

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

**Planning & Zoning
Commission**
August 1, 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
AUGUST 1, 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. Discussion of new development applications submitted to the City. [[New Development List](#)]
4. Presentation, possible action, and discussion regarding the status of items within the 2013 P&Z Plan of Work (see attached). **(J. Schubert)**
5. Presentation, possible action, and discussion regarding an update on the South Knoll Area Neighborhood Plan. **Case #13-00900151 (J. Prochazka)**
6. Presentation, possible action, and discussion on an overview of sign regulations for Places of Worship. **(T. Rogers)**
7. Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings.
 - Thursday, August 8, 2013 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. **(Liaison – Miles)**
 - Thursday, August 15, 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 Area Neighborhood Plan Resource Team, BioCorridor Board, and Zoning District Subcommittee.
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.



AGENDA
PLANNING & ZONING COMMISSION
REGULAR MEETING
AUGUST 1, 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 on Absence Requests from meetings.

- Vergel Gay ~ August 1, 2013

Regular Agenda

5. Consideration, discussion, and possible action on items removed from the Consent Agenda by Commission action.
6. Public hearing, presentation, possible action, and discussion on a Final Plat for Caprock Crossing Lots 1R and 2R, Block 2 being a replat of Caprock Crossing Lot 1, Block 2, consisting of 2 lots on approximately 8.2 acres located at 4446 State Highway 6 South.
Case #13-00900121 (M. Robinson)
7. Public hearing, presentation, possible action, and discussion 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 59 acres for the property located in the Crawford Burnett League Abstract No. 7, College Station, Brazos County, Texas. Said tract being a portion of the remainder of a called

108.88 acre tract as described by a deed to Heath Phillips Investments, LLC, Recorded in Volume 9627, Page 73 of the Official Public Records of Brazos County, Texas, more generally located at 3100 Haupt Road from PDD Planned Development District to PDD Planned Development District with additional uses and amendments to the previously approved concept plan for the Barracks II. **Case #13-00900122 (M. Robinson) (Note: Final action on this item is scheduled for the August 22, 2013 City Council Meeting - subject to change)**

8. Presentation, possible action, and discussion on an overview regarding the creation of new residential zoning districts in compliance with the Comprehensive Plan. **Case #13-00900030 (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.

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> <p>2/14/13: Council discussion regarding board compositions for Medical District MMD #1 & #2.</p> <p>6/20/2013: Discussion regarding CIP development process at P&Z Regular meeting.</p> <p>7/18/13: P&Z recommended approval of the FY14 CIP proposal.</p>
Staff Assigned: P&DS Staff	Anticipated Completion: On-going

Wellborn Community 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>4/1/13: Bicycle, Pedestrian, and Greenways Advisory Board recommended approval of the Plan.</p> <p>4/4/13: P&Z recommended approval of proposed plan.</p> <p>4/25/13: After a public hearing, Council adopted plan.</p>
Staff Assigned: M. Robinson	Completed: April 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>2/7/13: Master Plan update at P&Z Workshop.</p> <p>7/18/13: P&Z Workshop on draft Master Plan.</p> <p>7/25/13: Council Workshop on draft Master Plan.</p> <p>8/15/13: After a public hearing, P&Z consideration and recommendation regarding proposed plan.</p> <p>8/22/13: After a public hearing, Council consideration of plan adoption.</p>
Staff Assigned: R. Heye	Anticipated Completion: Summer 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>5/21/13: Neighborhood Resource Team meeting.</p> <p>7/9/13: Plan Open House in Council Chambers.</p> <p>7/16/13: Neighborhood Resource Team meeting in Council Chambers at 6:30pm.</p> <p>8/1/13: Delivery of draft plan at P&Z Workshop.</p> <p>8/5/13: Bicycle, Pedestrian, and Greenways Advisory Board recommendation on proposed plan.</p> <p>8/15/13: After a public hearing, P&Z consideration and recommendation regarding proposed plan.</p> <p>8/22/13: After a public hearing, Council consideration of plan adoption.</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 to P&Z. 2/28/13: Task Force Final Report presented to Council. 7/9/13-8/5/13: Stakeholder comment period for draft ordinance. 8/15/13: P&Z consideration of proposed ordinance. 9/12/13: Council consideration of proposed ordinance.</p>
Staff Assigned: B. Cowell, T. Rogers	Anticipated Completion: Summer 2013

Residential Zoning Districts	
<p>Summary:</p> <p>Create and adopt new residential zoning districts to implement the future land use and character designations identified in the Comprehensive Plan.</p>	<p>Project Dates:</p> <p>4/9/13: Public meeting regarding single family and duplex zoning concepts. 4/19/13: P&Z Subcommittee meeting. 5/31/13: P&Z Subcommittee meeting. 6/7/13-7/7/13: Stakeholder comment period for draft zoning ordinance changes. 7/30/13: P&Z Subcommittee meeting. 8/1/13: P&Z overview of one and two family residential zoning districts. 8/15/13: P&Z consideration of proposed ordinance. 9/12/13: Council consideration of proposed ordinance.</p>
Staff Assigned: J. Prochazka, T. Rogers	Anticipated Completion: Summer 2013

Medical District Zoning Districts	
<p>Summary:</p> <p>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.</p>	<p>Project Dates:</p> <p>5/2/13: Presentation regarding Plan implementation at P&Z Workshop. 8/15/13: Presentation of district concepts at P&Z Workshop.</p>
Staff Assigned: J. Prochazka, M. Robinson	Anticipated Completion:

Research and Education

Plan Implementation	
<p>Summary:</p> <p>The linkage between the Comprehensive Plan, Master Plans, and Neighborhood, District, and Corridor Plans. The linkage between regulations, funding, etc and plan implementation.</p> <ul style="list-style-type: none">· Overview of concept – provide a review of how this system is built in College Station and intended to be used (link between vision, comprehensive plan, strategic plan, etc).· Link between Comprehensive Plan and Master Plans – this would include an overview of each of the adopted Master Plans and a demonstration of how for example we plan wastewater to serve the proposed land use and how for example the BPG Master Plan, if implemented responds to the desired character of the City, etc.	<p>Project Dates:</p> <p>5/2/13: Discussion at P&Z Regular meeting.</p> <p>5/2/13: Discussion at P&Z Regular meeting.</p>

<ul style="list-style-type: none"> · Link between adopted plans and regulations/ standards – this would include examples of how we use regs (for example new zoning districts or block length) to further the objectives/goals contained in the policy documents/plans and to help highlight how the success of those plans is impacted by the regs selected (or not) – for example how a certain type of block length yields a certain development pattern and connectivity whereas a different block length will yield a different pattern. · Link between plans and funding – this would include how the plans have been fiscally constrained and how funding plays a role in their successful implementation and how if not adequately funded they will fall short of expectations. 	<p>6/6/13: Discussion at P&Z Workshop.</p> <p>6/20/13: Discussion at P&Z Regular meeting.</p>
Staff Assigned: P&DS Staff	Anticipated Completion:

Character and Community Design	
<p>Summary:</p> <p>The purpose and definition of community character, community design, and the role they play in community vitality and success.</p> <ul style="list-style-type: none"> · Overview of community character (versus just a focus on land use/protection from incompatible uses) – this would include an overview of what our plans say about this and again what best practices are in these areas. · Link between community design and livability – this would be an overview of what the principles of good community design are, where these principles have (or have not) been used in College Station and where livability has been improved (or negatively impacted) as a result. · Link between community design and economic vitality – this would be an overview of how community design impacts land values (and thus tax revenues) creates new economic opportunities, etc. 	<p>Project Dates:</p> <p>5/16/13: Discussion at P&Z Workshop.</p> <p>9/2013: Discussion at P&Z.</p> <p>9/2013: Discussion at P&Z.</p>
Staff Assigned: P&DS Staff	Anticipated Completion:

Affordable Housing and Community Development	
<p>Summary:</p> <p>Receive updates regarding affordable housing and other community development efforts.</p> <ul style="list-style-type: none"> · Overview of the City’s current approach to addressing affordable housing needs. · Overview of the Department’s revised approach to community development – this would be an overview of a Community Development Master Plan. · On-going updates as needed (annual action plan, Community Development Master Plan, etc). 	<p>Project Dates:</p> <p>7/18/13: Discussion at P&Z Workshop.</p> <p>7/18/13: Discussion at P&Z Workshop.</p>
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.

