GC General Commercial	shopping center

DEVELOPMENT HISTORY

Annexation: 1969
Zoning: R-1 Single-Family Residential upon annexation (1969),
 R-1 Single-Family Residential to C-1 General Commercial (1975)
 C-1 General Commercial to PDD Planned Development District (2010)
Final Plat: Subject property was final platted as part of William Brooke Hunter Estates in 2004 and subsequently replatted in 2006.
Site development: A portion of the property has been developed as a driveway access for the existing Southwest Crossing shopping center. In 2009, portions of the site, including part of the Natural Areas – Reserved, were graded and filled to accommodate commercial development.

REVIEW CRITERIA

- 1. Consistency with the Comprehensive Plan:** The subject property is designated as Urban and Natural Areas – Reserved on the Comprehensive Plan Future Land Use and Character Map. The Concept Plan depicts buildings and a pool in the existing 100-year floodplain. Therefore, the proposed rezoning is not consistent with this designation.
- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The existing zoning and conforming uses of nearby property are consistent with the proposed use. The proposed multi-family use specified in the PDD is compatible with existing multi-family developments that exist primarily along Southwest Parkway from Welsh Avenue to Wellborn Road. In addition, multi-family uses can serve as a step down intensity from more intense commercial development.

The subject property and the adjacent multi-family development to the east are bound by 100-year floodplain and floodway. There is known flooding in the area including flooding of adjacent homes. The applicant has not demonstrated that the proposed development will not further impact adjacent properties. There may also be design and long-term maintenance impacts as a result of the proposed floodplain alterations on the proposed multi-use path.

- 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 proposed PDD would permit the development of multi-family dwelling units. The property is suitable for the development of multi-family uses. However, further data is needed from the applicant to confirm the impact of the revised floodplain.

A small portion of the property is proposed to remain undeveloped, to function in its natural state, as floodplain with the exception of a proposed multi-use path as shown on the Bicycle, Pedestrian and Greenways Master Plan. The proposed Concept Plan depicts a pool, office structure, and portion of one residential building in the existing 100-year floodplain. A revised floodplain study has been submitted by the applicant, additional data and analysis is necessary to determine if these structures remain in the 100-year floodplain in the proposed configuration and of any associated impacts on the floodplain and surrounding properties.

- 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 property is currently zoned PDD Planned Development District, which allows for the development of multi-family uses. Any planned development on the subject property will be required to utilize the shared driveway access off of Southwest Parkway that currently exists.
- 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 can currently be marketed under the existing PDD Planned Development District zoning. However, special planning should be done with regard to the existing floodplain located on the property.
- 6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** There is an existing 12-inch water main available to serve this property. Sanitary sewer service to the property is available via an existing 10-inch main. Drainage is mainly to the east within the drainage basin of Bee Creek

Tributary B. The property is partially encumbered by 100-year floodplain and floodway. All utilities shall be designed in accordance with BCS Unified Design Guidelines at the time of site development. Access to the property is available through Southwest Parkway or an existing 50-foot Access Easement with the adjacent property to the west. Existing utilities and access are adequate for the proposed use at this time.

REVIEW OF CONCEPT PLAN

The following land uses are proposed for the PDD: natural areas of floodplain and open space; and multi-family residential units consisting of approximately 12 dwelling units per acre. The stated purpose statement of the PDD is as follows:

“The purpose of the PDD is to build a multi-family development. The project will preserve the floodplain as open space and dedicate and develop a multi-use path as shown on the Bicycle, Pedestrian, and Greenways Master Plan. The development will meet neighborhood protection standards to protect the single-family development to the north.”

The Unified Development Ordinance (UDO) 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;** The applicant has proposed a multi-family residential land use, which conforms to the existing character along the segment of Southwest Parkway from Welsh Avenue to Wellborn Road. The majority of property within this area is developed as some form of multi-family dwelling. The Concept Plan calls for the preservation of the flood plain as open space, however the applicant is proposing structures in the existing floodplain. The applicant has proposed a revised floodplain line, but this study does not provide enough detailed information to demonstrate that there will not be impacts on this and adjacent properties. Additional data and analysis is necessary.
- 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 Concept Plan is not in conformity with the objectives of the Comprehensive Plan because it is not sensitive to its surroundings. Approximately one third of the property is in the floodplain and should remain undeveloped as open space with the exception of the proposed multi-use path. The applicant has failed to provide the necessary data to ensure that the floodplain will be adequately preserved and not adversely impact surrounding properties. In addition, the Concept Plan proposes the development and dedication of a multi-use path as shown on the City’s Bicycle, Pedestrian and Greenways Master Plan, but does not take in to consideration additional costs and design considerations that may be necessary if the floodplain is further revised.
- 3. The proposal is compatible with existing or permitted uses on abutting sites and will not adversely affect adjacent development:** Currently, it is unknown if the proposed development will adversely affect the adjacent developments. Additional revised data is necessary from the revised floodplain study in order to determine if flooding issues will be increased with the construction of this development
- 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 proposed development will take access to Southwest Parkway via a shared driveway access with the Southwest Crossing shopping center to the west and have

at least one access point within the development to the multi-use path.

