

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

**Planning & Zoning
Commission
May 1, 2014**
*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

MAY 1, 2014, AT 6:00 P.M.

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 2014 P&Z Plan of Work (see attached). **(J.Schubert)**
 5. Presentation, possible action, and discussion regarding an overview of the implications of reaching the 100,000 inhabitants mark. **(M. Hester)**
 6. Presentation, discussion, and possible action regarding an update on the following items:
 - A rezoning of approximately 0.535 acres located at 805 – 809 Montclair Avenue from D (Duplex) to GS (General Suburban). The Planning & Zoning Commission heard this item on March 20 and voted 6-0 to recommend approval. The City Council heard this item on April 10 and voted 7-0 to approve the request.
 - A rezoning of approximately 2 acres located at 2670 Barron Road from R (Rural) to GS (General Suburban). The Planning & Zoning Commission heard this item on March 20 and voted 6-0 to recommend approval. The City Council heard this item on April 10 and voted 7-0 to approve the request.
 - A rezoning of approximately 88.7 acres located at 12470 Old Wellborn Road from R (Rural) and PDD (Planned Development District) to PDD (Planned Development District). The Planning & Zoning Commission heard this item on March 20 and voted 6-0 to recommend approval. The City Council heard this item on April 10 and voted 6-0-1 to approve the request.
 7. Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings.
 - Monday, May 12, 2014 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. **(Liaison – Ross)**
 - Thursday, May 15, 2014 ~ 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, BioCorridor Board, BioCorridor Plan Process, 5-Year Comprehensive Plan Review Subcommittee, 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
MAY 1, 2014, 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, possible action, and discussion on Absence Requests from meetings.
 - Brad Corrier ~ April 17, 2014
 - 4.2 Consideration, possible action, and discussion to approve Meeting Minutes.
 - April 17, 2014 ~ Workshop
 - April 17, 2014 ~ Regular

Regular Agenda

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

6. Public hearing, presentation, possible action, and discussion regarding an amendment to Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas, by rezoning approximately 2 acres for Whitley Subdivision, Lots 3A & 3B at 1806 Welsh Avenue from GC General Commercial to CI Commercial Industrial **Case #14-00900079 (M. Hester) (Note: Final action on this item is scheduled for the May 22, 2014 City Council meeting – subject to change)**
7. Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas, by changing the zoning district boundaries from GC General Commercial and OV Corridor Overlay to PDD Planned Development District for approximately 8 acres in the Chimney Hill Retail Plaza Lots 1-4, Block 1, generally located at 701 & 715 University Drive East. **Case #14-00900076 (J. Schubert) (Note: Final action on this item is scheduled for the May 12, 2014 City Council meeting – subject to change)**
8. Discussion and possible action on future agenda items – A Planning & Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
9. Adjourn.

2014 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, Southside Area, Wellborn Community, and South Knoll Area neighborhood plans, and Bicycle, Pedestrian & Greenways, Parks and Recreation, Water, Waste Water, Medical District, and Economic Development master plans.</p>	<p>Project Dates:</p>
<p>Staff Assigned: P&DS Staff</p>	<p>Anticipated Completion: On-going</p>

Five-Year Comprehensive Plan Report	
<p>Summary:</p> <p>As called for in the Comprehensive Plan, complete a five-year evaluation and appraisal report to assess existing Plan and its success in achieving the community's goals.</p>	<p>Project Dates:</p> <p>4/23/14: Joint subcommittee meeting.</p>
<p>Staff Assigned: J. Prochazka</p>	<p>Anticipated Completion: Summer 2014</p>

Five-Year Comprehensive Plan Report Implementation	
<p>Summary:</p> <p>Begin implementation of items and tasks identified in the Five-Year Comprehensive Plan Report.</p>	<p>Project Dates:</p>
<p>Staff Assigned: P&DS Staff</p>	<p>Anticipated Completion:</p>

Multi-Family & Mixed Use Zoning Districts	
<p>Summary:</p> <p>Create and adopt new zoning districts for Urban and Urban Mixed Use designations to implement these future land use and character designations identified in the Comprehensive Plan.</p>	<p>Project Dates:</p> <p>5/9/14: Zoning district subcommittee meeting.</p>
<p>Staff Assigned: J. Prochazka</p>	<p>Anticipated Completion:</p>

Walton Drive Commercial Overlay	
<p>Summary:</p> <p>Create and adopt a zoning overlay to address parking and other non-conformities for the commercial area at Walton Drive and Texas Avenue as identified in the Eastgate Neighborhood Plan.</p>	<p>Project Dates:</p> <p>12/11/13: Stakeholder meeting with property owners to introduce possible overlay concept.</p>
<p>Staff Assigned: J. Schubert</p>	<p>Anticipated Completion: Summer 2014</p>

Wellborn Zoning Districts	
<p>Summary:</p> <p>Create and adopt new or modified zoning districts as identified in the Wellborn Community Plan.</p>	<p>Project Dates:</p>
<p>Staff Assigned: P&DS Staff</p>	<p>Anticipated Completion:</p>

Research and Education

College Station Population	
Summary: Overview of College Station's current population estimate and report on implications of exceeding the 100,000 mark.	Project Dates: 5/1/14: Presentation at P&Z Workshop.
Staff Assigned: M. Hester	Anticipated Completion: May 2014

Easterwood Airport Master Plan	
Summary: Report on Easterwood Airport Master Plan and consideration of potential implications of any future plans for expansion.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

Non-Residential Architecture Standards	
Summary: Review existing standards to evaluate if updates are needed to reflect current practices and allow more flexibility in design.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

Planning & Development Services Organizational Review Implementation	
Summary: Continue implementation of the review by completing identified policy discussions, ordinance revisions, and process and service improvements.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

Recently-Adopted Zoning Districts	
Summary: Overview of the recently adopted zoning districts.	Project Dates: 4/17/14: Presentation at P&Z Workshop.
Staff Assigned: T. Rogers	Item Completed: April 2014

Review of Adopted Plans	
Summary: This item includes after action review of Northgate, BioCorridor, and Medical Districts, update on Water/Wastewater Master Plan, and update on implementation of adopted neighborhood and small area plans.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

Sign Regulations	
Summary: Evaluate sign regulations related to electronic message boards.	Project Dates: 5/12/14: Presentation at Council Workshop to receive direction from Council.
Staff Assigned: J. Schubert	Anticipated Completion:

Transportation Planning	
Summary: Update regarding Metropolitan Planning Organization (MPO) transportation planning initiatives.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:



CITY OF COLLEGE STATION
Planning & Development Services

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

Name Brad Corrier

Request Submitted on 4/15/2014

I will not be in attendance at the meeting on 4/17/2014
for the reason specified: (Date)

Out of Town

Signature Brad Corrier

MINUTES
PLANNING & ZONING COMMISSION
Workshop Meeting
April 17, 2014, 6:00 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

COMMISSIONERS PRESENT: Bo Miles, Jerome Rektorik, Jodi Warner, Jim Ross, Jane Kee, Casey Oldham

COMMISSIONERS ABSENT: Brad Corrier

CITY COUNCIL MEMBERS PRESENT: John Nichols

CITY STAFF PRESENT: Lance Simms, Molly Hitchcock, Carol Cotter, Jason Schubert, Jennifer Prochazka, Morgan Hester, Teresa Rogers, Jenifer Paz, Robin Cross, Macie Quick, Jeremy Alderete, and Brittany Caldwell

1. Call the meeting to order.

Chairman Miles called the meeting to order at 6:03 p.m.

2. Discussion of consent and regular agenda items.

There was no discussion regarding consent and regular agenda items.

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

- Final Plat ~ Amending Plat ~ West Park Lot 14R-A Block 3 **Case # 14-00900057 (M.Hester)**

There was no discussion regarding the above-mentioned plat.

4. Discussion of new development applications submitted to the City. [[New Development List](#)]

There was no discussion regarding new development.

5. Presentation, possible action, and discussion regarding an overview of zoning districts. **(T.Rogers)**

Staff Planner Rogers gave an overview regarding zoning districts.

There was general discussion amongst the Commission regarding the zoning districts.