- Overview of the issue/questions – this would be an overview of what the perceived issues/questions are and what others might have looked at in other communities when asking similar questions to devise a methodology.

- Overview of the new multi-family market – this would be what is being built, by whom, how are they performing, who is moving into them, etc. may include surveys, focus groups, guest speakers, etc.

- Overview of existing multi-family market – this would be what exists, who owns it, what are they doing to maintain and rent it, how are they performing, who is moving into them, etc. may include surveys, focus groups, guest speakers, etc.

- Overview of the single-family rental market – what is being built, who is managing what and how, who is renting, what are the implications/benefits of this market, etc. may include surveys, focus groups, guest speakers, etc.

- What, if any, response are needed/appropriate by the City to address issues.

Project Dates:

5/16/13: Discussion of methodology and scope at P&Z Regular meeting.

Staff Assigned: P&DS Staff

Anticipated Completion:



CITY OF COLLEGE STATION
Planning & Development Services

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

MEMORANDUM

Date: August 1, 2013

To: Planning and Zoning Commission

From: Jennifer Prochazka, AICP, Principal Planner
jprochazka@cstx.gov

Subject: **South Knoll Area Neighborhood Plan (13-00900151)**

Item: Presentation, possible action, and discussion regarding an update on the South Knoll Area Neighborhood Plan.

Background & Summary: As part of the on-going implementation of College Station's Comprehensive Plan, the City created its Neighborhood, District, and Corridor Planning program to provide focused action plans for smaller areas of the City. Under this program, the City has adopted the Central College Station Neighborhood Plan, Eastgate Neighborhood Plan, Southside Area Neighborhood Plan, Medical District Master Plan, and Wellborn Community Plan. These plans focus on the particular needs and opportunities of the areas.

The South Knoll Area Neighborhood Plan process began in the fall of 2012 with background field work and creation of the volunteer Neighborhood Resource Team. Over the past 10 months, staff has worked with the neighborhood to develop a plan to address neighborhood integrity, community character, mobility, and public facilities and services. Over the course of the planning process, six public neighborhood meetings and nine Neighborhood Resource Team meetings were held.

The South Knoll Area Neighborhood Plan includes five chapters, described below. Within the chapters, information related to citizen discussions that formed the Plan recommendations is included. Each chapter has a goal that is supported by a series of strategies and action items that reflect the work of the Neighborhood Resource Team.

Chapter 1: Introduction

This chapter describes the South Knoll Area and outlines the neighborhood planning process.

Chapter 2: Neighborhood Integrity and Community Character

Neighborhood integrity can be described as a measure of the quality of life in a neighborhood. It includes resident involvement, preservation of neighborhood resources, neighborhood identity and investment, property maintenance, and adherence to adopted codes. Neighborhood integrity builds relationships among various groups so that proactive and positive interaction can occur. The objective is to address issues and work toward common goals of retaining the strength and vitality of the neighborhood.

Community character relates to the stability, sustainability, and vitality of an area through the appropriate placement and interaction of land uses. The Community Character section of this chapter identifies the location of future land uses in order to create, protect, and enhance places of distinction throughout the community.

This chapter focuses on land use, character preservation, and neighborhood organizations, with an established **Neighborhood Integrity & Community Character Goal** for the South Knoll Area **to be a neighborhood that is desired and valued for its single-family-friendly character with:**

- **Reduced character impact of high-density housing in the neighborhood;**
- **Continued investment in and maintenance of area schools, parks, and trails;**
- **Preservation of the existing larger-lot development pattern and eclectic architecture; and**
- **Effective neighborhood organizations.**

The strategies in this chapter focus on increased code compliance and property maintenance standards, additional parking standards, and the preservation of historic resources.

Chapter 3: Mobility

Mobility addresses vehicular, bicycle, and pedestrian movements within and through an area. Whether for transportation or recreation, good connectivity improves the quality of life for neighborhood residents. The purpose of mobility in neighborhood planning is to ensure that all modes and routes of transportation are safe and reliable, and minimize congestion on the road system including an adequate and efficient street network, designated bike routes, a sufficient sidewalk network, and local transit services.

This chapter focuses on pedestrian and bicycle safety, accessibility, and the function of streets, with an established **Mobility Goal** for the South Knoll Area **to maintain a safe and efficient transportation network and improve multi-modal transportation options by increasing the continuity of bicycle and pedestrian routes to key destinations, while protecting the single-family character and integrity of the neighborhood.**

The strategies in this chapter focus on additional parking restrictions to increase safety, additional sidewalks and intersection improvements, and amend the Bicycle Master Plan.

Chapter 4: Public Facilities and Services

Neighborhood identity is made up of a variety of elements including public and private landscaping, community gathering places, park development and maintenance, fencing, drainage, sidewalk and public facility maintenance, and signage that serves to enhance an area's aesthetic quality. Together these elements can provide a distinct image for an area. Maintaining or improving that identity is important to promoting the long-term viability and attractiveness of a neighborhood. Public investments such as utility and street rehabilitation, drainage improvements, and streetlight programs can support

neighborhood investment. Building on these elements throughout the neighborhood can strengthen its overall image and identity.

This chapter focuses on strategies relating to community services, infrastructure, capital investments, and public safety with an established **Public Facilities and Services** Goal for the South Knoll Area is **to provide and maintain public facilities and services that meet the needs of the residents and positively contribute to the integrity of the neighborhood and an enhanced single-family friendly character.**

The strategies in this chapter focus on increased code compliance and property maintenance, increased public safety, and park improvements.

Chapter 5: Implementation

The final chapter includes all of the strategies and actions that are proposed in the Plan. The plan implementation period is five to seven years. Specifically, this chapter assigns the estimated cost of implementing a particular strategy, a timeframe for when the strategy will be implemented, and the entity that is responsible for implementing the strategy.

A public hearing and final recommendation by the Planning & Zoning Commission is scheduled for the August 15, 2013 regular meeting.

Attachment:

South Knoll Area Neighborhood Plan Executive Summary

Executive Summary: Identified Issues and Strategies for Action

The conversion of single-family homes to rental properties occupied by college-age residents was repeatedly and overwhelmingly identified during this process as the main concern of South Knoll residents and as the source of many other issues. The goal of this plan is to propose actions and to enhance and support the single-family home character of the Neighborhood.