5. **The development includes provision of adequate public improvements, including, but not limited to, parks, schools, and other public facilities:** The development includes the dedication and development of a multi-use path as shown on the Bicycle, Pedestrian and Greenways Master Plan. At the April 13, 2010 Parks and Recreation Advisory Board meeting, the Board approved the request to allocate a portion of Parkland Dedication funds towards the development and construction of the multi-use path.
6. **The development will not be detrimental to the public health, safety, welfare, or materially injurious to properties or improvements in the vicinity:** The Concept Plan proposes modifications to the existing floodplain. It is unknown at this time if the development will be detrimental to the public health, safety, welfare, or materially injurious to properties or improvements in the vicinity.
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 increased number of trips of 33 vehicles at the peak hour will have minimal affect on the transportation system and no Traffic Impact Analysis (TIA) is required. However, due to the location of the proposed multi-use path, mid block safety improvements will have to be provided such as a raised median for pedestrian refuge, signage, pavement markers and pedestrian flashers. This improvement would also help with the current safety concern of students crossing at this location for the existing bus stop. These improvements will be the responsibility of the City to provide at a future date.

STAFF RECOMMENDATION

Staff recommends denial of the proposed rezoning.

SUPPORTING MATERIALS

1. Application
2. Rezoning map
3. Existing Concept Plan (adopted on 7/8/2010, ordinance no. 3256)
4. Proposed Concept Plan



FOR OFFICE USE ONLY	
CASE NO.:	<u>12-2471</u>
DATE SUBMITTED:	<u>11-28-12</u>
TIME:	<u>9:40</u>
STAFF:	<u>PK</u>

ZONING MAP AMENDMENT (REZONING) APPLICATION PLANNED DISTRICTS

- (Check one)** (\$1,165) Planned Development District (PDD)
 (\$1,165) Planned Mixed-Used Development (P-MUD)
 (\$315) Modification to Existing PDD or P-MUD Amendment - Planning & Zoning Commission and City Council Review

Please use Concept Plan Minor Amendment Application for minor amendments as per Section 3.4.J of the UDO.

MINIMUM SUBMITTAL REQUIREMENTS:

- \$315 - 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 PDSDigitalSubmittal@cxstx.gov).
- Fourteen (14) copies of the Concept Plan on 24"x36" paper in accordance with Section 3.4.D of the UDO.
- One (1) copy of the Concept Plan on 8.5"x11" 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 11-7-12

NAME OF PROJECT COPPER CREEK CONDOS

ADDRESS 301 SOUTHWEST PARKWAY

LEGAL DESCRIPTION (Lot, Block, Subdivision) WILLIAM BROOKE HUNTER ESTATES LOT 2R

GENERAL LOCATION OF PROPERTY IF NOT PLATTED:

TOTAL ACREAGE 6.326 AC

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

Name ALTON OFCZARZAK E-mail monical@oakchb.com
Street Address 4060 HIGHWAY 6 SOUTH
City COLLEGE STATION State TEXAS Zip Code 77845
Phone Number 979-690-1504 Fax Number

PROPERTY OWNER'S INFORMATION:

Name ANGEL CACHO-NEGRETE E-mail kdhomebuilders@verizon.net
Street Address 3010 E. VILLA MARIA
City BRYAN State TEXAS Zip Code 77803
Phone Number 979-774-4571 Fax Number 979-776-2746

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

Name MICHAEL G. HESTER, P.E. E-mail mhester@hester-engr.com
Street Address 7607 EASTMARK DRIVE, SUITE 253-B
City COLLEGE STATION State TEXAS Zip Code 77840
Phone Number 979-693-1100 Fax Number

This property was conveyed to owner by deed dated AUGUST 5, 2010 and recorded in Volume 9766, Page 42 of the Brazos County Official Records.

Existing Zoning PDD Proposed Zoning PDD
Present Use of Property VACANT
Proposed Use of Property CONDO DEVELOPMENT
Proposed Use(s) of Property for PDD, if applicable:

MULTI FAMILY RESIDENTIAL, OPEN SPACE/FLOODPLAIN, MULTI USE PATH

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.

THE TRACT IS ZONED PDD, ORDINANCE #2010-3256. THE APPLICANT PLANS TO COMPLY WITH ALL OF THE REQUIREMENTS OF THE APPROVED PPD BUT MODIFY THE CONFIGURATION, NUMBER OF UNITS, THE BUILDINGS AND DRIVEWAYS. AS AN AMENITY AN OFFICE WITH A POOL IS PROPOSED.

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.

MODIFICATION TO AN EXISTING PDD

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 SITE IS BOUND BY NON-RESIDENTIAL USES TO THE WEST, MULTI-FAMILY USES TO THE EAST, MULTI FAMILY AND FUTURE NON-RESIDENTIAL USES TO THE SOUTH ACROSS SOUTHWEST PARWAY AND SINGLE FAMILY RESIDENTIAL LOTS TO THE NORTH.

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

THE ZONING WILL PROVIDE FOR OPEN SPACE AND A MULTI-USE PATH THAT WILL CONNECT TO THE NORTH AND SOUTH.

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

NA

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

NA

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

THE ZONING CHANGE ALLOWS DEVELOPMENT THAT WILL BE COMPATIBLE WITH THE SURROUNDING LAND USES, PROVIDE OPEN SPACE AND CONNECTION OF THE MULTI-USE PATHWAYS.

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

A CONDOMINIUM DEVELOPMENT WITH 2 AND 4 BEDROOM UNITS. THE PROJECT WILL PRESERVE THE FLOODPLAIN AS OPEN SPACE AND PROVIDE A MULTI USE PATH CONNECTION AS SHOWN ON THE BIKEWAY MASTER PLAN. ALSO THE PLAN WILL MEET THE NEIGHBORHOOD PROTECTION STANDARDS TO PROTECT THE EXISTING SINGLE FAMILY HOMES TO THE NORTH.