6. Presentation, possible action, and discussion regarding the status of items within the 2014 P&Z Plan of Work (see attached). **(J.Schubert)**

There was no discussion regarding the P&Z Plan of Work.

7. Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings.
- Thursday, April 24, 2014 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (**Liaison – Rektorik**)
 - Thursday, May 1, 2014 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.

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

8. Discussion, review and possible action regarding the following meetings: Design Review Board, Joint Parks / Planning & Zoning Subcommittee, BioCorridor Board, BioCorridor Plan Process, 5-Year Comprehensive Plan Review Subcommittee, and Zoning District Subcommittee.

Chairman Miles gave an update regarding the 5-Year Comprehensive Plan Review 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.

There was no discussion regarding future agenda items.

10. Adjourn.

The meeting was adjourned at 7:08 p.m.

Approved:

Attest:

Bo Miles, Chairman
Planning & Zoning Commission

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services

MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting
April 17, 2014, 7:00 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

COMMISSIONERS PRESENT: Bo Miles, Jerome Rektorik, Jodi Warner, Jim Ross, Jane Kee, Casey Oldham

COMMISSIONERS ABSENT: Brad Corrier

CITY COUNCIL MEMBERS PRESENT: John Nichols

CITY STAFF PRESENT: Lance Simms, Molly Hitchcock, Carol Cotter, Jason Schubert, Jennifer Prochazka, Morgan Hester, Teresa Rogers, Jenifer Paz, Robin Cross, Macie Quick, Jeremy Alderete, and Brittany Caldwell

1. **Call Meeting to Order**

Chairman Miles called the meeting to order at 7:12 p.m.

2. **Pledge of Allegiance**

3. **Hear Citizens**

No citizens spoke.

4. **Consent Agenda**

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

- Jim Ross ~ April 3, 2014

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

- April 3, 2014 ~ Workshop
- April 3, 2014 ~ Regular

4.3 Presentation, possible action, and discussion on a Final Plat for Saddle Creek Phase 11 consisting of 19 single-family residential lots on approximately 34 acres generally located west of Duck Haven subdivision, approximately one mile south of Greens Prairie Road in the College Station's Extraterritorial Jurisdiction (ETJ).
Case #14-00900033 (M. Hester)

- 4.4 Presentation, possible action, and discussion on a Final Plat for Castlegate II Section 104 consisting of 44 single-family residential lots on approximately 9.5 acres generally located northeast of the intersection of Victoria Avenue and Etonbury Avenue within the Castlegate II Subdivision. **Case #13-00900255 (J. Paz)**

Commissioner Rektorik motioned to approve Consent Agenda Items 4.1 – 4.4. Commissioner Warner seconded the motion, motion passed (6-0).

Regular Agenda

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

No items were removed from the Consent Agenda.

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

There was no discussion regarding future agenda items.

7. Adjourn.

The meeting was adjourned at 7:14 p.m.

Approved:

Bo Miles, Chairman
Planning & Zoning Commission

Attest:

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services



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

**REZONING REQUEST
FOR
MONOGRAMS AND MORE
14-00900079**

REQUEST: GC General Commercial to CI Commercial Industrial

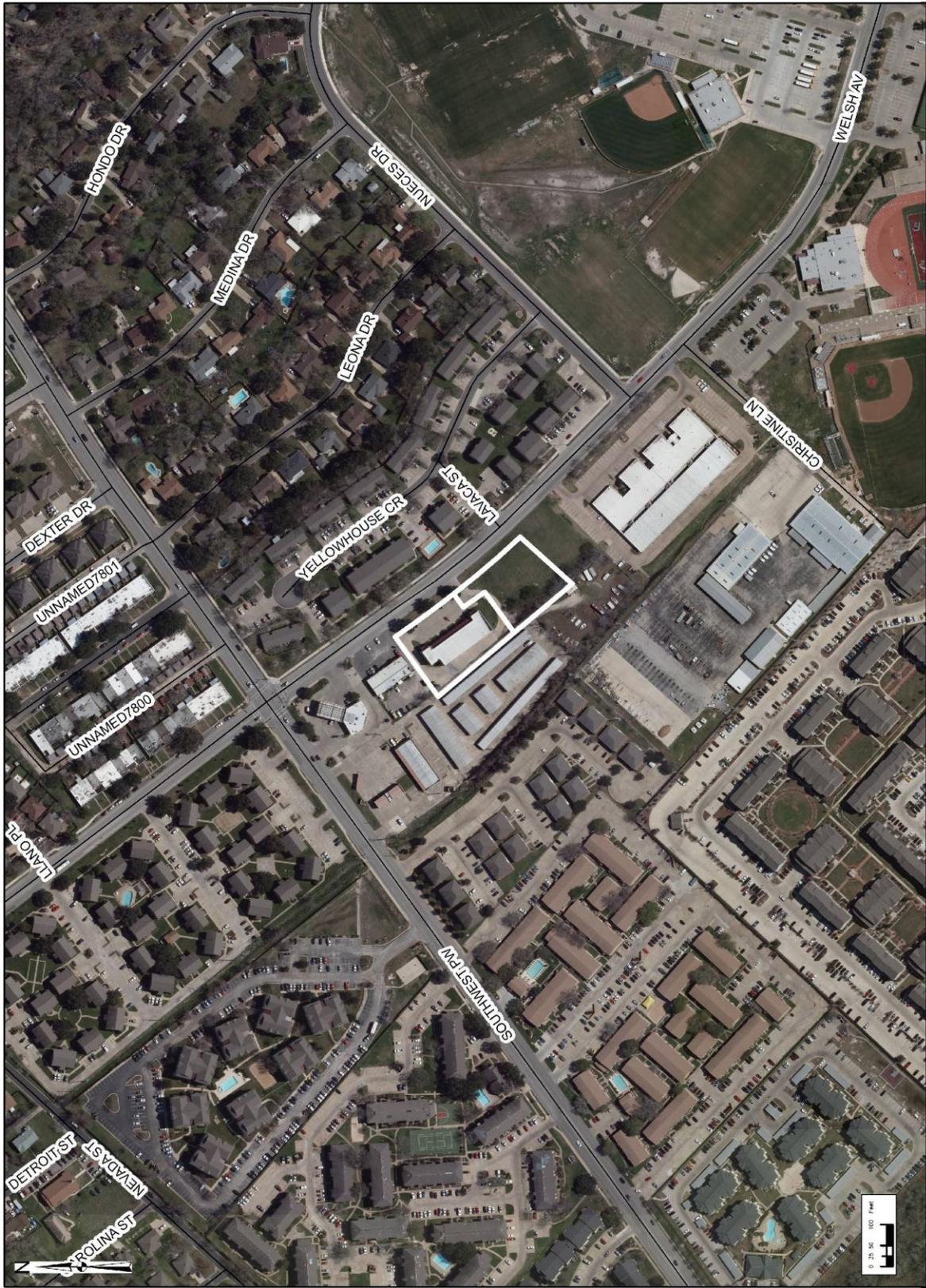
SCALE: Two lots (Lots 3A & 3B) on approximately 2 acres

LOCATION: 1806 Welsh Ave A

APPLICANT: Jim Woods, JHW General Contractors

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

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



REZONING

Case: 14-079

WHITLEY LT 3A-3B
WELSH AVE

DEVELOPMENT REVIEW





Zoning Districts	R-4	R-6	MHP	O	SC	GC	CI	BP	Rural	Estate	Restricted Suburban	General Suburban	R-1B	Duplex	Townhouse
Multi-Family															
High Density Multi-Family															
Manufactured Home Park															
Office															
Suburban Commercial															
General Commercial															
Commercial-Industrial															
Business Park															
BPI															
NAP															
C-3															
M-1															
M-2															
C-U															
R&D															
P-MUD															
Business Park Industrial															
Natural Areas Protected															
Light Commercial															
Heavy Industrial															
College and University															
Research and Development															
Planned Mixed-Use Development															
BPD															
WPC															
NG-1															
NG-2															
NG-3															
OV															
RDD															
KO															
Planned Development District															
Wolf Pen Creek Dev. Corridor															
Core Northgate															
Transitional Northgate															
Residential Northgate															
Corridor Overlay															
Redevelopment District															
Krenek Tan Overlay															

DEVELOPMENT REVIEW
REZONING
 WHITLEY LT 3A-3B
 WELSH AVE
 Case: 14-079

NOTIFICATIONS

Advertised Commission Hearing Date: May 1, 2014
Advertised Council Hearing Dates: May 22, 2014

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

N/A

Property owner notices mailed: Eight (8)
Contacts in support: None at the time of the report.
Contacts in opposition: None at the time of the report.
Inquiry contacts: None at the time of the report.

