

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

**Planning & Zoning
Commission**
May 15, 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 15, 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 Minor and Amending Plats approved by Staff.
 - Final Plat ~ Amending Plat ~ Sherwood Heights Section 1, Lots 15R, 16R, & 17, Block 1 **Case #14-00900025 (J.Paz)**
 - Final Plat ~ Minor Replat ~ Northpoint Crossing Lots 1A & 2A, Block 1 **Case #14-00900068 (J. Schubert)**
4. Discussion of new development applications submitted to the City. [[New Development List](#)]
5. Presentation, possible action, and discussion regarding the status of items within the 2014 P&Z Plan of Work (see attached). (**J. Schubert**)
6. Presentation, possible action, and discussion regarding an overview of the Attendance Policy for appointed officials serving on Boards and Commissions. (**L. Simms**)
7. Presentation, possible action, and discussion regarding an overview of the Walton Drive Commercial Overlay. (**J. Schubert**)
8. Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings.
 - Thursday, May 22, 2014 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (**Liaison – Warner**)
 - Thursday, May 29, 2014 ~ Joint P&Z Meeting with the City of Bryan ~ 11:30 a.m. to 1:00 p.m. ~ City of Bryan Council Chambers
 - Thursday, June 5, 2014 ~ P&Z Meeting ~ Council Chambers ~ P&Z Tour 4:30 p.m. and Regular 7:00 p.m.
9. 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.

10. 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.
11. Adjourn.



AGENDA
PLANNING & ZONING COMMISSION
REGULAR MEETING
MAY 15, 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.
 - Jane Kee ~ May 1 and May 15, 2014
 - 4.2 Consideration, possible action, and discussion to approve Meeting Minutes.
 - May 1, 2014 ~ Workshop
 - May 1, 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 21.8 acres for an approximate 7.2-acre tract of land in the Crawford Burnett League, A-7, Abstract No. 7, College Station, Brazos County, Texas. Said tract being a portion of the remainder of a called 22.91-acre tract as described by a deed to Charles I Turner and Mery E Turner recorded in Volume 3331, Page 61 of the official public records of Brazos County, Texas and an approximate 14.6-acre tract of land in the Crawford Burnett League, A-7, College Station, Brazos County, Texas. Said tract being a portion of the remainder of a called 22.97-acre tract as described by a deed to Charles I Turner and Mary E Turner recorded in Volume 3331, Page 61 of the official public records of Brazos County, Texas from R Rural to GS General Suburban and T Townhouse. **Case #14-00900067 (M. Hester) (Note: Final action on this item is scheduled for the June 12, 2014 City Council meeting – subject to change)**
7. Discussion and possible action on future agenda items – A Planning & Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
8. 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>
Staff Assigned: P&DS Staff	Anticipated Completion: On-going

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. 5/9/14: Joint subcommittee meeting.</p>
Staff Assigned: J. Prochazka	Anticipated Completion: Summer 2014

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>
Staff Assigned: P&DS Staff	Anticipated Completion:

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>
Staff Assigned: J. Prochazka	Anticipated Completion: Summer 2014

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. 5/15/14: Presentation at P&Z Workshop.</p>
Staff Assigned: J. Schubert	Anticipated Completion: Summer 2014

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>
Staff Assigned: P&DS Staff	Anticipated Completion: Fall 2014

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	Item Completed: 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: 6/5/14: Tour during P&Z Workshop to include sites in Northgate, BioCorridor, and Medical District.
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:

ORDINANCE NO. 2406

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, ESTABLISHING AN ATTENDANCE POLICY FOR APPOINTED OFFICIALS SERVING ON BOARDS AND COMMITTEES; ADOPTING A PROCEDURE FOR IMPLEMENTING THE POLICY; AND, PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council selects volunteers throughout the year to serve on various committees to perform a valuable tribute to the policy making process; and,

WHEREAS, the committees and boards should operate with a clear understanding of its purpose and functions and follow simple guidelines in conducting its meetings;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That the City Secretary or her designee is hereby authorized and directed to implement the applicable provisions of this Ordinance as necessary.

PART 2: That the provisions of this ordinance shall apply to all boards and committees appointed by the College Station City Council. Each committee and board is established with a number of members required to vote; therefore, it is imperative that members attend each called meeting.