The following is a condensation of the issues and action strategies identified in this report. Detailed explanations, descriptions and specific strategies are found in the report's chapters.

Residency and Code Enforcement

- Allow smaller areas within South Knoll to apply for overlay zoning further limiting the number of unrelated residents, if approved by a majority of the property owners. (NI&CC1.3)
- Require rental registration forms to list resident names and be updated annually as a means of enforcing current number-of-resident ordinances. (NI&CC1.4)
- Reinstate pro-active code enforcement and publicize See-Click-Fix to promote strict code enforcement. (NI&CC1.1) (PF&S1.1) (PF&S1.3) (PF&S1.4)
- Develop New Resident Information packets and distribute to rental contacts annually. (NI&CC1.2) (PF&S1.2)

Parking

- Remove parking from both sides of all streets between the hours of 2:00 a.m. to 6:00 a.m., requiring resident vehicles be permanently parked on their private property while still allowing on-street parking outside of these hours for social gatherings, repairmen, etc. (NI&CC2.1) (M2.1)
- Allow residents to request on-street parking be removed for character reasons from one side of all streets when the majority of property owners are in favor. (NI&CC2.2) (M2.2)
- In accordance with the City's Joint Task Force on Neighborhood Parking: limit the size of off-street parking areas in the front of lots; require one parking space per bedroom for new construction and added bedrooms with a maximum of four spaces required; require rear yard parking to be screened from adjacent single-family properties. (NI&CC2.3) (NI&CC2.4) (NI&CC2.5) (M2.3) (M2.4) (M2.5)
- Require semi-annual emergency vehicle safety "drive-throughs" at peak parking times with parking restrictions added as recommended. (M1.1)
- Limit parking where current patterns create safety issues for residents exiting their driveways. (M1.2)
- Address known parking issues, such as approved but un-installed signage, confusing signage and known emergency access problems. (M1.3) (M1.4) (M1.5) (M1.6) (M1.7)

Traffic, Pedestrian and Bicycle Improvements and Safety

- Increase pedestrian safety by prioritizing and pursuing sidewalk installation along several streets as identified in this report. (M3.1) (M3.2) (M3.3) (M3.5)

- Explore ways to increase pedestrian safety in areas heavily used by students, such as around A&M Consolidated High School and TAMU bus stops on busy thoroughfares. (M3.7) (M3.8)
- Eliminate parking along the east side of Glade Street to the hours of 7:00 a.m. and 6:00 p.m. to facilitate use by commuter cyclists and children riding to school. (M4.1)
- Explore the possibility of a digital way-finding system to direct bicycle and pedestrian traffic through the neighborhood. (M4.2) (M4.3)
- Improve signage, striping and grading along identified sidewalks and bicycle routes to increase safety and decrease conflicts with motorists. (M4.4) (M4.6) (M5.1) (M5.2) (M5.3)

Public Facilities, Land Use and Neighborhood Involvement

- Enhance public parks through the installation of bicycle racks, additional benches, shade, etc. (PF&S4.1) (PF&S4.2) (PF&S4.3) (PF&S4.4) (PF&S4.5) (PF&S4.6)
- Amend the Future Land Use and Character Map to reflect existing land uses, zoning and floodplains where necessary and appropriate. (NI&CC 3.1) (NI&CC 3.2) (NI&CC 3.3) (NI&CC 5.1) (NI&CC 5.2)
- Preserve residences and neighborhoods as identified by the Quimby McCoy Historic Resources Survey (2008) to preserve the unique housing character of the neighborhood. (NI&CC 4.1) (NI&CC 4.2)
- Encourage the creation of additional Neighborhood Associations and groups within the South Knoll Area and strengthen those that exist. (NI&CC 6.1) (NI&CC 6.2)
- Encourage outreach such as National Night Out, welcome parties and community gardens to increase neighborhood education and unity. (NI&CC 6.5)
- Assist groups in identifying and applying for neighborhood grants and training opportunities. (NI&CC 6.3) (PF&S5.1)



MEMORANDUM

July 19, 2013

TO: Planning & Zoning Commission

FROM: Teresa Rogers, Staff Planner

SUBJECT: **Sign Regulations for Places of Worship**

Item: Presentation, discussion, and possible action on an overview of sign regulations for Places of Worship.

Background: At the request of two local churches, staff has initiated a review of current sign regulations for Places of Worship. Current ordinance regulates signs based on the zoning district of the property. Places of Worship are allowed in all zoning districts; however signage is restricted in residential and agricultural zoning districts. Freestanding signs are prohibited in residential and agricultural zoning districts. A Freestanding Sign is a sign supported by one or more columns, poles, or bars extended from the ground, or that is erected on the ground. In lieu of this requirement, Places of Worship located in residential or agricultural zoning districts are allowed one low profile in accordance with UDO Section 12-7.5.Y. A sign is considered to be a Low Profile Sign if it is a stand-alone sign that does not exceed 60 square feet in area and four feet in height.

Staff has reviewed existing ordinances and is requesting direction from the Planning and Zoning Commission to determine how sign regulations should be applied for Places of Worship. Recommendations may be based on the following possible outcomes:

1. Maintain the existing sign regulations for Places of Worship;
2. Modify sign regulations for all Places of Worship to allow increased sign opportunities; or
3. Modify sign regulations for Places of Worship located adjacent to State Highway 6 to allow increased sign opportunities.

A request has also been made by a church to review regulations prohibiting changeable message signs. According to UDO Section 12-7.5.D, signs containing manual changeable copy or electronic reader boards which are greater than 30 percent of the allowable sign area are prohibited. Staff is requesting the Planning and Zoning Commission review current regulations to determine if an increased area should be allowed city wide.

If a determination is made by Planning and Zoning Commission to revise current sign regulations for Places of Worship, staff will then begin working on drafting specific ordinance language.



CITY OF COLLEGE STATION
Planning & Development Services

**Absence Request Form
For Elected and Appointed Officers**

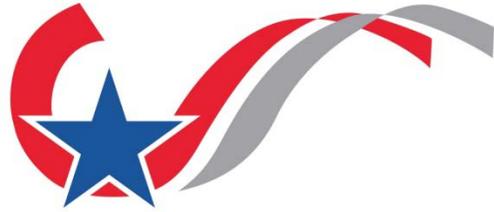
Name Vergel Gay

Request Submitted on 8/1/2013

I will not be in attendance at the meeting on 8/1/2013
for the reason specified: (Date)

Not able to attend.