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Urban	GC General Commercial	Commercial shopping center
South	Natural Areas – Reserved	GC General Commercial	Vacant
East (across Welsh Avenue)	Urban	R-6 High-Density Multi-Family	Storage
West	Natural Areas – Reserved	GC General Commercial	Multi-family development

DEVELOPMENT HISTORY

Annexation: May 1969
Zoning: GC General Commercial
Final Plat: March 1980 – Final Plat
August 2006 – Replat
Site development: Lot 3A is developed with Monograms & More's office/warehouse. Lot 3B is currently vacant.

REVIEW CRITERIA

- 1. Consistency with the Comprehensive Plan:** The subject property is designated as Urban and Natural Areas – Reserved on the Comprehensive Plan Future Land Use and Character Map. Because floodplain or greenway is not located in this area, the Urban designation can be extended to this area. This property is also located in Growth Area VI which allows for intense commercial development. The proposed rezoning is consistent with this designation.
- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The proposed rezoning will allow for the expansion of Monograms & More's operation permitted in CI Commercial Industrial. The property to the north is a old shopping center and storage units to the west.

3. **Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment:** The current zoning designation of GC General Commercial permits a wide range of commercial development; however, because 50% of the property will be utilized for fabrication/storage, a change in zoning to CI Commercial Industrial is necessary to accommodate for this use.
4. **Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The current zoning designation of GC General Commercial permits a wide range of commercial development. The property is located on Welsh Avenue, a 2-lane major collector, and near A&M Consolidated High School, and a rezoning is necessary to meet the property owner's intent to expand the existing business and provide additional manufacturing-related use.
5. **Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The applicant states that the property is marketable with both the current zoning and proposed zoning change. Because Monograms & More wants to expand their business expands with more than 50% of the development operating as a fabrication/warehouse, GC General Commercial is not an appropriate zoning district.
6. **Availability of water, wastewater, storm water, and transportation facilities generally suitable and adequate for the proposed use:** There is an existing 6-inch water line coming off of a 12-inch water main on Welsh Avenue available to serve this property. Behind the two lots there is a 6-inch wastewater main that is available to serve the property. The site generally drains to the south to an adjacent unnamed tributary to Bee Creek. Drainage and other site infrastructure required with site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. Access to the site will be available via Welsh Avenue which is classified as a 2-lane major collector on the City's Thoroughfare Plan.

STAFF RECOMMENDATION

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

SUPPORTING MATERIALS

1. Application
2. Rezoning map

979-246-9133



FOR OFFICE USE ONLY	
CASE NO.:	14-79
DATE SUBMITTED:	04/01/14
TIME:	12:30
STAFF:	AJ

ZONING MAP AMENDMENT (REZONING) APPLICATION GENERAL

MINIMUM SUBMITTAL REQUIREMENTS:

\$1,165 Rezoning Application Fee.

Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.

Traffic Impact Analysis or calculations of projected vehicle trips showing that a TIA is not necessary for the proposed request.

One (1) copy of a fully dimensioned map on 24" x 36" paper showing:

- a. Land affected;
- b. Legal description of area of proposed change;
- c. Present zoning;
- d. Zoning classification of all abutting land; and
- e. All public and private rights-of-way and easements bounding and intersecting subject land.

Written legal description of subject property (metes & bounds or lot & block of subdivision, whichever is applicable).

A CAD (dxf/dwg) - model space State Plane NAD 83 or GIS (shp) digital file (e-mailed to P&DS_Digital_Submittal@cs.tx.gov).

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

Date of Optional Preapplication Conference March 12, 2014

NAME OF PROJECT Monograms and More

ADDRESS Welsh Ave

LEGAL DESCRIPTION (Lot, Block, Subdivision) Whitley, Lot 3B and Lot 3A

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:

TOTAL ACREAGE _____

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

Name Jim Woods E-mail jimwoods@jhwinc.com

Street Address PO Box 10220

City College Station State Texas Zip Code 77842

Phone Number 979-693-1617 Fax Number 979-846-9133

PROPERTY OWNER'S INFORMATION:

Name Graft Gand LP E-mail BRIAN@MONOGRAMS.MORE.COM

Street Address 1808 Welsh Ave., Ste F

City College Station State TX Zip Code 77840

Phone Number 979-693-7713 Fax Number 979-764-0806

Address NOT WORK

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

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

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

Existing Zoning C-1 Proposed Zoning C-1

Present Use of Property Empty Lot and Existing Building Located on adjacent lot

Proposed Use of Property Retail Business and monogramming, T Shirt Screening stitching

REZONING SUPPORTING INFORMATION

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

We held a predevelopment meeting on March 12 to discuss the use of existing building and new building to be built on vacant lot. In speaking with City Staff at the meeting the C-1 zoning was supported/encouraged.

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

In the area it is in it would be appropriate for this zoning change.

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

In the area it is in it would be appropriate for this zoning change, in line with the neighborhood and businesses in this area at this time.

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

Property is well suited

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

Property is well suited but does not satisfy the owners needs totally.

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

Is marketable with existing zoning and marketable with new zoning.

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

The owners of the property are desires of the change to continue to grow their business and be a viable employer in the community.

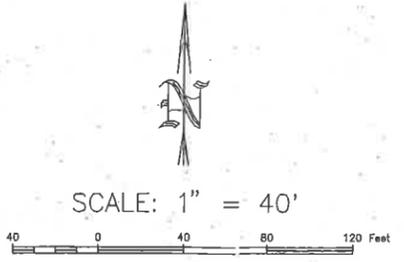
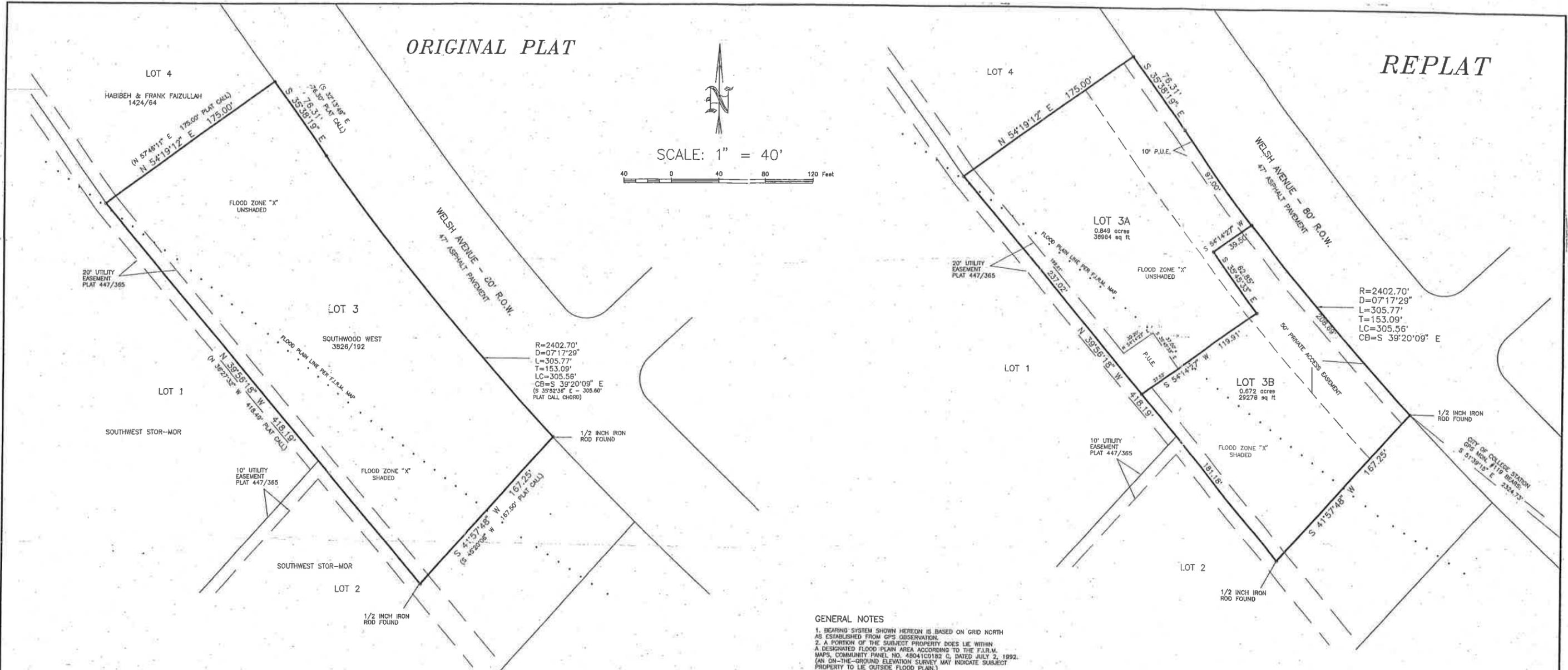
The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from 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.