PART 3: That the staff liaison assigned to each board or committee shall be responsible for maintaining a record of attendance and reporting such information every six months to the City Secretary. Notification of an absence shall be submitted by the member to the staff liaison on a form provided by the city.

PART 4: That this section defines “excused” and “unexcused” for purposes in this ordinance as follows:

Excused

1. Vacation
2. Illness
3. Family Emergency
4. Jury Duty
5. Business out of town

Unexcused

1. Failure to inform Chairman of a valid reason or good cause for absence prior to a scheduled meeting
2. Any other absence

PART 5: In the event, a board or committee member is absent from three meetings in a twelve month period that are considered unexcused by definition, the City Secretary shall notify the member by letter requesting an explanation for the absences. After reviewing the explanation for absences, if the City Council finds that the absences are unexcused, the City Council may choose to notify the member of the importance of regular attendance or to remove a member for non-attendance, and any range of response in between. The Council's response shall consider the member's prior service, reasons for absence, likelihood of future attendance, and the necessity for the City's board or committee to carry out its responsibilities. The City Council may after due consideration, remove a member of the committee for any other good cause related to performance of duty.

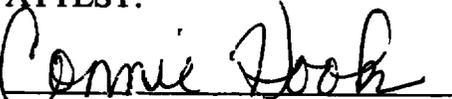
This ordinance shall become effective immediately after passage.

PASSED, ADOPTED and APPROVED this 12th day of August, 1999.

APPROVED:


Mayor Lynn McIlhaney

ATTEST:


City Secretary Connie Hooks

APPROVED:


City Attorney Harvey Cargill, Jr.



City of College Station
Absence Request Form
For Elected and Appointed Officers

Name _____

Request Submitted on _____

I will not be in attendance at the meeting of _____
for the reason(s) specified: (Date)

Signature

This request shall be submitted to the office of the City Secretary or Board Secretary one week prior to meeting date.

City of College Station
Absence Request Form
For Elected and Appointed **Officers**

Name: JANE KEE

Request Submitted on: _____

I will not be in attendance at the meeting of: May 15th or May 1st
for the reason(s) specified:

Will be out of town.

 (Signature)

This request shall be submitted to Brittany Caldwell one-week prior to the meeting date.

MINUTES
PLANNING & ZONING COMMISSION
Workshop Meeting
May 1, 2014, 6:00 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

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

COMMISSIONERS ABSENT: Brad Corrier and Jane Kee

CITY COUNCIL MEMBERS PRESENT: Karl Mooney

CITY STAFF PRESENT: Lance Simms, Molly Hitchcock, Carol Cotter, Jason Schubert, Jennifer Prochazka, Danielle Singh, Morgan Hester, Adam Falco, Jordan Wood, Jeremy Alderete, and Brittany Caldwell

1. Call the meeting to order.

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

2. Discussion of consent and regular agenda items.

There was general discussion regarding Regular Agenda Item 6.

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

There was no discussion regarding new development applications submitted to the City.

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

Principal Planner Schubert gave an overview regarding the status of items within the 2014 P&Z Plan of Work.

There was general discussion amongst the Commission regarding the Plan of Work.

5. Presentation, possible action, and discussion regarding an overview of the implications of reaching the 100,000 inhabitants mark. (**M. Hester**)

Staff Planner Hester gave a presentation regarding the implications of reaching 100,000 inhabitants mark.

There was general discussion amongst the Commission regarding the presentation.

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.

Chairman Miles reviewed the above-mentioned items heard by City Council.

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.

Chairman Miles reviewed the meeting dates with the 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.

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.

Chairman Miles asked for a future agenda items regarding the Attendance Policy.

10. Adjourn.

The meeting was adjourned at 6:44 p.m.

Approved:

Bo Miles, Chairman
Planning & Zoning Commission

Attest:

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services

MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting
May 1, 2014, 7:00 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

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

COMMISSIONERS ABSENT: Brad Corrier and Jane Kee

CITY COUNCIL MEMBERS PRESENT: Karl Mooney

CITY STAFF PRESENT: Lance Simms, Molly Hitchcock, Carol Cotter, Jason Schubert, Jennifer Prochazka, Danielle Singh, Morgan Hester, Adam Falco, Jordan Wood, Jeremy Alderete, and Brittany Caldwell

1. **Call Meeting to Order**

Chairman Miles called the meeting to order at 7:02 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.