CONCEPT PLAN SUPPORTING INFORMATION

1. What is the range of future building heights?

THE BUILDINGS WILL BE 2 STORY WITH 19 to 22 FEET FROM GRADE TO EAVE

2. Provide a general statement regarding the proposed drainage.

STORM DRAINAGE WILL BE ROUTED INTO A STORM DRAIN SYSTEM THAT WILL DISCHARGE INTO A CREEK ON THE SITE. A HYDRAULIC ANALYSIS WILL BE PERFORMED AND THE DRAINAGE SYSTEM WILL COMPLY WITH ALL COLLEGE STATION DRAINAGE REQUIREMENTS.

3. List the general bulk or dimensional variations sought.

NA

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

NA

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 PROPOSED PLAN WILL PROVIDE AN AMENITY FOR THE RESIDENTS ALONG THE CREEK BY PRESERVING VEGETATION AND PROVIDING RECREATION WITH A MULTI-USE PATHWAY.

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

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

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

THE PROPOSED PLAN WILL CONNECT TO AN EXISTING DRIVEWAY THAT CONNECTS TO SOUTHWEST PARKWAY. THIS IS A SHARED ACCESS EASEMENT INSTALLED DURING THE CONSTRUCTION OF THE COMMERCIAL SITE TO THE WEST.

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

THE PROPOSED PLAN WILL PROVIDE A MULTI USE PATHWATH AND OPEN AREAS FOR THE RESIDENTS.

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.

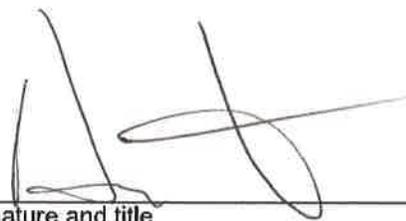
THE CONCEPT PLAN WILL ENHANCE PUBLIC HEALTH AND SAFETY BY PRESERVING OPEN SPACE AND FLOODPLAIN AREAS. ADJACENT SINGLE FAMILY HOMES WILL BE PROTECTED WITH BUFFERS AND HEIGHT AND SETBACK RESTRICTIONS. THE PROPOSED PLAN WILL MAKE USE OF EXISTING VEHICULAR TRAFFIC PATHWAYS AND WILL NOT NEGATIVELY IMPACT ADJOINING STREETS AND EXISTING LEVELS OF SERVICE.

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.

SOUTHWEST PARKWAY IS A 56 FOOT WIDE FOUR LANE MINOR ARTERIAL. THE LEVEL OF SERVICE (LOS) ON SOUTHWEST PARKWAY IS CURRENTLY A/B AND THIS DEVELOPMENT SHOULD NOT DECREASE THAT LOS. ALSO THE PROPOSED PLAN WILL PROVIDE A WAY FOR BIKES AND PEDESTRIANS TO MOVE BACK AND FORTH VIA A MULTI USE PATH PROVIDING ACCESS TO PARKS, THE HIGH SCHOOL AND THE UNIVERISTY, AS WELL AS THE COMMERCIAL AREAS ALONG WELLBORN.

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

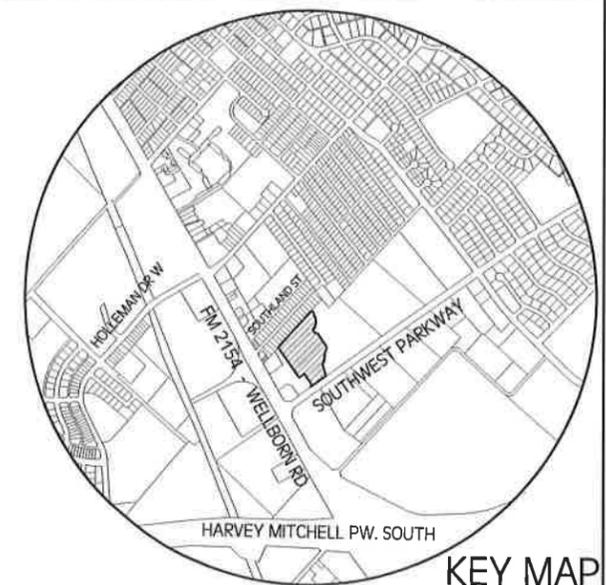
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Date