[Handwritten Signature]

Signature and title

3-26-14

Date



- GENERAL NOTES**
1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 2. A PORTION OF THE SUBJECT PROPERTY DOES LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.J.R.M. MAPS, COMMUNITY PANEL NO. 48041C0182 C, DATED JULY 2, 1992. (AN ON-THE-GROUND ELEVATION SURVEY MAY INDICATE SUBJECT PROPERTY TO LIE OUTSIDE FLOOD PLAIN.)
 3. BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH CITY OF COLLEGE STATION UNIFIED DEVELOPMENT ORDINANCE.
 4. SUBJECT PROPERTY IS CURRENTLY ZONED C-1.
 5. 5/8 INCH IRON ROD AT ALL CORNERS UNLESS OTHERWISE NOTED.
 6. P.U.E. - PUBLIC UTILITY EASEMENT

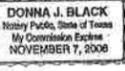
CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I (we) SOUTHWOOD WEST A TEXAS LEAGUE PROPERTY owner(s) and developer(s) of the land shown on this plat, and designated herein as Lots 3A and 3B, Whitley Subdivision to the City of College Station, Texas, and whose name(s) is/are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements, and public places therein shown for the purpose and consideration therein expressed.

CERTIFICATE OF CITY ENGINEER
 I, ANAN GIBBS, 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.

APPROVAL OF PLANNING AND ZONING COMMISSION
 I, Scott Greer, 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 15th day of June, 2006.

CERTIFICATE OF THE COUNTY CLERK
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Karen McQueen, County Clerk, in and for said county, do hereby certify that this plat, together with its certificates of authentication was filed for record in my office on the 15th day of June, 2006, in the Official Public Records of Brazos County, Texas, in Volume 7797, Page 6.

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared Donna J. Black, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same for the purpose and consideration therein stated.
 Given under my hand and seal on this 16th day of June, 2006.
Donna J. Black
 Notary Public, Brazos County, Texas



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



Filed for Record in:
 BRAZOS COUNTY Doc Bk Vol Pa
 00925152 OR 7491 62

On: Aus 02/2006 at: 04:10P
 as a Plat
 Document Number: 00925152
 Amount: 58.00
 Receipt Number: 286519
 By: Karen McQueen

STATE OF TEXAS
 COUNTY OF BRAZOS
 I hereby certify that this instrument was filed on the date and time stamped hereon by me, and was duly recorded in the volume and page of the Official Public Records of:
 BRAZOS COUNTY
 as stamped hereon by me.
 Aus 02/2006

HONORABLE KAREN MCQUEEN, COUNTY CLERK,
 BRAZOS COUNTY



VICINITY MAP
 NOT TO SCALE

REPLAT
 OF
 LOT 3
 WHITLEY SUBDIVISION
 VOLUME 447, PAGE 365
 1.52 ACRES, CRAWFORD BURNETT LEAGUE, A-7
 COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 40 FEET
 SURVEY DATE: OCTOBER, 2005
 PLAT DATE: 05-05-06
 REVISED: 05-16-06
 JOB NUMBER: 05-460
 CAD NAME: 05-460R
 CR5 FILE: SWOOD (cont); 05-460 (job)

PREPARED BY: KERR SURVEYING, LLC
 505 CHURCH STREET, P.O. BOX 269
 COLLEGE STATION, TEXAS 77841
 PHONE (979) 288-3195

PREPARED FOR: SOUTHWOOD WEST
 4101 TEXAS AVENUE, SUITE B
 BRYAN, TEXAS 77802
 PHONE (979) 848-4500

14-79
 04/01/14
 17.30



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

**REZONING REQUEST
FOR
CHIMNEY HILL REDEVELOPMENT
14-00900076**

REQUEST: GC General Commercial and OV Corridor Overlay to PDD Planned Development District

SCALE: 7.95 acres

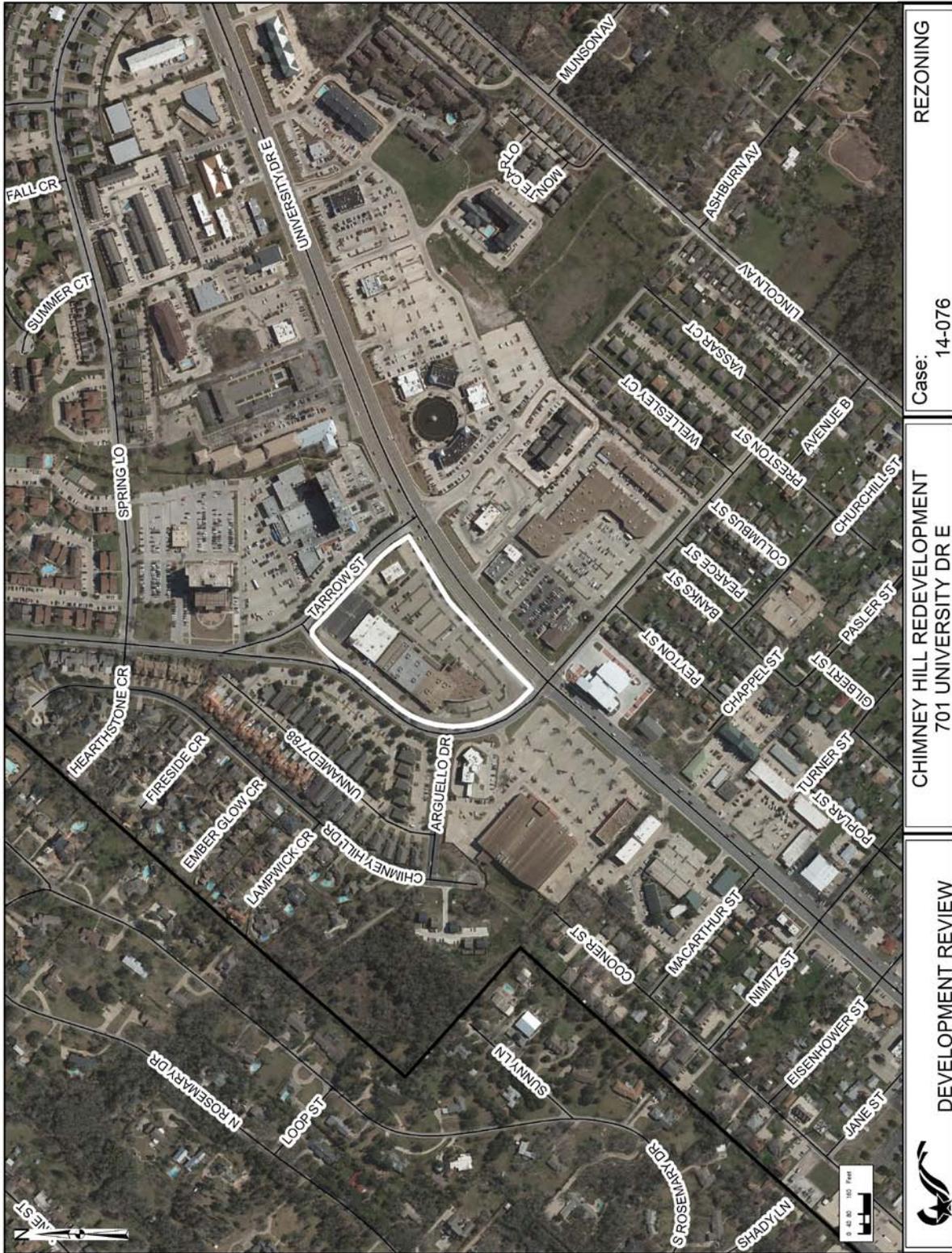
LOCATION: 701 & 715 University Drive East