Signature Vergel Gay



CITY OF COLLEGE STATION

FINAL PLAT
for
Caprock Crossing Lots 1R &2R, Block 2
Being a Replat of
Caprock Crossing Lot 1, Block 2
13-00900121

SCALE: Two lots on 8.15 acres

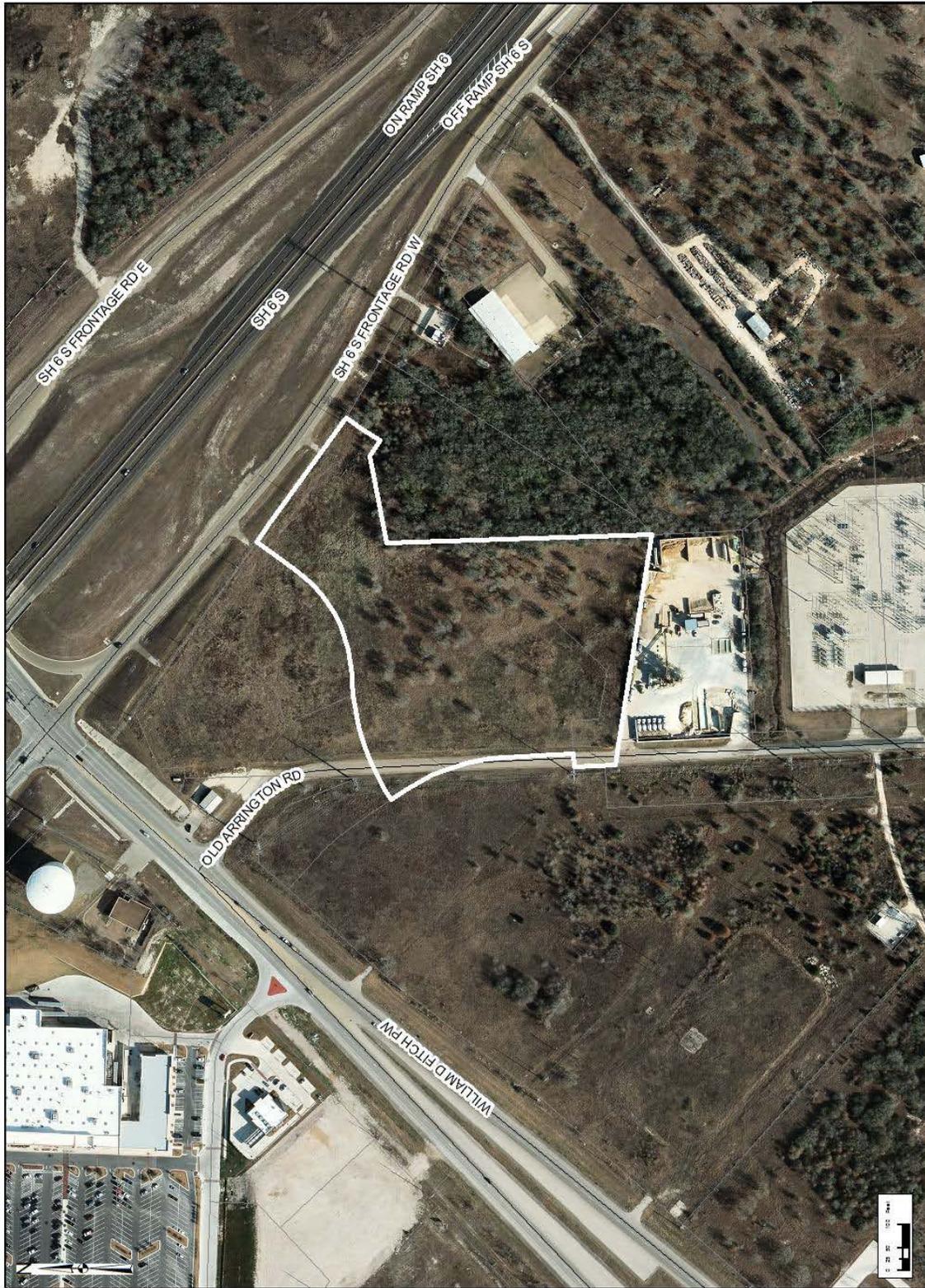
LOCATION: 4446 State Highway 6 South

ZONING: GC General Commercial
OV Corridor Overlay

APPLICANT: Jesse Durden, CapRock Texas

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

RECOMMENDATION: Staff recommends approval of the replat.



	DEVELOPMENT REVIEW	Case: 13-121	REPLAT
	CAPROCK CROSSING LOT 1R & 2R, BLK 2		

DEVELOPMENT HISTORY

Annexation: 1983
Zoning: A-O Agricultural Open upon annexation; A-O Agricultural Open to C-1 General Commercial (1983, 2004 & 2006); C-1 General Commercial to C-1 General Commercial and OV Corridor Overlay (2006); C-1 General Commercial renamed to GC General Commercial (2012)
Preliminary Plat: 2012
Site Development: Vacant

COMMENTS

Parkland Dedication: None required – non-residential development.
Greenways: N/A
Pedestrian Connectivity: Public Ways are proposed throughout the development which include 5-foot sidewalks along both sides.
Bicycle Connectivity: Bike lanes and routes are not proposed nor required within the development. The nearest bike lane is located on Arrington Road.
Impact Fees: The subject property is located within the Alum Creek Impact Fee Area. Impact fees are assessed at the time of Final Plat. The current impact fees for Alum Creek are \$59.42 per LUE.

REVIEW CRITERIA

Compliance with Subdivision Regulations: The Final Plat is in compliance 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



FOR OFFICE USE ONLY	
CASE NO.:	<u>13121</u>
DATE SUBMITTED:	<u>10/11/13</u>
TIME:	<u>9:30</u>
STAFF:	<u>[Signature]</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 _____

NAME OF PROJECT Caprock Crossing Lot 1, Block 2 Replat

ADDRESS ~~950 William D. Fitch Parkway, 4416~~ SH6 South

SPECIFIED LOCATION OF PROPOSED PLAT: 4446

South of the intersection of William D. Fitch Parkway and SH 6 South

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

Name CapRock Texas E-mail jesse.durden@caprocktx.com

Street Address 110 Lincoln Avenue, Suite 103

City College Station State Texas Zip Code 77840

Phone Number 979-307-0321 Fax Number 979-314-7606

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

Name Brazos Texas Land Development, LLC. E-mail Salimc1@hotmail.com
Street Address 1203 University Drive East
City College Station State Texas Zip Code 77840
Phone Number _____ Fax Number 979-314-7606

ARCHITECT OR ENGINEER'S INFORMATION:

Name Schultz Engineering, LLC. - Deven Doyen, P.E. E-mail deven@schultzengineeringllc.com
Street Address 2730 Longmire Drive, Suite A
City College Station State Texas Zip Code 77845
Phone Number 979-764-3900 Fax Number 979-764-3910

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 8.15 Total No. of Lots 2 R-O-W Acreage 0

Existing Use Vacant Proposed Use Commercial

Number of Lots By Zoning District 2 / C1 _____ / _____ / _____

Average Acreage Of Each Residential Lot By Zoning District:
_____ / _____ _____ / _____ _____ / _____ _____ / _____

Floodplain Acreage N/A

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 (if known): _____
Date / Timeframe when submitted: _____

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

Lot 1, Block 2 has been divided into two lots.

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

None

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.

N/A

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

N/A

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.

N/A

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.