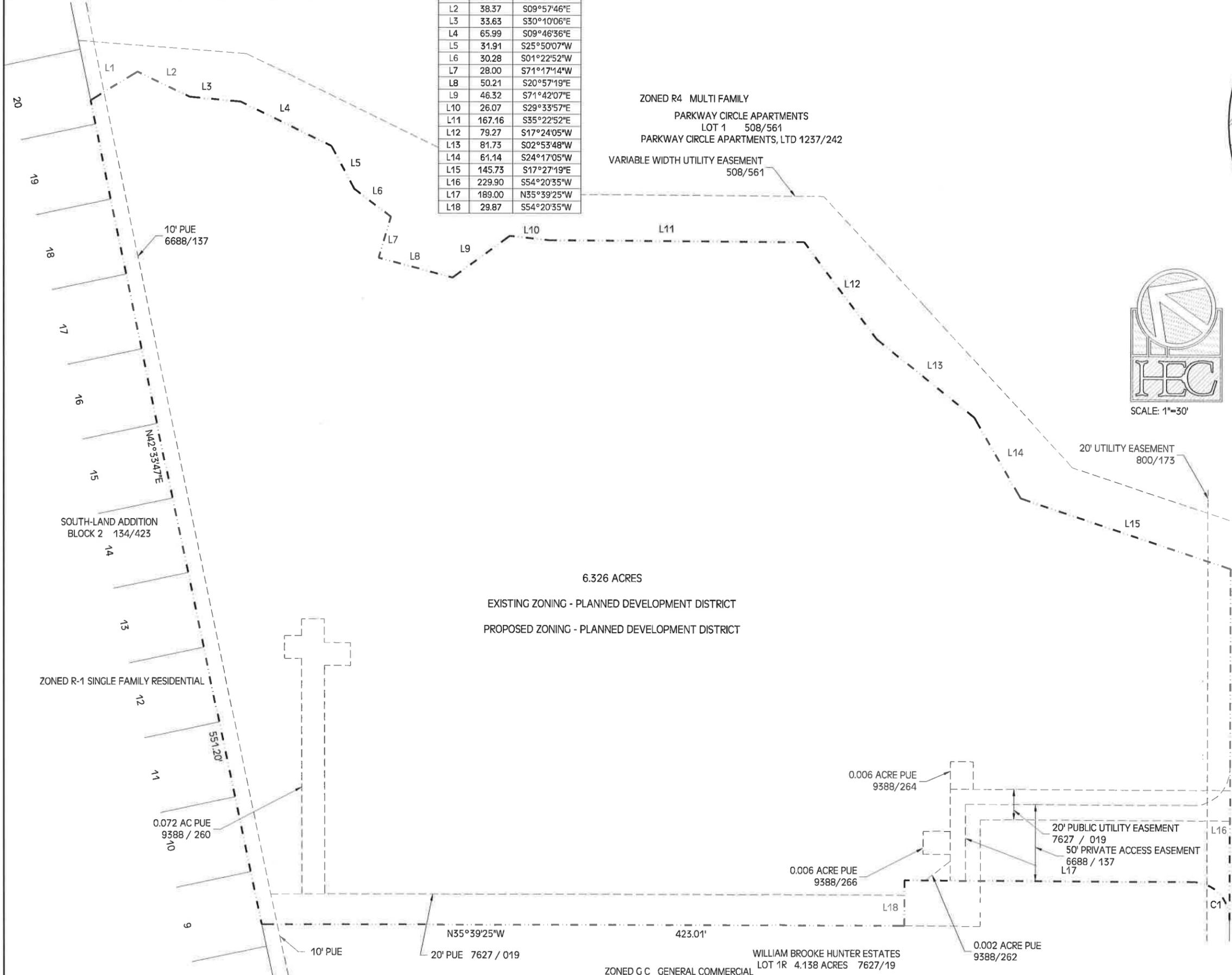
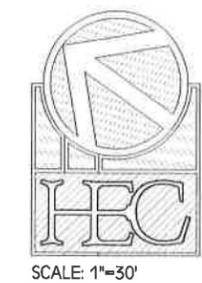
CURVE TABLE						
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD BRC	CHORD
C1	25.00'	90°00'00"	39.27	25.00'	N09°20'35"E	35.36'

LINE TABLE		
LINE	LENGTH	BEARING
L1	36.34	S66°37'17"E
L2	38.37	S09°57'46"E
L3	33.63	S30°10'06"E
L4	65.99	S09°46'36"E
L5	31.91	S25°50'07"W
L6	30.28	S01°22'52"W
L7	28.00	S71°17'14"W
L8	50.21	S20°57'19"E
L9	46.32	S71°42'07"E
L10	26.07	S29°33'57"E
L11	167.16	S35°22'52"E
L12	79.27	S17°24'05"W
L13	81.73	S02°53'48"W
L14	61.14	S24°17'05"W
L15	145.73	S17°27'19"E
L16	229.90	S54°20'35"W
L17	189.00	N35°39'25"W
L18	29.87	S54°20'35"W

ZONED R4 MULTI FAMILY
 PARKWAY CIRCLE APARTMENTS
 LOT 1 508/561
 PARKWAY CIRCLE APARTMENTS, LTD 1237/242
 VARIABLE WIDTH UTILITY EASEMENT
 508/561



KEY MAP



6.326 ACRES
 EXISTING ZONING - PLANNED DEVELOPMENT DISTRICT
 PROPOSED ZONING - PLANNED DEVELOPMENT DISTRICT

REZONING MAP COPPER CREEK CONDOS

6.326 ACRES
 LOT 2R
 WILLIAM BROOKE HUNTER ESTATES
 CRAWFORD BURNETT LEAGUE A-7
 301 SOUTHWEST PARKWAY
 COLLEGE STATION, BRAZOS COUNTY, TEXAS
 SCALE: 1"=30' JANUARY 9, 2013

OWNER:
 ANGEL CACHO-NEGRETE
 2107 JOSEPH CREEK COURT
 COLLEGE STATION, TEXAS 77845

APPLICANT:
 ALTON OFCZARZAK, MANAGING MEMBER
 TDG MANAGEMENT, LP
 4060 HIGHWAY 6 SOUTH
 COLLEGE STATION, TEXAS 77845
 979-690-1504

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

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 JS

EXISTING CONCEPT PLAN (Approved 7-8-10)

Ordinance # 3256

PDD Purpose Statement:
 The purpose of the PDD is to build a multi-family development consisting of 1,2, and 3 bedroom units. The project will preserve the floodplain as open space and dedicate and develop a multi-use path as shown on the bikeway master plan. In addition the development will meet the neighborhood protection standards to protect the single family development adjacent to the north.