APPLICANT: Doug Demiano, PM Realty Group

PROJECT MANAGER: Jason Schubert, AICP, Principal Planner
jschubert@cstx.gov

PROJECT OVERVIEW: This PDD Planned Development District request proposes to rezone the property to allow for the redevelopment of the Chimney Hill shopping center into a mixed use development that is not otherwise permitted under the existing GC General Commercial zoning. The City of College Station currently owns the property and entered into an economic development agreement and purchase and sale agreement in December 2013 with PM Realty Group. The anticipated closing on the property is August 2014.

RECOMMENDATION: Staff recommends approval with the condition that an additional right-turn lane be provided on southbound Tarrow Street at the intersection University Drive East and that the ordinance is not effective unless a deed executed for purchase of the property is recorded in the Official Records of Brazos County, Texas on or before September 15, 2014.



REZONING
Case: 14-076

CHIMNEY HILL REDEVELOPMENT
701 UNIVERSITY DR E

DEVELOPMENT REVIEW

BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: May 1, 2014
Advertised Council Hearing Dates: May 12, 2014

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:

Chimney Hill HOA
Villas of Chimney Hill HOA

Property owner notices mailed: 23
Contacts in support: None at the time of staff report.
Contacts in opposition: None at the time of staff report.
Inquiry contacts: Two

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North (across Tarrow Street)	Suburban Commercial	GC General Commercial	Office buildings
South (across University Dr. E)	General Commercial	GC General Commercial with OV Corridor Overlay	Shopping center and restaurants
East (across East Tarrow Street)	General Commercial	GC General Commercial with OV Corridor Overlay	Hotel
West (across Tarrow Street)	General Commercial	GC General Commercial	Bank, shopping center including former Albertson's grocery

DEVELOPMENT HISTORY

Annexation: 1956
Zoning: GC General Commercial with OV Corridor Overlay
Final Plat: 1975 with replats in 1984 & 1985
Site development: Existing shopping center to be demolished as part of redevelopment.

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 subject property is designated as General Commercial on the Comprehensive Plan's Future Land Use and Character Map and is within the area identified as the Hospitality Corridor along University Drive East. The proposed project seeks to redevelop an aging shopping center along one of the College Station's primary image corridors. The site was originally constructed in the late 1970s and the proposed project will retain mostly ground floor commercial while allowing for residential uses in the northeast corner of the site and on the upper floors of the main building. A hotel use is also permitted in the area designated for residential use.

The subject property is surrounded by thoroughfares and developed property zoned GC General Commercial. The proposed development will continue the commercial nature of the immediate vicinity while allowing residential uses in which the parking will be accommodated within a parking garage. Given the amount of access and proximity to major thoroughfares, commercial uses remain suitable for this centrally located property. A greater intensity of uses though is commonly needed to support the costs associated with a redevelopment project of this nature. While marketable as a commercial-only property, the opportunity provided by redevelopment allows for the creation of a unique, destination-based development along one of the City's main corridors. The existing OV Corridor Overlay that begins at Earl Rudder Freeway and ends on this property at Tarrow Street will be removed as part of this request. This will allow the project to reduce setbacks and create a more pedestrian-friendly environment internally.

There is a 12-inch water line along East Tarrow, a 20-inch water line along Tarrow Street, and an 8-inch sanitary sewer line off East Tarrow to serve the property. Some of the infrastructure and easements on the site will need to be abandoned and/or relocated for the redevelopment to occur. Storm drainage is to Burton Creek and post-development flows will not be able to exceed pre-development flows.

Access to the subject tract will be via Tarrow Street/East Tarrow, a four-lane Minor Arterial, and University Drive East, a six-lane Major Arterial. A Traffic Impact Analysis (TIA) was submitted as part of this rezoning application. Based on the analysis, an additional right-turn lane is required on Tarrow Street for the southbound approach to University Drive East as it falls below the acceptable level of service with the forecasted and site-generated traffic. A right-turn deceleration lane will be required for the proposed consolidated driveway from University Drive East due to the anticipated volume of right turns into the site.

REVIEW OF CONCEPT PLAN

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

"The purpose and intent of the PDD is to encourage the redevelopment of an existing underperforming retail center along the University Drive Hospitality Corridor. The new development will provide a destination for residents and visitors to shop, dine, live, and recreate in a more urban environment. Introducing high density residential land uses and more urban development standards will incent the major reinvestment of an underutilized property in a prominent area of College Station."

The Concept Plan proposes to demolish the existing buildings and construct a vertical mixed use building and four one-story buildings in phases that orient toward an interior plaza. A parking garage will be attached to the vertical mixed-use building and provide additional parking. The two driveways along University Drive East will be consolidated into one with a right-turn deceleration lane provided. The existing driveway location on East Tarrow with left-turn lane will remain and three new driveways are proposed along Tarrow Street with one aligning with the former Albertson's shopping center driveway and another with Arguello Drive.

Base Zoning and Meritorious Modifications

The development will utilize GC General Commercial and R-6 High Density Multi-Family as the base zoning districts.

Permitted Uses

GC General Commercial uses along with multi-family land uses as allowed in R-6 High Density Multi-Family Permitted are permitted in addition to a pedestrian-oriented outdoor plaza designed for community events that include a pavilion, tower architectural feature, outdoor sales, display and other park-like amenities.

Density

The maximum residential density is 30 units per acre as per the R-6 High Density Multi-Family zoning district.

Setbacks

Instead of standard zoning setbacks, the applicant has proposed:

Minimum Front Setback (along University Drive East)	20 feet (normally 25 feet)
Minimum Side Setback (between buildings)	7.5 feet
Minimum Side Street Setback (along East Tarrow)	15 feet
Minimum Rear Setback (along Tarrow Street)	10 feet (normally 15 feet)

Height

Building height will be regulated by GC General Commercial and R-6 High Density Multi-Family base zoning districts. Building heights will range between one and seven stories.

Parking

Parking for residential uses will be 1 parking space per bed. Non-residential parking will be 1 parking space per 250 gross square feet with no increase for more intense commercial uses as defined by the Unified Development Ordinance. Up to 20% of the parking spaces within the parking garage may be compact spaces.

Other Meritorious Modifications

Off-Street Parking Standards: Minimum parking lot setback is reduced to 8 feet along Tarrow Street with double landscape islands not being required every seven parking spaces.

Right-of-Way Dedication: No additional right-of-way is anticipated for University Drive East, East Tarrow, or Tarrow Street unless needed for the additional turn-lane mitigation.

Non-Residential Architecture Standards: Accessory buildings and parking garages are exempt from the requirements except that parking garages may be constructed of a pre-cast concrete product and painted to complement abutting buildings.

Signage

The sign regulations for the base zoning districts of GC General Commercial and R-6 High Density Multi-Family will be utilized for this development with the following modifications:

- Signs may be approved administratively by staff with appeals to staff's interpretations to be considered by the Design Review Board;
- Wayfinding signage (UDO Section 12-7.5.AA Campus Wayfinding Signs) is permitted for this development and may also be located at street intersections including driveways with parking;
- In addition to one freestanding sign, low profile signs are allowed at one per building;
- Light pole signage may be utilized within the interior plaza area only and is limited to a maximum of 14 light pole signs with 36 square feet per light pole. These signs are not in lieu of freestanding signage, are intended as development identification and special event signage, will not be utilized for tenant signage, and do not count against attached signage limitations;
- Apartment Identification signage is allowed with two detached signs – one placed at University Drive East and East Tarrow and a second placed at University Drive East and Tarrow Street only advertising the subdivision, development, or area. No commercial tenant advertising shall occur on the Apartment Identification signs; and
- Attached signage is permitted for all residential and non-residential buildings.
 - The residential portion of the public entry façade shall be calculated in the allowance for attached signage square footage.
 - The facades of the commercial-only buildings along University Drive East are to be included in the public entry façade calculation.