- Brad Corrier ~ April 17, 2014

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

- April 17, 2014 ~ Workshop
- April 17, 2014 ~ Regular

Commissioner Rektorik motioned to approve Consent Agenda Items 4.1 and 4.2. Commissioner Oldham seconded the motion, motion passed (5-0).

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. 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)**

Staff Planner Hester presented the rezoning and recommended approval.

Chairman Miles opened the public hearing.

No one spoke during the public hearing.

Chairman Miles closed the public hearing.

Commissioner Ross motioned to recommend approval of the rezoning. Commissioner Oldham seconded the motion, motion passed (5-0).

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)**

Chairman Miles stated that he would abstain due to his interest in the project and appointed Commissioner Warner as Acting Chair for the item.

Principal Planner Schubert presented the rezoning and recommended approval with the condition that an additional right-turn lane be provided on southbound Tarrow Street at the intersection of 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.

There were general questions regarding the parking garage.

Dan Levrett, PM Realty Group, 4555 Krueger Road, Washington on the Brazos, Texas, introduced the item and the team of consultants.

Dave Quinemon, Page Architects, 2524 Addison, Houston, Texas, gave a presentation showing the vision for the development.

Natalie Ruiz, IPS Group, 3204 Earl Rudder Freeway South, presented how the vision for the development would be implemented.

Acting Chair Warner opened the public hearing.

Richard West, 416 Tarrow, College Station, Texas and Wes Hall, 3211 Westchester, College Station, Texas. Both citizens expressed concern about traffic on Tarrow. Mr. Hall asked that the developers be mindful of the back of the parking garage and asked that the structure be made aesthetically pleasing.

Wade Barkman, The Republic Restaurant, stated that the location needs something like this development.

Acting Chair Warner closed the public hearing.

Commissioner Ross motioned to recommend approval of the rezoning with the conditions presented by Staff. Commissioner Rektorik seconded the motion, motion passed (4-0-1). Chairman Miles abstained.

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

There was no discussion regarding future agenda items.

9. Adjourn.

The meeting was adjourned at 7:39 p.m.

Approved:

Attest:

Bo Miles, Chairman
Planning & Zoning Commission

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services



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

**REZONING REQUEST
FOR
TURNER TRACT
14-00900067**

REQUEST: From R Rural to 7.2 acres of GS General Suburban and 14.6 acres of T Townhouse

SCALE: 21.8 acres

LOCATION: Generally located north of the intersection of Holleman Drive South and Rock Prairie Road West, west of The Barracks II and Buena Vida single-family residential subdivisions