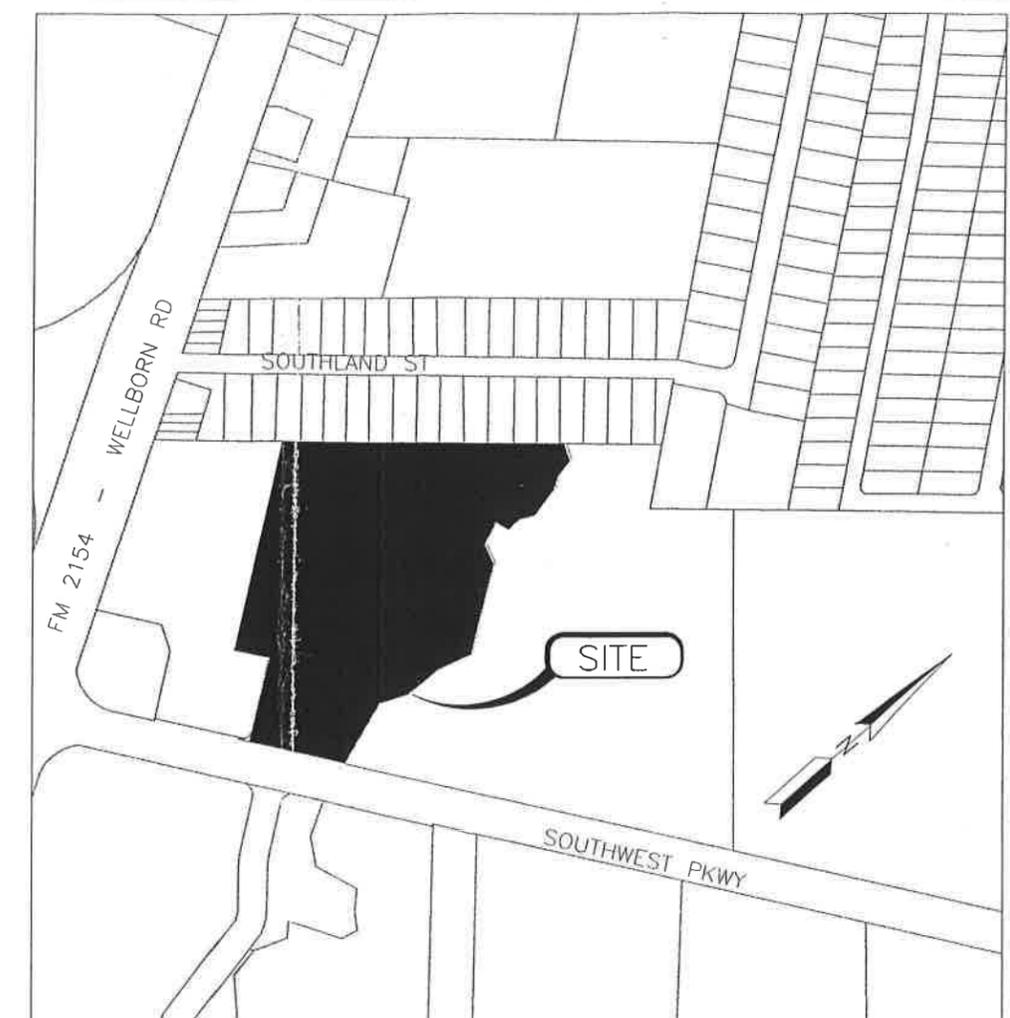
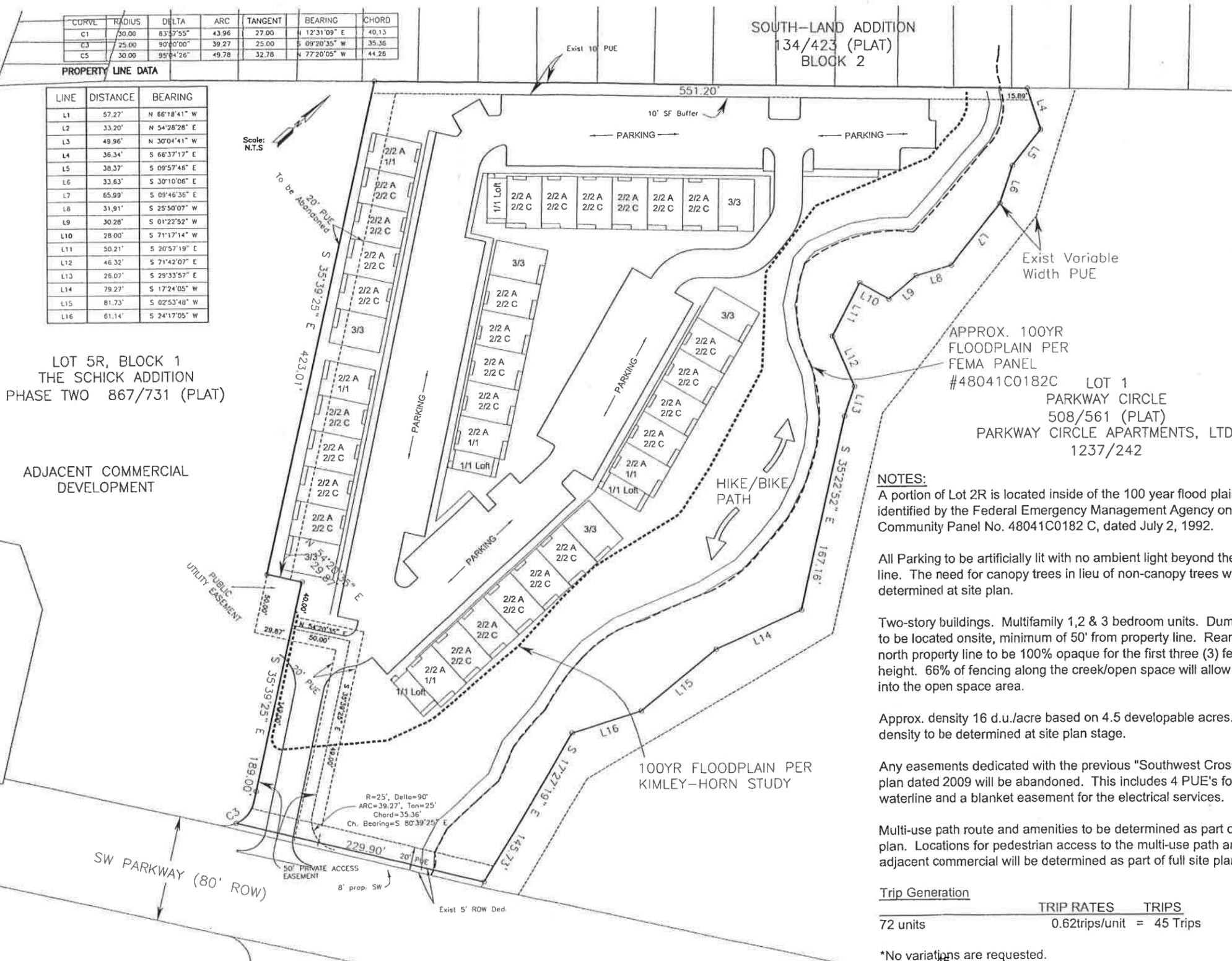
CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	30.00	83°57'55"	43.96	27.00	N 12°31'09" E	40.13
C3	25.00	90°00'00"	39.27	25.00	S 09°20'35" W	35.36
C5	30.00	95°04'26"	49.78	32.78	N 77°20'05" W	44.26