STAFF RECOMMENDATION

Staff recommends approval with the condition that an additional right-turn lane be provided on southbound Tarrow Street at the intersection University Drive East and that the ordinance is not effective unless a deed executed for purchase of the property is recorded in the Official Records of Brazos County, Texas on or before September 15, 2014.

SUPPORTING MATERIALS

1. Application
2. Rezoning Map
3. Concept Plan



FOR OFFICE USE ONLY

CASE NO.: 14-70

DATE SUBMITTED: 03/31/2014

TIME: 2:20

STAFF: AJ

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 Chimney Hill Redevelopment

ADDRESS _____

LEGAL DESCRIPTION (Lot, Block, Subdivision) Lots 1 & 2, ^{3&4} Block 1 of the Chimney Hill Retail Center.

GENERAL LOCATION OF PROPERTY IF NOT PLATTED:
Located along the north side of University Drive and surrounded by East Tarrow - Currently Chimney Hill Retail Center.

TOTAL ACREAGE 7.95 acres

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

Name Doug Demiano, PM Realty Group E-mail ddemiano@pmrg.com
Street Address 1000 Main Street, Suite 2400
City Houston State Texas Zip Code 77002
Phone Number 713.209.5800 Fax Number _____

PROPERTY OWNER'S INFORMATION:

Name City of College Station E-mail rhey@cstx.gov
Street Address 1101 Texas Avenue South
City College Station State Texas Zip Code 77840
Phone Number 979.764.3510 Fax Number _____

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

Name Natalie Ruiz, IPS Group E-mail natalie@ipsgroup.us
Street Address 511 University Drive East, Suite 204
City College Station State Texas Zip Code 77840
Phone Number 979.846.9259 Fax Number _____

This property was conveyed to owner by deed dated October 28, 2008 and recorded in Volume 8853, Page 069 of the Brazos County Official Records.

Existing Zoning General Commercial w/ Corridor OV Proposed Zoning Planned Development District - PDD

Present Use of Property Retail Shopping Center

Proposed Use of Property Mixed-Use Development with retail, restaurants, multi-family and other commercial uses.

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

Permitted land uses are per the existing GC General Commercial zoning district including residential land uses per the R-6 High Density Apartment zoning district.

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: N/A

Approximate percentage of non-residential land uses: N/A

REZONING SUPPORTING INFORMATION

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

The existing retail center is predominantly vacant and prime for redevelopment. A zone change is necessary in order to develop a mix of residential and commercial uses in a more urban setting. The proposed PDD zoning district will allow a mix of commercial and residential land uses with more urban development standards.

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

The PDD rezoning is in accordance with the City's Comprehensive Plan. The subject property is currently located within Area V, the University Drive Hospitality Corridor and designated for general commercial and hospitality land uses.

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

The proposed PDD zoning district includes commercial land uses within the existing permitted GC General Commercial zoning district and incorporates new high density residential land uses. The mix of uses and scale of the project is more compatible with the surrounding neighborhood including the Hilton hotel, the former Albertson's retail center and the Tarrow Office Park.

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

A mix of commercial and residential land uses is critical to redeveloping the subject property. Incorporating more urban development standards will provide the design flexibility necessary to create a new center that allows for living, working and recreating within close proximity.

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

The subject property is suitable for the commercial land uses permitted in the existing GC General Commercial zoning district; however, the proposed PDD will allow the introduction of residential uses and development standards to create a more urban environment.

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

The existing under-performing retail center is currently permitted by right within the existing GC General Commercial zoning district. The existing zoning district limits marketability to commercial land uses commonly found along the University Drive Corridor. A mix of land uses with urban development standards will encourage the redevelopment of the existing center into a more sustainable project for the City of College Station.

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

The proposed PDD will support the redevelopment of an existing under-performing property in a prominent area of the city - along the University Drive primary image corridor. The City's Economic Development Master Plan states that "it is essential that redevelopment and reinvestment in underutilized facilities and properties occur".

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

The purpose and intent of the PDD is to encourage the redevelopment of an existing underperforming retail center along the University Drive Hospitality Corridor. The new development will provide a destination for residents and visitors to shop, dine, live and recreate in a more urban environment. Introducing high density residential land uses and more urban development standards will incent the major reinvestment of an underutilized property in a prominent area of College Station.

CONCEPT PLAN SUPPORTING INFORMATION

1. What is the range of future building heights?

The range of future buildings heights will be one to seven stories. Overall maximum height will be limited via the base zoning districts of GC General Commercial and R-6 High Density Apartments.

2. Provide a general statement regarding the proposed drainage.

The existing site is predominantly impervious cover with building and parking. With the site plan, both pre and post development flows will be analyzed to ensure flows have not increased from the site or have been mitigated.

3. List the general bulk or dimensional variations sought.

See attached.

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

See attached.

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

The concept plan incorporates a mix of commercial and residential land uses in a more urban environment to blend with the character of the surrounding area. The mix of uses and scale of the project is in harmony with such adjacent developments as the Hilton hotel, Tarrow Office Park, Albertsons Retail Center and the Golden Corral center.

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

The proposed PDD is in conformance with the City's Comprehensive Plan. Redevelopment of the center will improve the aesthetics along the University Drive Corridor and implement the hospitality goals of the area. The creation of a destination will anchor the west end of the hospitality corridor. Approving the proposed PDD will implement a major strategy of the City's Economic Development Master Plan by encouraging the redevelopment and reinvestment of an underutilized facility in a prominent location. The Plan specifically recommends that the City "facilitate the development of retail, employment and higher density housing in appropriate areas with an emphasis on integrated design and pedestrian and bicycle traffic as viable transportation alternatives".

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

The concept plan is compatible with the adjacent commercial land uses including overall size and scale. The existing commercial land uses allowed within the GC General Commercial zoning district will be preserved and residential uses will be incorporated to provide a more sustainable development.

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

The property is surrounded by public streets on all sides.

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

All public improvements currently exist on the property.

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

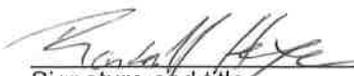
The concept plan and PDD zoning proposes the entire redevelopment of the existing retail center to meet or exceed local development codes and ordinances. In addition to improving public health, safety and welfare, the redevelopment will be an asset to the entire community and enhance the University Drive Primary Image Corridor.

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

The subject property is currently surrounded by public streets including a major arterial, University Drive. Adequate facilities including sidewalks and bicycle racks will be provided to accommodate pedestrian circulation. The mix of land uses and urban development standards provide for a more sustainable project that serves the hospitality needs of the community. The center piece of the new development is an outdoor pedestrian plaza that provides a destination for community events, shopping and leisure activities.

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

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



Signature and title

3/31/14

Date

**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.

CHIMNEY HILL PDD

“Redevelopment is critical for any community to thrive or even survive through various development cycles and transitions. It is essential that redevelopment and reinvestment in underutilized facilities and properties occur.”

City of College Station’s Comprehensive Plan, Economic Development Master Plan

The City’s Comprehensive Plan recognizes the importance of the subject property and the University Drive Hospitality Corridor designated for general commercial and hospitality land uses. In addition to the Land Use Plan and Community Character strategies, the Economic Development Master Plan encourages redevelopment of underutilized facilities in prominent areas of the city. Initiating a major redevelopment of the subject property ensures compliance with the City’s Comprehensive Plan and offers the following community benefits:

1. Creation of a more urban mixed use concept development within a highly visible, underutilized property anchoring the western end of the University Drive Hospitality Corridor.
2. Converting an underperforming land use along a Primary Image Gateway within close proximity to Texas A&M University.
3. Major redevelopment of a vacant property currently owned by the City of College Station.
4. Creation of a destination opportunity for residents and visitors centered around a public outdoor plaza area with unique shopping, dining and living opportunities.
5. Higher density residential development within close proximity to Texas A&M University marketed toward young professionals within the community.
6. Implementing a major strategy in the City’s Economic Development Master Plan – supporting redevelopment and reinvestment. The Plan calls for the City to “continue to lead the redevelopment efforts of areas such as Northgate and the University Drive Corridor and continue to assist in the reinvestment efforts of private interests.”
7. Encouraging mixed-use development. The City’s Economic Development Master Plan specifically recommends that the City “facilitate the development of retail, employment and higher density housing in appropriate areas with an emphasis on integrated design and pedestrian and bicycle traffic as viable transportation alternatives.”