APPLICANT: Craig Browne, agent for the property owner

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

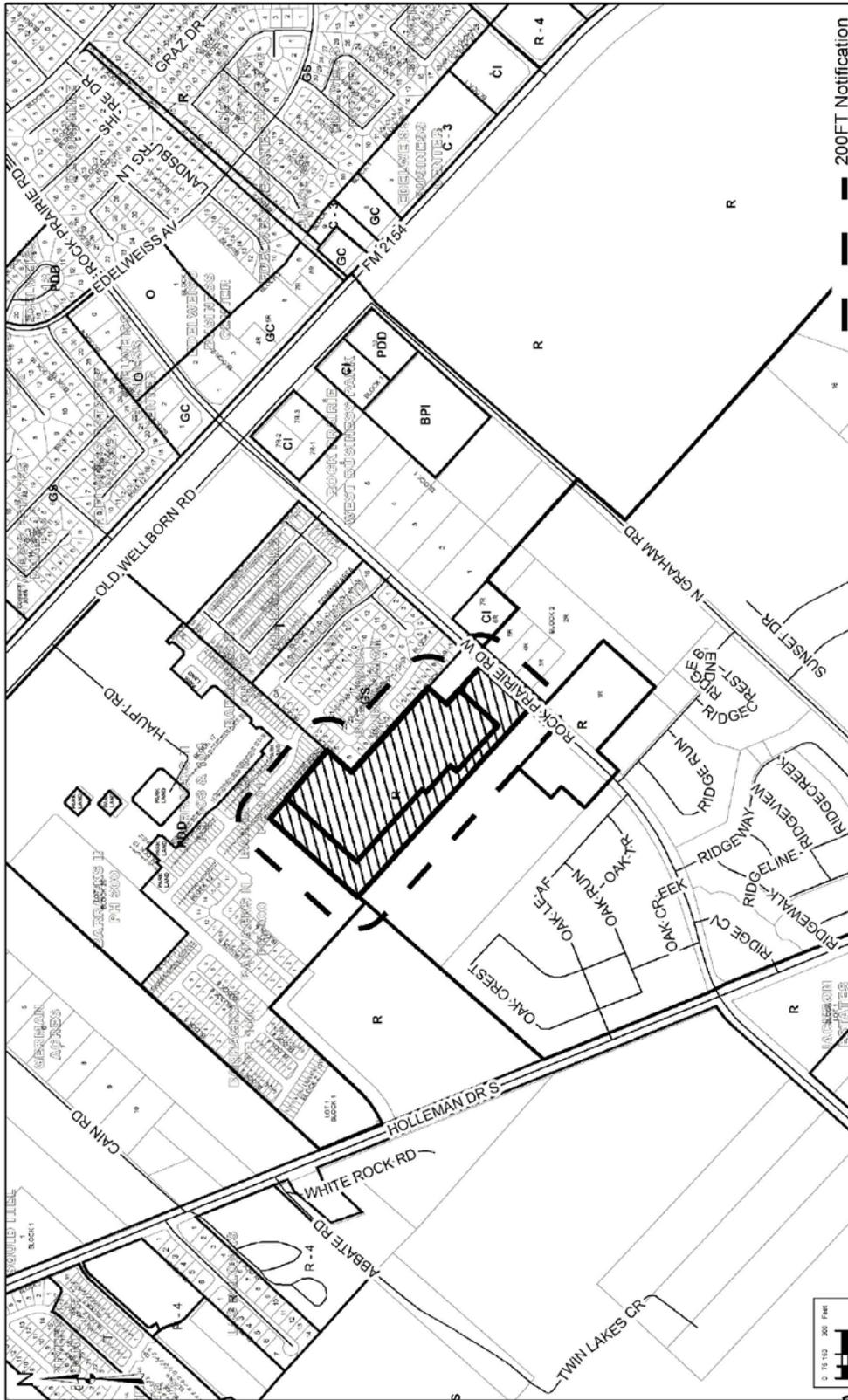
RECOMMENDATION: Staff recommends approval of the rezoning based on its compatibility with the Comprehensive Plan Future Land Use and Character Map with the condition that the gross density not exceed eight units per acre overall.



REZONING
Case: 14-067

TURNER TRACT
3270 ROCK PRAIRIE RD W

DEVELOPMENT REVIEW



Zoning Districts	R - Rural	R - 4	Multi-Family	BPI	Business Park Industrial	PDD	Planned Development District
E - Estate	R - 6	High Density Multi-Family	NAP	Natural Areas Protected	WPC	Wolf Pen Creek Dev. Corridor	
RS - Restricted Suburban	MHP	Manufactured Home Park	C - 3	Light Commercial	NG - 1	Core Northgate	
GS - General Suburban	O	Office	M - 1	Light Industrial	NG - 2	Transitional Northgate	
R - 1B - Single Family Residential	SC	Suburban Commercial	M - 2	Heavy Industrial	NG - 3	Residential Northgate	
D - Duplex	GC	General Commercial	C - U	College and University	OV	Corridor Overlay	
T - Townhouse	CI	Commercial-Industrial	R & D	Research and Development	RDD	Redevelopment District	
	BP	Business Park	P-MUD	Planned Mixed-Use Development	KO	Krenek Tap Overlay	
							200FT Notification
DEVELOPMENT REVIEW		TURNER TRACT		REZONING			
3270 ROCK PRAIRIE RD W		Case: 14-067					