PROPERTY LINE DATA

LINE	DISTANCE	BEARING
L1	57.27'	N 66°18'41" W
L2	33.20'	N 54°28'28" E
L3	49.96'	N 30°04'41" W
L4	36.34'	S 66°37'17" E
L5	38.37'	S 09°57'46" E
L6	33.63'	S 30°10'08" E
L7	65.99'	S 09°46'36" E
L8	31.91'	S 25°50'07" W
L9	30.28'	S 01°22'52" W
L10	28.00'	S 71°17'14" W
L11	50.21'	S 20°57'19" E
L12	46.32'	S 71°42'07" E
L13	26.07'	S 29°33'57" E
L14	79.27'	S 17°24'05" W
L15	81.73'	S 02°53'48" W
L16	61.14'	S 24°17'05" W

LOT 5R, BLOCK 1
 THE SCHICK ADDITION
 PHASE TWO 867/731 (PLAT)

ADJACENT COMMERCIAL
 DEVELOPMENT



VICINITY MAP
 N.T.S.

APPROX. 100YR
 FLOODPLAIN PER
 FEMA PANEL
 #48041C0182C LOT 1
 PARKWAY CIRCLE
 508/561 (PLAT)
 PARKWAY CIRCLE APARTMENTS, LTD.
 1237/242

NOTES:
 A portion of Lot 2R is located inside of the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 48041C0182 C, dated July 2, 1992.

All Parking to be artificially lit with no ambient light beyond the property line. The need for canopy trees in lieu of non-canopy trees will be determined at site plan.

Two-story buildings. Multifamily 1,2 & 3 bedroom units. Dumpster pads to be located onsite, minimum of 50' from property line. Rear screen on north property line to be 100% opaque for the first three (3) feet in height. 66% of fencing along the creek/open space will allow for visibility into the open space area.

Approx. density 16 d.u./acre based on 4.5 developable acres. Final density to be determined at site plan stage.

Any easements dedicated with the previous "Southwest Crossing" site plan dated 2009 will be abandoned. This includes 4 PUE's for a waterline and a blanket easement for the electrical services.

Multi-use path route and amenities to be determined as part of the site plan. Locations for pedestrian access to the multi-use path and to the adjacent commercial will be determined as part of full site plan review.

Trip Generation	TRIP RATES	TRIPS
72 units	0.62trips/unit	= 45 Trips

*No variations are requested.

CONCEPT PLAN Copper Creek Condos

6.326 ACRES
 LOT 2R
 WILLIAM BROOKE HUNTER ESTATES
 CITY OF COLLEGE STATION
 BRAZOS CO., TEXAS

SCALE 1"=50' February, 2010

FOUR AGS INVESTMENTS L.P.
 6701 IMPERIAL DR
 WACO, TX 76712-6809

IPS GROUP
 511 UNIVERSITY DRIVE E., STE 205
 COLLEGE STATION, TEXAS 77840
 (979) 846-9259

MITCHELL & MORGAN, L.L.P.
 511 UNIVERSITY DRIVE E., STE 204
 COLLEGE STATION, TEXAS 77840
 (979) 260-6963

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CURVE TABLE						
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD BRG	CHORD
C1	25.00'	90°00'00"	39.27	25.00'	N09°20'35"E	35.36'

LINE TABLE		
LINE	LENGTH	BEARING
L1	36.34	S66°37'17"E
L2	38.37	S09°57'46"E
L3	33.63	S30°10'06"E
L4	65.99	S09°46'36"E
L5	31.91	S25°50'07"W
L6	30.28	S01°22'52"W
L7	28.00	S71°17'14"W
L8	50.21	S20°57'19"E
L9	46.32	S71°42'07"E
L10	26.07	S29°33'57"E
L11	167.16	S35°22'52"E
L12	79.27	S17°24'05"W
L13	81.73	S02°53'48"W
L14	61.14	S24°17'05"W
L15	145.73	S17°27'19"E
L16	229.90	S54°20'35"W
L17	189.00	N35°39'25"W
L18	29.87	S54°20'35"W

NOTES:

A PORTION OF LOT 2R IS LOCATED INSIDE THE 100 YEAR FLOOD PLAIN, AS IDENTIFIED BY THE KIMLEY-HORN STUDY.