8. Providing additional retail and dining offerings for non-student populations. The city's Economic Development Master Plan identified this element as a challenge within the local economy.

In order to incorporate a residential component within the proposed redevelopment a rezoning is required. The PDD zoning classification is the only tool in the Unified Development Ordinance (UDO) currently available to implement the vertical mix of uses and urban character envisioned in the Comprehensive Plan. Although not an ideal zoning tool for this application, the PDD is being used to establish these urban standards and stimulate the redevelopment of a suburban commercial strip center into a more urban mix of residential and commercial uses. The following are the development standards for the PDD:

Permitted Uses & Bulk Standards

Permitted Uses

Maintain the permitted land uses within the existing GC General Commercial zoning district and adding multi-family land uses per the R-6 High Density Apartments zoning district. Permitted uses also include a pedestrian-oriented outdoor plaza designed for community events. Uses within the plaza include a pavilion, tower architectural feature, outdoor sales, display and other park-like amenities.

Setbacks

The following setbacks are proposed:

Minimum Front Setback (along University Drive)	20'
Minimum Side Setback (between buildings)	7.5'
Minimum Side Street Setback (along East Tarrow)	15'
Minimum Rear Setback (along Tarrow and Building E)	10'

Residential Density

Maximum residential density is thirty (30) dwelling units per acre per the R-6 High Density Apartments base zoning district.

Building Height

Building height is regulated via the base zoning districts of GC General Commercial and R-6 High Density Apartments.

Parking

In an effort to create a more walkable environment, a combination of traditional surface parking and a parking garage will be used. The following parking reductions were based upon three elements: (1) The City’s suburban parking standards for commercial and residential land uses; (2) The City’s more urban parking standards found in the Northgate zoning districts; and, (3) The projected parking demands based upon uses permitted via the PDD. The following parking requirements are proposed:

- Residential Uses 1 parking space per bed
- Non-Residential Uses 1 parking space per 250 sq. ft.*

*(*No increases for more intense commercial uses as defined by the UDO.)*

Allow up to 20% of compact parking spaces within parking garages.

Meritorious Modifications

Off-Street Parking Standards

Minimum parking lot setback of 8’ along Tarrow Street including the removal of a double landscaped island every seven parking spaces.

Right-of-Way Dedication

No additional right-of-way is anticipated for University Drive, Tarrow or East Tarrow.

Non-Residential Architectural Standards

Section 12-7.10 Non-Residential Architectural Standards will apply except for the following modifications:

Building Mass, Design & Materials:

Parking Garages are exempt from NRA requirements. Parking garages may be constructed of a pre-cast concrete product and painted to complement abutting buildings.

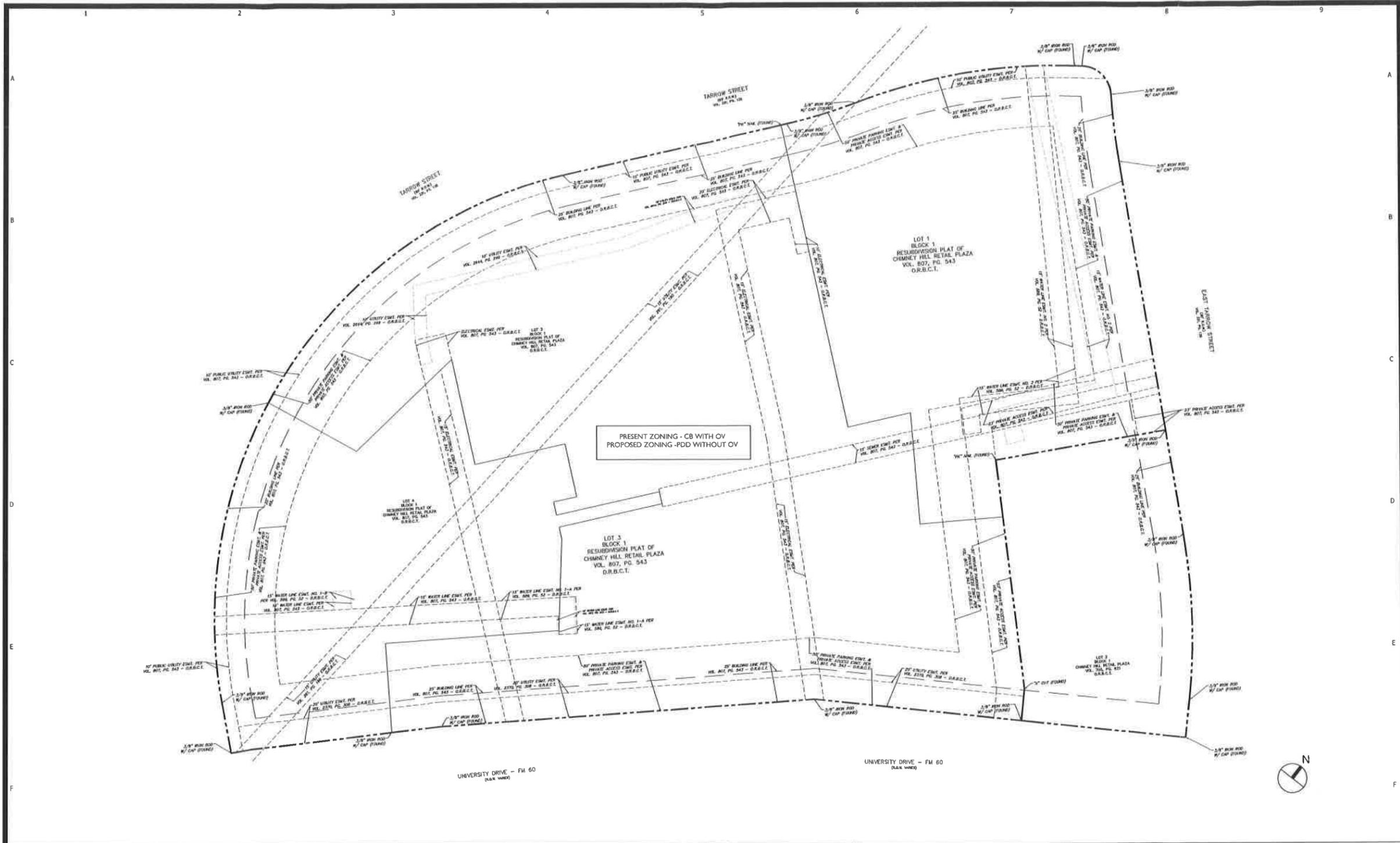
Accessory Buildings:

Accessory buildings shall not be required to meet the NRA standards.