NOTIFICATIONS

Advertised Commission Hearing Date: May 15, 2014
Advertised Council Hearing Dates: June 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:

The Barracks at Rock Prairie Owners Association, Inc

Property owner notices mailed: Sixty-one
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	General Suburban	PDD Planned Development District	The Barracks II Subdivision
South (across Rock Prairie Road West)	Urban	N/A (ETJ)	Single-family residential and vacant
East	General Suburban	GS General Suburban	Buena Vida Subdivision
West	Urban	N/A (ETJ)	Vacant

DEVELOPMENT HISTORY

Annexation: March 2008
Zoning: R Rural
Final Plat: Unplatted
Site development: Horse stables

REVIEW CRITERIA

- 1. Consistency with the Comprehensive Plan:** The subject area is designated as General Suburban on the Comprehensive Plan Future Land Use and Character Map. This area is located in Growth Area V which calls for high-density single-family lots, townhomes, and duplexes for this area.
- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The current zoning of R Rural is not compatible with the density present in the adjacent single-family residential developments of The Barracks II and Buena Vida. The proposed rezoning of GS General Suburban and T Townhouse will allow for single-family residential and townhome development.
- 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 R Rural allows for large-lot single-family development or agricultural use of the land but is not compatible with the land use designation for this area. A rezoning is necessary to meet the property owner's intent to develop the property for a more dense single-family development.

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 allows for large-lot single-family residential use. This property is located adjacent to Rock Prairie Road West, a two-lane major collector, and a rezoning is necessary to allow for a higher density single-family residential development.
5. **Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The applicant states that due to the density of single-family development adjacent to this property and the requirement to construct a minor collector, the R Rural zoning classification limits the marketability of the property.
6. **Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** The subject tract is located in Wellborn Special Utility District water service area. Development of the tract will have to meet the City's fire flow requirements. There are 6-inch and 8-inch sanitary sewer lines adjacent to the tract which will need to be extended according to City Guidelines. The site is located in the Steeplechase Sanitary Sewer Impact Fee Area. The subject tract is located in the Bee Creek Tributary "B" drainage basin and drains generally to the north. Future development of the tract will have to meet the requirements of City Storm Water Design Guidelines. The property is located adjacent to Rock Prairie Road West, a two-lane major collector. The future extension of Towers Parkway, a two-lane minor collector, is adjacent to a portion of the site and will have to be built with the development of the tract.

STAFF RECOMMENDATION

Staff recommends approval of the rezoning based on its compatibility with the Comprehensive Plan Future Land Use and Character Map with the condition that the gross density not exceed eight units per acre overall.

SUPPORTING MATERIALS

1. Application
2. Rezoning map



FOR OFFICE USE ONLY	
CASE NO.:	<u>14-07</u>
DATE SUBMITTED:	<u>3/26/14</u>
TIME:	<u>10:00</u>
STAFF:	<u>PK</u>

ZONING MAP AMENDMENT (REZONING) APPLICATION GENERAL

MINIMUM SUBMITTAL REQUIREMENTS:	
<input checked="" type="checkbox"/>	\$1,165 Rezoning Application Fee.
<input checked="" type="checkbox"/>	Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
<input checked="" type="checkbox"/>	Traffic Impact Analysis or calculations of projected vehicle trips showing that a TIA is not necessary for the proposed request.
<input checked="" type="checkbox"/>	One (1) copy of a fully dimensioned map on 24" x 36" paper showing: <ol style="list-style-type: none"> a. Land affected; b. Legal description of area of proposed change; c. Present zoning; d. Zoning classification of all abutting land; and e. All public and private rights-of-way and easements bounding and intersecting subject land.
<input checked="" type="checkbox"/>	Written legal description of subject property (metes & bounds or lot & block of subdivision, whichever is applicable).
<input checked="" type="checkbox"/>	A CAD (dxf/dwg) - model space State Plane NAD 83 or GIS (shp) digital file (e-mailed to P&DS_Digital_Submittal@cstx.gov).
NOTE: If a petition for rezoning is denied by the City Council, another application for rezoning shall not be filed within a period of 180 days from the date of denial, except with permission of the Planning & Zoning Commission.	