ALL PARKING TO BE ARTIFICIALLY LIT WITH NO AMBIENT LIGHT BEYOND THE PROPERTY LINE. THE NEED FOR CANOPY TREES IN LIEU OF NON-CANOPY TREES WILL BE DETERMINED AT SITE PLAN.

TWO-STORY BUILDINGS, MULTIFAMILY. DUMPSTER PADS ARE TO BE LOCATED ONSITE, MINIMUM OF 50-FEET FROM NORTH PROPERTY LINE. REAR SCREEN ON NORTH PROPERTY LINE TO BE 100 PERCENT OPAQUE FOR THE FIRST THREE (3) FEET IN HEIGHT.

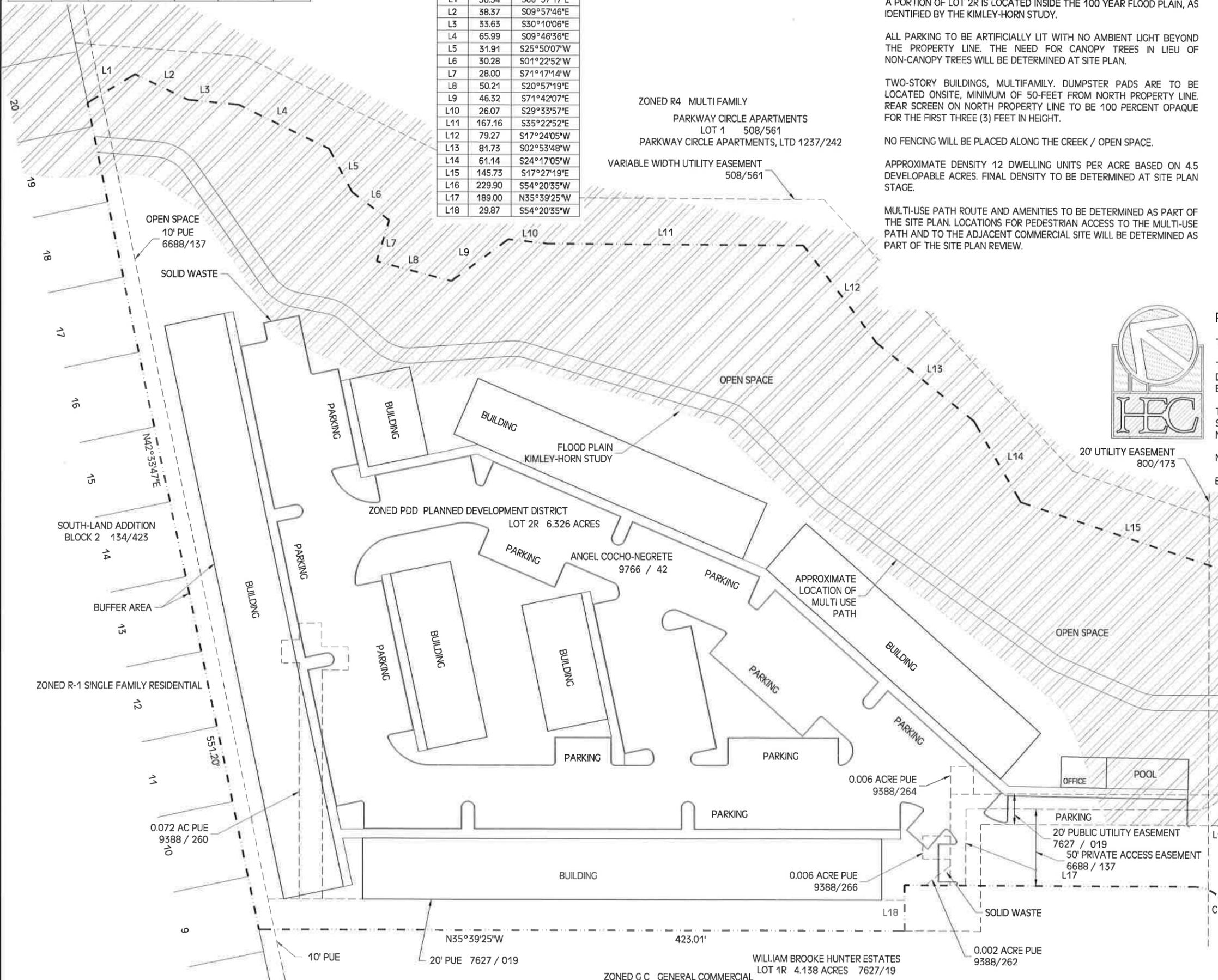
NO FENCING WILL BE PLACED ALONG THE CREEK / OPEN SPACE.

APPROXIMATE DENSITY 12 DWELLING UNITS PER ACRE BASED ON 4.5 DEVELOPABLE ACRES. FINAL DENSITY TO BE DETERMINED AT SITE PLAN STAGE.

MULTI-USE PATH ROUTE AND AMENITIES TO BE DETERMINED AS PART OF THE SITE PLAN. LOCATIONS FOR PEDESTRIAN ACCESS TO THE MULTI-USE PATH AND TO THE ADJACENT COMMERCIAL SITE WILL BE DETERMINED AS PART OF THE SITE PLAN REVIEW.



KEY MAP



PDD PURPOSE STATEMENT

THE PURPOSE OF THE PDD IS TO BUILD A MULTI-FAMILY DEVELOPMENT.