Signage

The sign regulations for the base zoning districts of GC commercial and R-6 residential will be utilized for this development with the following modifications:

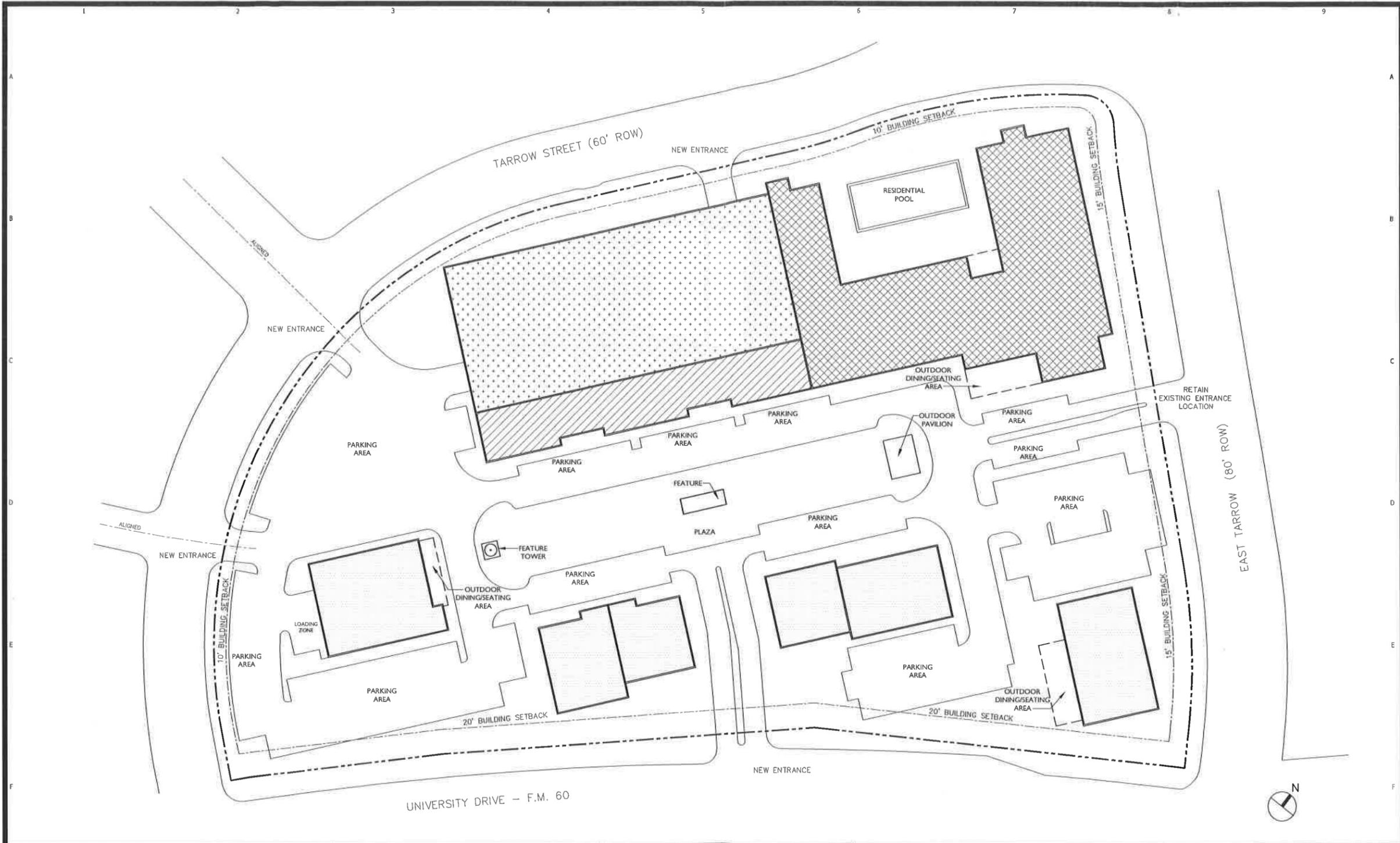
- Signs may be approved administratively by staff with appeals to staff's interpretations to be considered by the Design Review Board.
- Wayfinding signage (UDO Section 12-7.5.AA Campus Wayfinding Signs) is permitted for this development and may also be located at street intersections including driveways with parking.
- In addition to one freestanding sign, low profile signs are allowed at a rate of one per building.
- Light pole signage may be utilized within the plaza area only and is limited to a maximum of 14 light pole signs with 36 square feet per light pole. These signs are not in lieu of freestanding signage, are intended as development identification and special event signage, will not be utilized for tenant signage, and do not count against attached signage limitations.
- Apartment Identification Signage is allowed as follows:
 - Two detached signs – One placed at University and East Tarrow and a second placed at University Drive and Tarrow only advertising the subdivision or area. No commercial tenant advertising shall occur on the apartment ID signs.
- Attached signage is permitted for all residential and non-residential buildings.
 - The residential portion of the public entry façade shall be calculated in the allowance for attached signage square footage.
 - The facades of buildings B, C, D and E facing University Drive should be included in the public entry façade calculation.



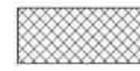
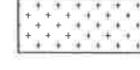
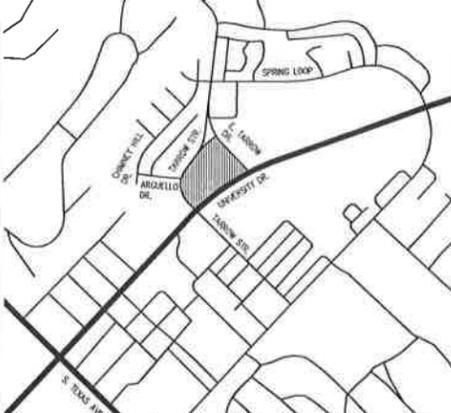
CHIMNEY HILL DEVELOPMENT
REZONING MAP
COLLEGE STATION, TEXAS

LEGEND	VICINITY MAP	LEGAL DESCRIPTION	TITLE BLOCK		
<p>----- PROPERTY LINE</p>		<p>7.9512 ACRES LYING IN THE RICHARD CARTER LEAGUE, ABSTRACT NO. 8, BRAZOS COUNTY, TEXAS, BEING ALL OF LOTS 1, 3 AND 4, OF BLOCK 1, RESUBDIVISION PLAT OF CHIMNEY HILL RETAIL PLAZA, AS RECORDED IN VOLUME 807, PAGE 543, O.R.B.C.T., AND BEING ALL OF LOT 2, OF BLOCK 1, CHIMNEY HILL RETAIL PLAZA, AS RECORDED IN VOLUME 705, PAGE 621, O.R.B.C.T.</p>	<p>OWNER PM REALTY GROUP 1000 MAIN STREET, SUITE 2400 HOUSTON TX, 77002 TEL. 713 209 5800</p>	<p>ENGINEER BURY 13100 NORTHWEST FREEWAY, SUITE 150 HOUSTON, TX 77040 TEL. 713.212.0011 TBPE# F-1048 TBPLS# F-10107503</p>	<p>SURVEYOR BURY 13100 NORTHWEST FREEWAY, SUITE 150 HOUSTON, TX 77040 TEL. 713.212.0011 TBPE# F-1048 TBPLS# F-10107503</p>

14.76
4.17.14
9:35
PK



**CHIMNEY HILL DEVELOPMENT
CONCEPT PLAN**
COLLEGE STATION, TEXAS

LEGEND	VICINITY MAP	LEGAL DESCRIPTION	TITLE BLOCK		
<ul style="list-style-type: none">  MIXED USE: 1ST FLOOR GENERAL COMMERCIAL WITH MULTIFAMILY ABOVE  HIGH DENSITY RESIDENTIAL/HOTEL USES ON GRADE  1 STORY GENERAL COMMERCIAL  STRUCTURED PARKING 		<p>7.9512 ACRES LYING IN THE RICHARD CARTER LEAGUE, ABSTRACT NO. 8, BRAZOS COUNTY, TEXAS, BEING ALL OF LOTS 1, 3 AND 4, OF BLOCK 1, RESUBDIVISION PLAT OF CHIMNEY HILL RETAIL PLAZA, AS RECORDED IN VOLUME 807, PAGE 543, O.R.B.C.T., AND BEING ALL OF LOT 2, OF BLOCK 1, CHIMNEY HILL RETAIL PLAZA, AS RECORDED IN VOLUME 705, PAGE 621, O.R.B.C.T.</p>	<p>APPLICANT</p> <p>PM REALTY GROUP 1000 MAIN STREET, SUITE 2400 HOUSTON TX, 77002 TEL. 713 209 5800</p>	<p>ARCHITECT</p> <p>PAGE SOUTHERLAND PAGE, INC. 1100 LOUISIANA, SUITE 1 HOUSTON, TX 77002 TEL. 713 871 8484</p>	<p>DEVELOPER</p> <p>PM REALTY GROUP 1000 MAIN STREET, SUITE 2400 HOUSTON TX, 77002 TEL. 713 209 5800</p>

14-70
4-17-14
9:35
RK