N/A

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:

N/A

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 N/A

<p style="text-align: center;">Total Linear Footage of Proposed Public:</p> <p><u>0</u> Streets</p> <p><u>0</u> Sidewalks</p> <p><u>747</u> Sanitary Sewer Lines</p> <p><u>0</u> Water Lines</p> <p><u>0</u> Channels</p> <p><u>0</u> Storm Sewers</p> <p><u>0</u> Bike Lanes / Paths</p>	<p style="text-align: center;">Parkland Dedication due prior to filing the Final Plat:</p> <p>ACREAGE:</p> <p><u>0</u> No. of acres to be dedicated + \$ _____ development fee</p> <p><u>0</u> No. of acres in floodplain</p> <p><u>0</u> No. of acres in detention</p> <p><u>0</u> 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>
--	---

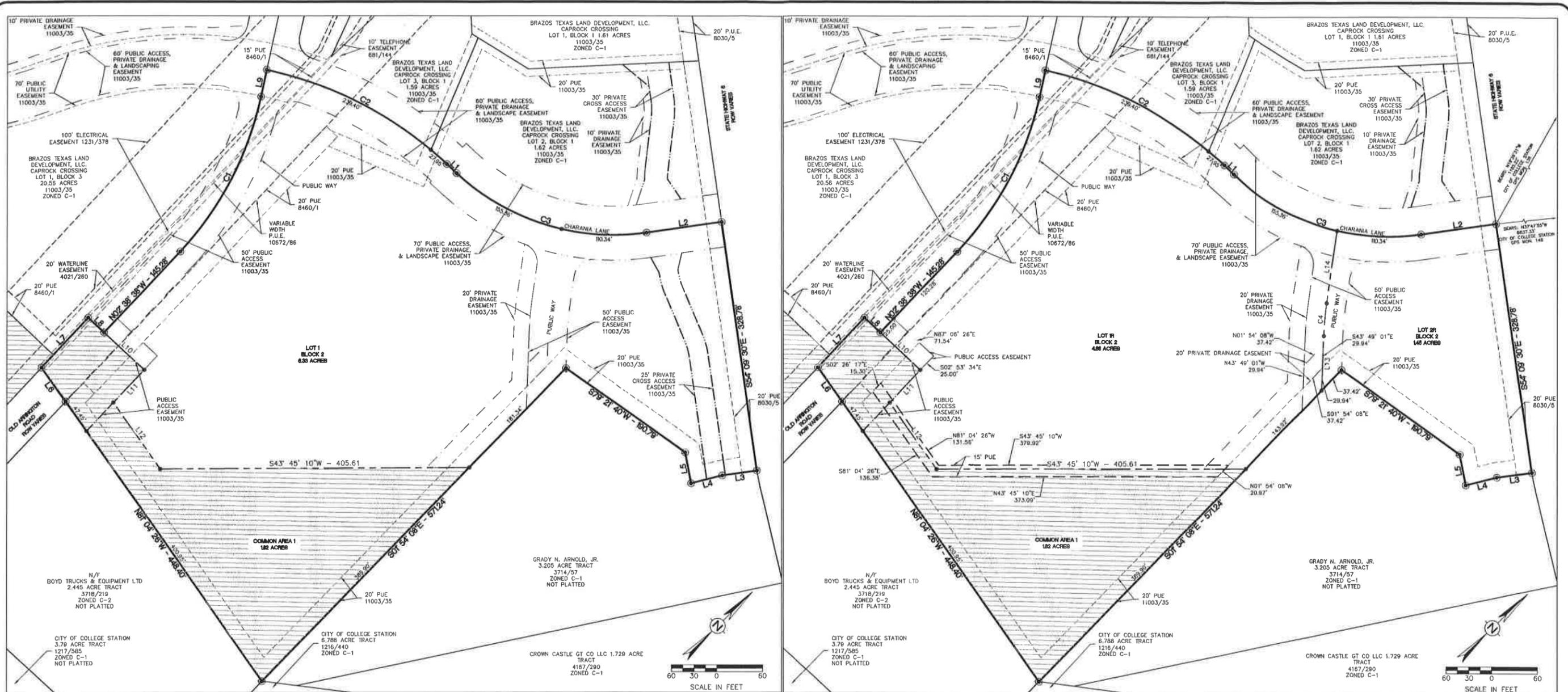
NOTE: DIGITAL COPY OF PLAT MUST BE SUBMITTED PRIOR TO FILING.

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.

Signature and title

SALIM ISMAIL, DIRECTOR

Date



CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS }
COUNTY OF BRAZOS }

I, Salim M. Imani, individually and as President of Salim Imani, LLC, the General partner of Brazos Texas Land Development, LLC, owner and developer of the land shown on this plat, and designated herein as the Caprock Crossing Lots 1R, 2R and Common Area 1 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 shown for the purposes and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Salim M. Imani, Individually and President

STATE OF TEXAS }
COUNTY OF BRAZOS }

Before me, the undersigned authority, on this day personally appeared _____ 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 _____, 20____.

Notary Public, Brazos County, Texas

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 _____ 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.

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

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

CERTIFICATE 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 THE COUNTY CLERK
STATE OF TEXAS }
COUNTY OF BRAZOS }

I, _____ 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

NOTES:

- THIS PROPERTY IS CURRENTLY ZONED C-1 & DV. ALL LOTS ARE PROPOSED TO BE COMMERCIAL USES.
- NO PORTION OF THIS TRACT IS WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 4804100322E EFFECTIVE DATE MAY 18, 2012.
- SEWER SYSTEM SHOWN HEREIN IS HORIZONAL PLAT CALLED BEARINGS AS SHOWN ON THE PLAT RECORDED IN VOL. 11003, PG. 35 AND AS MONUMENTED ON THE GROUND.
- THE COMMON AREAS, PUBLIC WAYS AND PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITIES OF THE PRIVATE CROSS ACCESS EASEMENTS WILL BE BY EACH LOT OWNER OR THE PROPERTY OWNER'S ASSOCIATION.
- BLOCK 2 IS CONSIDERED ONE BUILDING PLAT.
- THIS DEVELOPMENT IS LOCATED WITHIN THE ALUM CREEK IMPACT FEE AREA.
- 1/2" IRON RODS AT ALL LOT CORNERS AND ANGLE POINTS, AS REQUIRED BY THE SUBDIVISION REGULATIONS OF THE CITY OF COLLEGE STATION.
- CURVE LENGTHS SHOWN ARE CHORD LENGTHS.
- THE FOLLOWING EASEMENTS DO APPLY TO THIS PROPERTY SHOWN HEREON:
CITY OF COLLEGE STATION 8460/19
B-C-1 CELLULAR TELEPHONE CO INC. 2011/23
CITY OF BRYAN 213/2508
CITY OF COLLEGE STATION (EMERGENCY) 11003/28
WELLSON WATER SUPPLY CO. 802/118
GENERAL TELEPHONE CO. OF THE SOUTHWEST 555/247
CITY OF BRYAN 518/253
- THE FOLLOWING EASEMENTS DO NOT CROSS THIS TRACT:
CITY OF COLLEGE STATION 8460/19
B-C-1 CELLULAR TELEPHONE CO INC. 2011/23
CITY OF BRYAN 213/2508
CITY OF COLLEGE STATION 516/243
CITY OF BRYAN 213/2508
CITY OF COLLEGE STATION 1217/585
CITY OF BRYAN 518/253
CITY OF BRYAN 516/243
- PUBLIC WAYS WILL BE CONSTRUCTED IN CONJUNCTION WITH THE DEVELOPMENT OF UNDEVELOPED TRACTS.