Date of Optional Preapplication Conference March 5, 2014

NAME OF PROJECT Turner Tract Rezoning

ADDRESS 3270 Rock Prairie Road West

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

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:
North side of Rock Prairie Road 0.5 miles west of Wellborn Road

TOTAL ACREAGE 21.842 acres

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

Name Craig Browne E-mail craig@craigbrowne.com

Street Address 2801 Earl Rudder Freeway

City College Station State Texas Zip Code 77845

Phone Number 979.764.7653 Fax Number _____

PROPERTY OWNER'S INFORMATION:

Name Charles & Mary Turner E-mail diamondt3375@yahoo.com

Street Address 3270 Rock Prairie Road West

City College Station State Texas Zip Code 77845

Phone Number 979.764.2967 Fax Number _____

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

Name Joe Schultz, P.E. - Schultz Engineering LLC E-mail joeschultz84@verizon.net
Street Address 3730 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 11-30-1998 and recorded in Volume 3331, Page 61 of the Brazos County Official Records.

Existing Zoning Rural - R Proposed Zoning General Suburban-GS and Townhouse - T

Present Use of Property Horse stables

Proposed Use of Property Single Family residential

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 ongoing development of single family residential development, both detached and townhome units, in this area of College Station.

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

This zone change is in accordance with the Comprehensive Plan for this area. This tract is in Growth Area V of the comprehensive plan which proposes high-density single family lots, townhomes and duplexes for this area.

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 Barracks II Development consists of high density single family and townhomes and the Buena Vida Subdivision has high density single family lots. These developments are similar in character to the proposed development so they will be compatible.

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

The property has the necessary utilities available for the development and has access to Rock Prairie Road and will connect to the adjacent developments so the property is suitable for the proposed development.

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

The existing use of a single family residence with a horse stable facility is a suitable use for the Rural zoning district and would allow additional large single family lot development. However, this use would not comply with the Comprehensive Plan for this area.

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

The requirement to construct a portion of the Minor Collector Street and the minimal number of single family lots the Rural zoning would allow limits the marketability of the property.

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

This zone change would continue the residential development in this growth area.