THE PROJECT WILL PRESERVE THE FLOODPLAIN AS OPEN SPACE AND DEDICATE AND DEVELOPE A MULTI-USE PATH AS SHOWN ON THE BICYCLE, PEDESTRIAN & GREENWAYS MASTER PLAN.

THE DEVELOPMENT WILL MEET THE NEIGHBORHOOD PROTECTION STANDARDS TO PROTECT THE SINGLE FAMILY DEVELOPMENT TO THE NORTH.

NUMBER OF DWELLING UNITS = 53.

BASE ZONING DISTRICT = R4

**CONCEPT PLAN
COPPER CREEK CONDOS**

6.326 ACRES
LOT 2R

WILLIAM BROOKE HUNTER ESTATES
CRAWFORD BURNETT LEAGUE A-7
301 SOUTHWEST PARKWAY
COLLEGE STATION, BRAZOS COUNTY, TEXAS
JANUARY 10, 2013

OWNER:

ANGEL CACHO-NEGRETE
2107 JOSEPH CREEK COURT
COLLEGE STATION, TEXAS 77845

APPLICANT:

ALTON OFCZARZAK, MANAGING MEMBER
TDG MANAGEMENT, LP
4060 HIGHWAY 6 SOUTH
COLLEGE STATION, TEXAS 77845
979-690-1504

PREPARED BY:

HESTER ENGINEERING COMPANY
7607 EASTMARK DRIVE, SUITE 253-B
COLLEGE STATION, TEXAS 77840
979-693-1100 mhester@hester-engr.com

12/24/13
1:10/13
12:30
Sh



1101 Texas Avenue, PO Box 9960
College Station, Texas 77842
Phone 979.764.3570 / Fax 979.764.3496

MEMORANDUM

January 30, 2013

TO: The Planning & Zoning Commission

FROM: Teresa Rogers, Staff Planner

SUBJECT: **Residential Zoning Districts**

Item: Presentation, possible action, and discussion on an update to the Commission regarding the creation of new residential zoning districts in compliance with the Comprehensive Plan. Case #13-00900030

Objective: Implementation of the Comprehensive Plan through the creation and consolidation of zoning districts and associated amendments to the City of College Station Unified Development Ordinance (UDO).

Background: The Comprehensive Plan was adopted in 2009 and acts as a guide to ensure the goals and objectives of the City are implemented by acting as a long-range planning and policy structure for future growth of the City. The Comprehensive Plan approaches the growth of College Station in a manner different from the City's previous plans; it focuses on the creation and enhancement of places of distinction in College Station. The Plan recognizes the importance of character and capitalizes on that to offer the greatest flexibilities for development, while protecting special places.

The Comprehensive Plan identifies 15 unique Future Land Use and Character designations and calls for the creation of zoning districts that align with the objectives of the Plan as one means of implementation. The intent is that new zoning districts be developed for each of the land use classifications to both align with the intent of the Comprehensive Plan and to simplify the nomenclature. Zoning and its associated development criteria help to ensure that the form, character, and quality of development reflect the City's planning objectives.

The Comprehensive Plan's Concept Map identifies Growth Areas – these are areas where future development is expected to have little impact on existing neighborhoods. Growth Areas are intended to have greater market flexibility and expanded development options, while providing development that enhances the overall character of the City. Currently, the City recommends, and developers/property owners have used, Planned Development Districts (PDDs) to implement the Plan in Growth Areas. In the short-term, it is expected that PDDs will continue to be used. In the future, it is expected that zoning specific to Growth Areas will be created to reduce the number of steps in the zoning process, while still providing the flexibility that was intended.



Approach: Staff has developed a phased approach to the creation and adoption of the new zoning districts, which have been categorized into non-residential, residential, and growth area districts.

The completion of Phase I resulted in the adoption of new non-residential zoning districts by Council in September 2012. New districts include NAP Natural Areas Preserved, SC Suburban Commercial, BP Business Park, and BPI Business Park Industrial. At that time, existing non-residential districts were either renamed or retired as part of the amendments to the Unified Development Ordinance.

Staff will now work with a sub-committee of the Planning & Zoning Commission to create the new residential zoning districts. New residential districts will include RR2 Rural Residential 2 acres, E Estate, RS Restricted Suburban, GS General Suburban, U Urban, UO Urban Open, and UMU Urban Mixed-Use. Again, with these amendments, existing residential districts will be either renamed or retired.

Once the residential districts are adopted, Staff will begin work on a specific zoning approach for the Growth Areas.

Phase 2: Currently, Staff is working on developing the residential districts. These districts will be similar to our existing set of zoning districts, meaning that they will largely be use-based, with some additional performance standards. Several other existing districts will be renamed to simplify the nomenclature, but the standards will remain the same. Retired districts will remain effective for properties, but will not be available for future rezoning proposals. The districts to be created, renamed, and retired are as follows:

Create:

- “RR2 Rural Residential 2 acres”
- “E Estate”
- “RS Restricted Suburban”
- “GS General Suburban”
- “U Urban”
- “UO Urban Open”
- “UMU Urban Mixed Use”

Rename:

- “A-O Agricultural Open” to “R Rural”
- “A-OR Rural Residential Subdivision” to “RR1 Rural Residential 1 acre”
- “R-3 Townhouse” to “T Townhouse”
- “R-2 Duplex” to “D Duplex”
- “R-7 Manufactured Home Park” to “MHP Manufactured Home Park”

Retire:

- “R1-B Single Family Residential”
- “R-1 Single Family Residential”
- “R-4 Multi-Family Residential”
- “R-6 High Density Multi-Family”

A sub-committee of the Commission will meet over the next several months to develop the appropriate land uses and associated regulations. Stakeholders may be engaged during discussion of specific topics or questions.