LEGEND

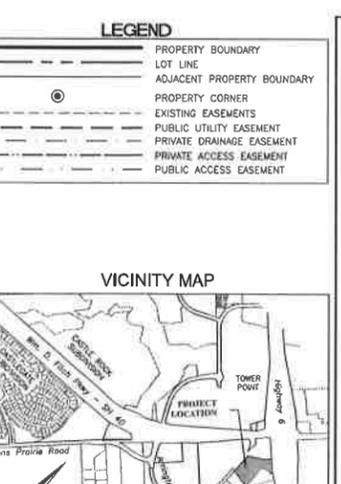
- PROPERTY BOUNDARY
- LOT LINE
- ADJACENT PROPERTY BOUNDARY
- PROPERTY CORNER
- EXISTING EASEMENTS
- PUBLIC UTILITY EASEMENT
- PRIVATE DRAINAGE EASEMENT
- PRIVATE ACCESS EASEMENT
- PUBLIC ACCESS EASEMENT

VICINITY MAP

NOT TO SCALE

Curve Table

Curve #	Length	Radius	Delta	Tangent	Chord	Chord Direction
C1	231.327	425.00	03°12'48"	118.911	228.67	N18°15'00"W
C2	289.707	500.00	03°54'18"	136.327	268.44	N17°35'48"E
C3	388.427	300.00	08°12'28"	143.767	259.29	N8°28'43"E
C4	42.927	400.00	00°04'18"	21.487	42.907	N42°48'17"W



FINAL PLAT
OF
CAPROCK CROSSING
LOTS 1R AND 2R, BLOCK 2
COMMON AREA 1
A TOTAL OF 8.15 ACRES
BEING A
REPLAT
OF
CAPROCK CROSSING
LOT 1, BLOCK 2
COMMON AREA 1
VOLUME 11003, PAGE 35
A. BABBILE SURVEY, A-75
S.W. ROBERTSON LEAGUE, A-202
COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1"=60'
JULY 2013

OWNER/DEVELOPER:
Brazos Texas Land Development, LLC
1203 University Drive E.
College Station, TX 77840

SURVEYOR:
Brad Kerr, R.P.L.S. No. 4502
Kerr Surveying, LLC
409 N. Texas Avenue
Bryan, TX 77803
(979) 268-3195

ENGINEER:
Schultz Engineering, LLC
P.O. Box 11895
College Station, TX 77842
(979) 764-3900

15.11.21 8.15
7.19.1355



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

**REZONING REQUEST
FOR
THE BARRACKS II
13-00900122**

REQUEST: PDD Planned Development District to PDD Planned Development District w/ additional uses and revised concept plan

SCALE: 59 Acres

LOCATION: 3100 Haupt Road

APPLICANTS: Heath Philips, Heath Phillips Investments, LLC

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

RECOMMENDATION: The proposed rezoning is an amendment to a portion of the previously approved PDD zoning to revise the concept plan and add additional uses. Staff recommends approval of the rezoning.



REZONING

Case: 13-122

THE BARRACKS II

DEVELOPMENT REVIEW



NOTIFICATIONS

Advertised Commission Hearing Date: August 1, 2013
 Advertised Council Hearing Dates: August 22, 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:
 Barracks at Rock Prairie Owner's Association
 Buena Vida Owner's Association

Property owner notices mailed: 99
 Contacts in support: None at time of staff report
 Contacts in opposition: None at time of staff report
 Inquiry contacts: 1

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	Townhomes (The Barracks), single-family residences (Williamsgate Subdivision and Buena Vida Subdivision)
East	6-lane Major Arterial on Thoroughfare Plan		Old Wellborn Road, Railroad tracks and FM 2154
West	General Suburban – Growth Area 5, Major Collector on Thoroughfare Plan	PDD Planned Development District; A-O Agricultural Open	Townhomes, single-family residences (Barracks II Development), Vacant

DEVELOPMENT HISTORY

Annexation: 2002
Zoning: A-O Agricultural Open upon annexation (2002)
 A-O Agricultural Open to PDD Planned Development District (2011)
 PDD Planned Development District to PDD Planned Development District (2012)
Final Plat: Barracks II Phase 300; Barracks II Phase 100 and 101 are final platted and are adjacent to the property proposed for rezoning.
Site development: A portion of Barracks II Phase 300 has been developed and adjacent areas to the property proposed for rezoning have been developed (Barracks II Phase 100 and 101).

ZONING HISTORY

In June 2011, 108 acres 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. In April 2012, a revised PDD Planned Development District rezoning was approved that adjusted the configuration of the concept plan and added recreation facility uses consisting of two 2-tower cable wakeboard ski systems as well as other water recreation uses.

The developer is requesting the rezoning amendment to revise a portion of the Barracks II development (59 acres) to provide additional uses, which include a micro-brewery, rental condo units and development sales office. Additionally, the rezoning revises the original approved layout to realign streets/alleys adjacent to the park areas, reduces the amount of commercial acreage along Old Wellborn Road, and adds three blocks of townhomes.

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

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 8.50 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.

The proposed revised PDD zoning includes the addition of micro-industrial uses (specifically a micro-brewery), short-term rental condos that will not to exceed 20 units (akin to a small hotel contained within the recreational facility building) and a development sales office all located within the recreation facility area.

REVIEW OF CONCEPT PLAN

Modifications from the previously approved concept plan include the addition of uses, realignment of streets/alleys around the parks, reduction in the amount of acreage for commercial development and the addition of three blocks of townhomes. The additional uses consist of a development sales office, micro-brewery, and rental condo units that are limited to no more than 20 units. Other changes include increasing the restaurant size from 3,500 square feet to 5,000 square feet, and increasing the number of cable wake board ski systems from two to three.

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 along portions of Old Wellborn Road. 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 and 3, which are located along Old Wellborn Road. Additionally, commercial tract 3 is the only commercial tract where self-storage units would be permitted. As proposed, restaurants would not be a permitted use in Commercial Tracts 2 and 3. 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 5,000 square foot restaurant, micro-brewery, rental condo units and a development sales office, will be required to meet all UDO requirements.

Residential uses consisting of townhomes are proposed for the remainder of the site. Residential density has increased from a max of 8.45 dwelling units per acres to 8.5. 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. As mentioned previously, the layout of the development has changed from the previously approved concept plan. Layout changes have been made in order to realign streets/alleys located near the park areas, reduce the amount of commercial acreage, as well as to add three blocks of townhomes along Old Wellborn Road.

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 applicant has proposed to continue to utilize R-3 Townhouse and C-3 Light Commercial as the base, underlying zoning districts for standards that are not identified in the PDD. The existing PDD zoning was approved with meritorious modifications that will carry over with this rezoning amendment. No new modifications are being requested or altered with this rezoning amendment. 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 were granted with the PDD zoning.

STAFF RECOMMENDATION

Meritorious modifications granted previously are proposed to carry over with the PDD amendment. The revised concept plan makes necessary changes to the street/alley layout around the park areas to continue development of the townhomes, while reducing the amount of commercial acreage in order to incorporate three additional blocks of townhomes. Additional uses are only proposed for the recreation facility area and consist of a micro-brewery, development sales office and short-term rental condo units. Staff recommends approval of the rezoning request.