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

x Mary Turner
x Charles Turner

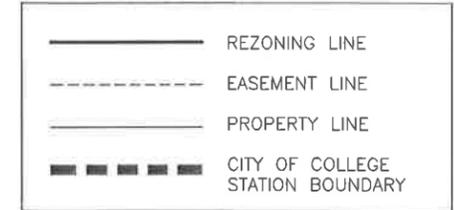
Signature and title

3-20-14

Date

Mary Turner, Owner

LEGEND



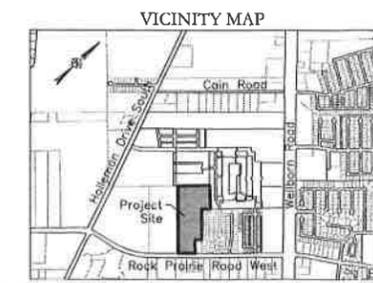
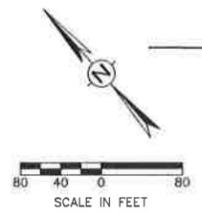
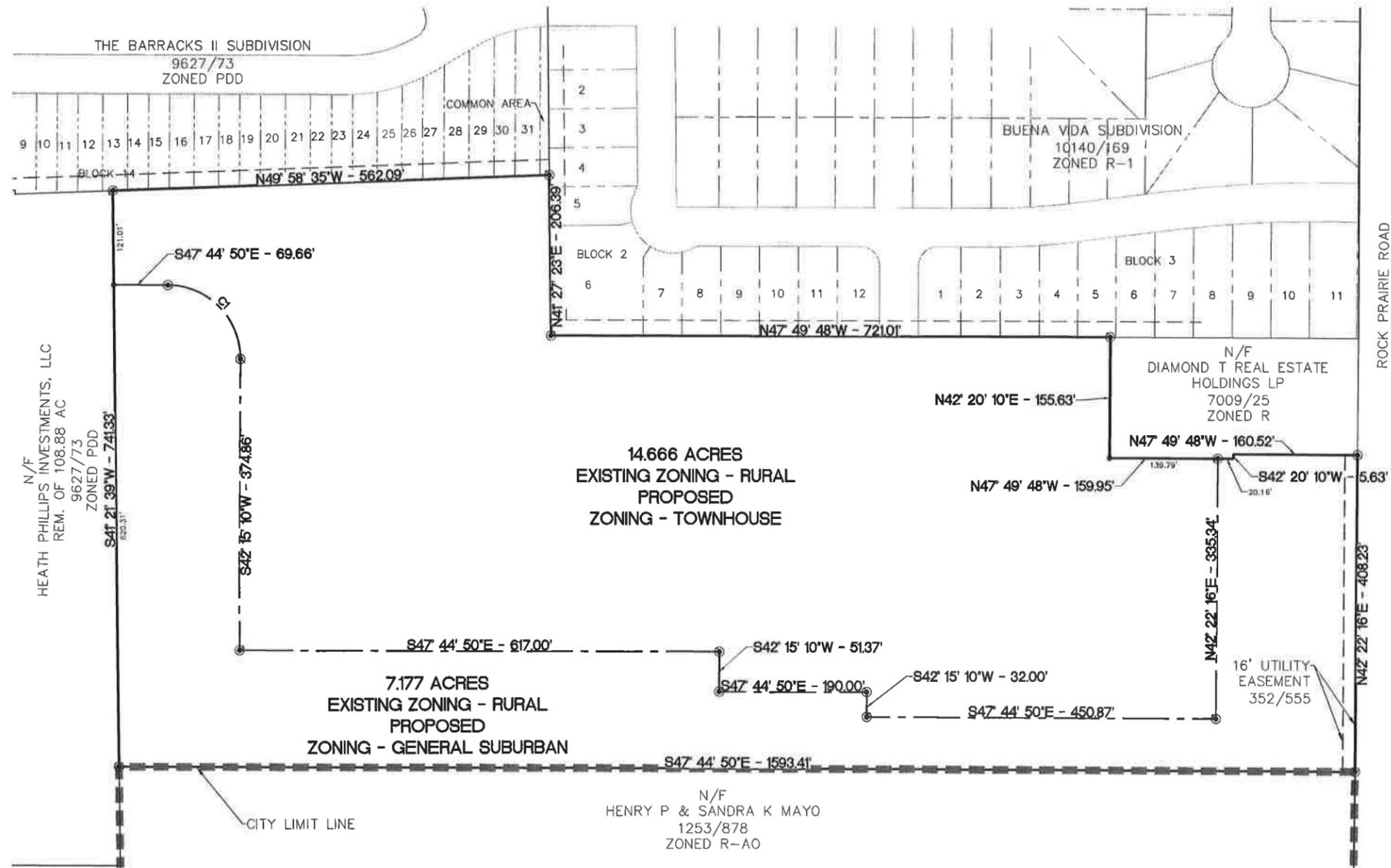
NOTES:

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

EASEMENT NOTES:

1. THE FOLLOWING BLANKET EASEMENTS DO APPLY TO THIS TRACT:
 - 1.1. CITY OF BRYAN 98/95
 - 1.2. SINCLAIR REFINING COMPANY 132/110
 - 1.3. CITY OF BRYAN 589/635

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	149.23	46.00'	292°00'00"	85.00'	134.31'



ZONING MAP

**21.842 ACRES
TURNER TRACT
COLLEGE STATION
EXISTING ZONING
R - RURAL
PROPOSED ZONING
GS - GENERAL SUBURBAN
& T - TOWNHOUSE**

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

SCALE: 1" = 80'

OWNER:
Charles & Mary Turner
2870 Rock Prairie Road West
College Station, Texas 77845
(979) 764-2657

APPLICANT:
Craig Browne
2801 East Rusdler Freeway
College Station, TX 77845
(979) 764-7653

APRIL 2014

SURVEYOR:
Paul Kray, BPEX No. 4562
Kray Surveying, LLC
P.O. Box 209
College Station, TX 77848
(979) 268-5195

ENGINEER:
 Schultz Engineering, LLC
TBBP: Firm Reg. No. 12327
2730 Longshire Dr., Suite A
College Station, TX 77845
(979) 764-3900

14.07
4.25K
9.15
gs