SUPPORTING MATERIALS

1. Application
2. Rezoning map
3. Concept Plan



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

REVISED JULY 2013

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

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@cstx.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 _____

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 59.88 ac

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

Name Heath Phillips E-mail heath_superiorstructures@yahoo.com
Street Address 516 Deacon Drive West
City College Station State Texas Zip Code 77845
Phone Number 979-229-5906 Fax Number 979-703-7903

PROPERTY OWNER'S INFORMATION:

Name Heath Phillips Investments, LLC (Heath Phillips, Manager) E-mail heath_superiorstructures@yahoo.com
Street Address 516 Deacon Drive West
City College Station State Texas Zip Code 77845
Phone Number 979-229-5906 Fax Number 979-703-7903

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

Name Joe Schultz, P.E. - Engineer E-mail joeschultz84@verizon.net
Street Address 2730 Longmire Drive, Suite A
City College Station State Texas Zip Code 77845
Phone Number 979-764-3900 Fax Number 979-764-3910

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 uses)

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

Proposed Use of Property residential, commercial, recreation facility

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. Due to the success of the townhome development, additional townhomes are proposed resulting in less commercial development. The Recreation Center will require additional parking to accommodate the proposed amenities that are needed to enhance the quality of the development. It is also requested that rental townhomes be added to the uses allowed at the recreation facility.

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 in the Recreation Center and increases the residential component of the existing PDD Zoning. The Recreation Center is 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 and 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)

**CONCEPTUAL PDD/P-MUD SITE PLAN MINIMUM REQUIREMENTS
(ALL CITY ORDINANCES MUST BE MET)
INCLUDING BUT NOT LIMITED TO THE FOLLOWING:**

- A key map (not necessarily to scale).
- Title block to include:
 - Name, address, location, and legal description.
 - Name, address, and telephone number of applicant
 - Name, address, and telephone number of developer/owner (if differs from applicant)
 - Name, address, and telephone number of architect/engineer (if differs from applicant)
 - Date of submittal
 - Total site area
- North arrow.
- 100-year floodplain and floodway (if applicable) on or adjacent to the proposed project site, note if there is none on the site.
- Show the approximate location of the following:
 - Parking areas
 - Building sites and an indication of their use
 - Artificially lit areas
 - Open spaces/conservation areas
 - Greenways
 - Streets and access
 - Parks
 - Schools
 - Trails
 - Buffer areas (or a statement indicating buffering proposed)
 - Other special features
- Approximate accessways, pedestrian and bikeways.
- Common and open space areas.

THE BARRACKS II SUBDIVISION
Rezoning Request
July 10, 2013

Background

In April 2012, the College Station City Council granted a revised PDD Zoning to The Barracks II Subdivision.

The developer of The Barracks II Subdivision is requesting that Rental Condos be added as a use in the Recreation Center. Adding the Rental Condo use to the Recreation Center will allow visitors to the City and The Barracks II development to utilize this unique facility, including parents of Barracks residents to stay overnight in close proximity to their children and promote a family friendly environment.

The Concept Plan showing the anticipated development scheme has changed from the previous submittal. Detention Pond 1 at the Recreation Center will decrease in size and Detention Pond 2 will increase in size to provide to the required stormwater detention facilities. A significant portion of the commercial development proposed along Old Wellborn Road has been changed to Townhome development.

The information presented below is essentially the same information as previously submitted for the previous rezoning request. The only change to the land uses already granted for this property from the approved Concept Plan is the addition of Rental Townhomes at the Recreation Center and list some of the accessory uses which include a development sales office, model townhome, adult arcade, micro industrial use for a micro-brewery and beverage hut.



General Information

A portion of 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. This 59.88-acre portion of the development is 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, Rock Prairie Road to the south and the existing Barracks II development to the west. 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 as 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 this portion of The Barracks II generally fall within R-3 and C-3 Zoning Classifications, with a few additional uses at the Recreation Center 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 and to define the modifications to R-3 and C-3 Zoning Classifications that are being requested to create this Planned Development District.

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. Townhome Residential (TH) as defined by the R-3 Zoning Classification.
2. 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 third land use 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 and accessory uses 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.

This rezoning request is to add Rental Condos as a use within the Recreation Center area. The Rental Condos will be model residential units that will be converted to rental condos when no longer needed as model units. Additional Rental Condos will be added for a total of 20 units at the Recreation Facility. These units will be rental only and be owned by the Recreation Facility Developer.

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 this portion of The Barracks II Subdivision has two 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. **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.
2. **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-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.

1. General bulk or dimensional variations are as follows:
 - a. 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: 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.

b. Commercial (COM) development

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

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.

c. Commercial Tracts 2 and 3 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 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.

- d. Dead end streets in residential areas (TH) are permitted up to a maximum of 100 feet in length. The dead-end alley adjacent to Commercial Tract 3 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 3. 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.

2. Special conditions for commercial (COM) development

- a. 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.

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

- a. 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.

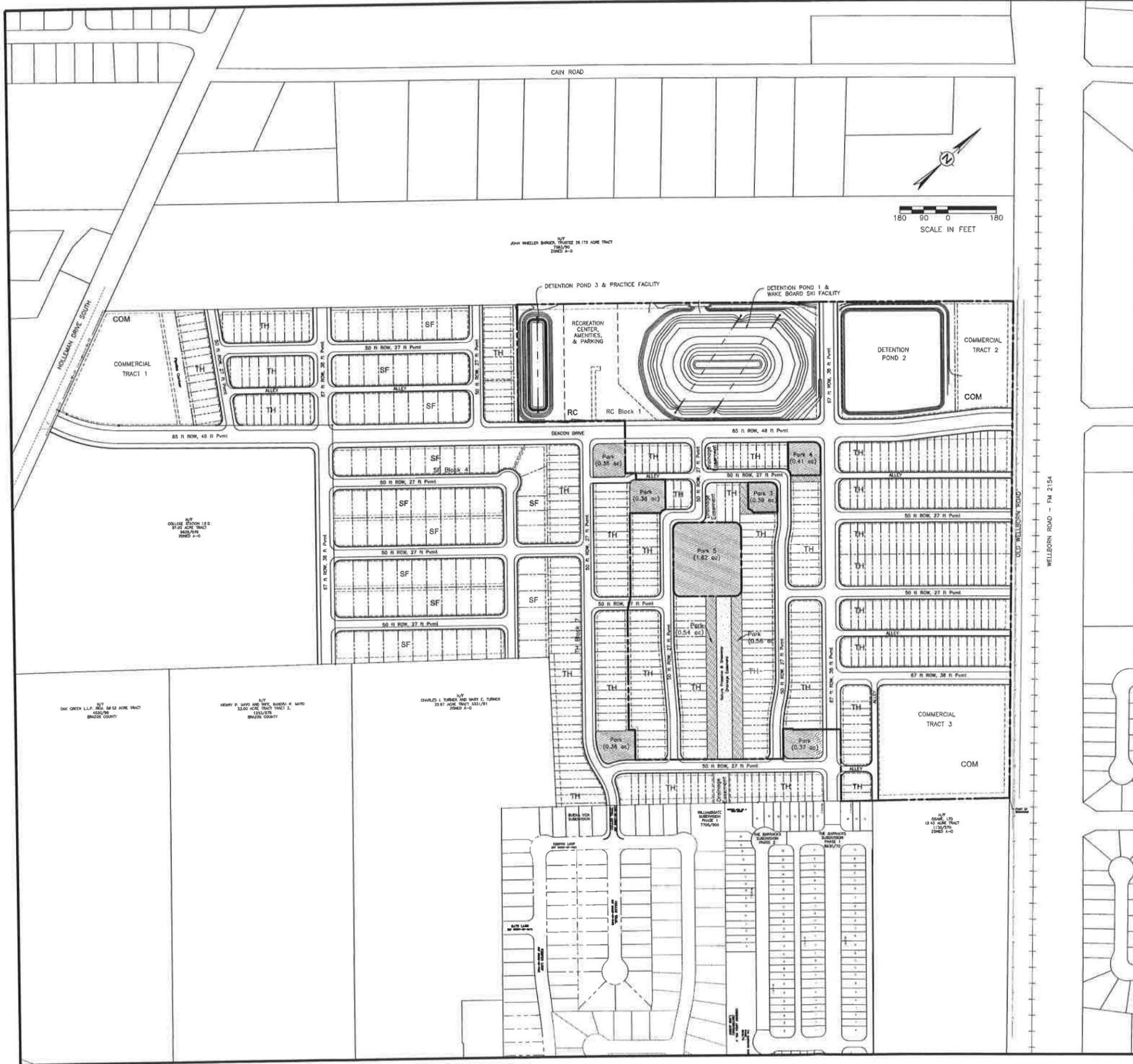
- b. A block length of up to 1250 feet is allowed along Deacon Drive in front of the Recreation Center (RC Block 1).

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.

4. 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.



- ### GENERAL NOTES
- The land uses proposed for this property are as listed on this plan.
 - 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 and 3 only:
 - Shooting Range - Indoor
 - Car Wash subject to supplemental standards contained within the UDZO
 - Commercial garden/greenhouse/landscape maintenance subject to supplemental standards contained within the UDZO
 - Commercial amusement subject to supplemental standards contained in the UDZO
 - Office and retail sales/services with storage area being greater than 50% of the space (i.e. office/home with overhead door)
 - Self Storage - equipment, materials, recreational vehicles, or boats - in buildings with at least 3 enclosed sides
 - Recreation Facility (RF) including commercial amusement activities, cable wake board ski facility, administrative offices, pool, exercise room, jogging track, food & beverage services, micro-industrial use for a micro-brewery, 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. Additional accessory uses for this area include a development sales office and model residential condo units, (attached to the commercial building), open build-out of the development (the model residential condo will become retail condo unit). Also, additional retail condo units for overnight accommodations on a short or long basis will be allowed in this area. The total number of retail condo units will not exceed 20 units. The units will be rental only and will be owned by the Recreation Facility Developer.
 - General bulk or dimensional variations (variances) are as follows:
 - Commercial (COM) development (variances 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 (variances from C-3 Zoning)
 - Restaurants shall not be permitted in Commercial Tracts 2 or 3.
 - The rear setback for self storage structures adjacent to a public alley or common area will be 3 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.
 - The maximum height of buildings in the Recreation Facility shall not exceed 50 feet.
 - Commercial Tracts 2 and 3 shall each be permitted to erect a freestanding sign in accordance with Section 7.4.4 of the UDZO. These signs may be raised to a maximum height of 20 feet.
 - Dead-end streets in residential areas are permitted up to maximum of 100 feet in length. The dead-end street adjacent to Commercial Tract 3 shall extend to the property line (approximately 150 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 100,000 sf. This figure excludes self storage units and buildings associated with the Recreation Facility.
 - Self storage units shall be allowed in Commercial Tract 3 only. The total leasable area of self storage units shall not exceed 60,000 sf.
 - No openings to self storage buildings are allowed on the sides adjacent in 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 include truck or trailer. The office will be limited to a maximum of 1,000 sf. Living quarters for the manager 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 Tract 3.
 - This maximum building size does not apply to the Recreation Center.
 - Unless otherwise noted herein, commercial buildings and related parking areas shall comply with the Non-Residential Architectural Standards in the UDZO. Design of these structures shall be compatible in size, roof type and pitch, architecture, and lot coverage with the surrounding single-family residential uses.
 - All commercial tracts shall provide cross access in accordance with the UDZO.

- ### 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.
 - NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.E. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48041C0305 E, EFFECTIVE DATE: 05-16-2012.
 - PARKS 3, 4, & 5 ARE NOT INCLUDED IN THIS REZONING.

LEGEND

- EDGE OF PAVEMENT
- RIGHT OF WAY (APPROX.)
- EASEMENT
- ZONING CHANGE BOUNDARY
- PROPERTY LINE
- PREVIOUSLY PLATTED PARK PROPERTY (NOT INCLUDED IN 59.88 ACRES)
- FUTURE PARK PROPERTY
- DRAINAGE EASEMENT

VICINITY MAP

NOT TO SCALE

CONCEPT PLAN

THE BARRACKS II SUBDIVISION
 59.88 ACRES
 CRAWFORD BURNETT LEAGUE, A-7
 COLLEGE STATION, BRAZOS COUNTY, TEXAS
 JUNE 2013

OWNER/DEVELOPER:
 Heath Phillips Investments, LLC
 4490 Catalytic Parkway
 College Station, TX 77845
 (979) 699-7250

ZONING STATUS:
 Current: PDD
 Proposed: PDD

ENGINEER:

 Schultz Engineering, LLC
 2731 Lavonnie Dr., Suite A
 College Station, TX 77845
 (979) 764-3094

SURVEYOR:
 Brad Kerr, RPLS No. 4502
 Kerr Surveying, LLC
 P.O. Box 260
 College Station, TX 77841
 (979) 268-3193

**THREE (3) TIME: 13-122
 7-11-13
 9:02
 CDD**



MEMORANDUM

July 19, 2013

TO: Planning & Zoning Commission

FROM: Jennifer Prochazka, AICP, Principal Planner

SUBJECT: **New Residential Zoning Districts** (One- and Two-Family)

Item: Presentation, possible action, and discussion on an overview 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 that the vision for College Station is realized through the future growth and development 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.

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.

Phase 1: The completion of Phase I resulted in the adoption of new non-residential zoning districts 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.

Phase 2A: Staff has worked with a sub-committee of the Planning and Zoning Commission to develop ordinance language for one- and two-family residential zoning districts based on direction in the Comprehensive Plan. These districts are similar to the City's existing set of zoning districts, meaning that they are largely use-based, with some additional performance standards. Districts have been renamed to simplify the nomenclature. Retired districts will remain effective for properties, but will not be available for future rezoning proposals. The districts to be created and renamed through this process include:

New Districts

- "RS Restricted Suburban"

Changed & Renamed Districts

- "A-O Agricultural Open" to "R Rural"
- "A-OR Rural Residential Subdivision" to "E Estate"

Renamed Districts

- "R-1 Single-Family Residential" to "GS General Suburban"
- "R-3 Townhouse" to "T Townhouse"
- "R-2 Duplex" to "D Duplex"
- "R-7 Manufactured Home Park" to "MHP Manufactured Home Park"

Retired Districts

- "R1-B Single Family Residential"

A public meeting was held on Tuesday, April 9, 2013 to present the one- and two-family zoning district concepts to the community for consideration and comment. Stakeholders were given an additional review period after this meeting in order to submit any recommended changes. Specific ordinance language was then developed and stakeholders were again asked to provide comments.

Phase 2B: In the next phase, staff will work with the Planning & Zoning Commission Sub-Committee to develop the multi-family and mixed-use districts. The creation and adoption of these districts is being completed separately from the one- and two-family districts.

Phase 3: Once the residential districts are adopted, Staff will begin work on a specific zoning approach for the Growth Areas identified on the Concept Map in the Comprehensive Plan.