



College Station, TX

City Hall
1101 Texas Ave
College Station, TX 77840

Meeting Agenda Planning and Zoning Commission Workshop

*The City Council may or may not attend the Planning & Zoning
Commission Workshop Meeting.*

Thursday, November 6, 2014

5:30 PM

City Hall Council Chambers

1. Call the meeting to order.
2. Discussion of consent and regular agenda items.
3. [14-808](#) Discussion on Minor and Amending plats approved by Staff.
*Final Plat ~ Amending Plat ~ Creek Meadows Section 3 Phase 1
Lot 1A & 2A Block 3 Case # 14-00900244 (R. Lazo)
4. Discussion of new development applications submitted to the City.
New Development Link: www.cstx.gov/newdev
5. [14-819](#) Presentation, possible action, and discussion regarding the status of items within the 2014 P&Z Plan of Work (see attached). (J. Schubert)

Attachments: [2014 P&Z Plan of Work](#)
6. [14-807](#) Presentation, possible action, and discussion regarding the Metropolitan Planning Organization (MPO) transportation planning initiatives.
7. [14-809](#) Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
*Thursday, November 13, 2014 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
*Thursday, November 20, 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, BioCorridor Board, BioCorridor Plan Process, 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.

The Commission may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion.

APPROVED

City Manager

I certify that the above Notice of Meeting was posted at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on October 31, 2014 at 5:00 p.m.

City Secretary

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



Legislation Details (With Text)

File #: 14-808 **Version:** 1 **Name:** Minor/Amending Plats
Type: Updates **Status:** Agenda Ready
File created: 10/28/2014 **In control:** Planning and Zoning Commission Workshop
On agenda: 11/6/2014 **Final action:**
Title: Discussion on Minor and Amending plats approved by Staff.
*Final Plat ~ Amending Plat ~ Creek Meadows Section 3 Phase 1 Lot 1A & 2A Block 3 Case # 14-00900244 (R. Lazo)

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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Discussion on Minor and Amending plats approved by Staff.
*Final Plat ~ Amending Plat ~ Creek Meadows Section 3 Phase 1 Lot 1A & 2A Block 3 Case # 14-00900244 (R. Lazo)



Legislation Details (With Text)

File #: 14-819 **Version:** 1 **Name:** 2014 P&Z Plan of Work Update
Type: Updates **Status:** Agenda Ready
File created: 10/30/2014 **In control:** Planning and Zoning Commission Workshop
On agenda: 11/6/2014 **Final action:**
Title: Presentation, possible action, and discussion regarding the status of items within the 2014 P&Z Plan of Work (see attached). (J. Schubert)
Sponsors:
Indexes:
Code sections:
Attachments: [2014 P&Z Plan of Work](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding the status of items within the 2014 P&Z Plan of Work (see attached). (J. Schubert)

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>June 2014: Entered into a contract with Freese and Nichols, Inc to complete update of Water Master Plan model by May 2015.</p> <p>Sept. 2014: Entered into contract with Kimley-Horn and Associates, Inc to look at updates to the Thoroughfare Plan.</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>7/16/14: Joint subcommittee meeting.</p> <p>8/22/14: Joint subcommittee meeting.</p> <p>9/18/14: P&Z recommend approval of report.</p> <p>9/22/14: Council adopted report.</p>
Staff Assigned: J. Prochazka	Item Completed: September 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: September 2014

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>10/13/14: Zoning District subcommittee meeting.</p> <p>10/29/14: Draft ordinance language distributed for public comment.</p> <p>12/4/14: Public hearing and recommendation from P&Z regarding proposed ordinance.</p> <p>12/18/14: Public hearing and Council consideration regarding proposed ordinance.</p>
Staff Assigned: J. Prochazka	Anticipated Completion: Fall 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.</p> <p>5/15/14: Presentation at P&Z Workshop.</p>
Staff Assigned: J. Schubert	Anticipated Completion: Fall 2014

Wellborn Zoning Districts	
Summary: Create and adopt new or modified zoning districts as identified in the Wellborn Community Plan.	Project Dates:
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 Architectural Standards	
Summary: Review existing standards to evaluate if updates are needed to reflect current practices and allow more flexibility in design.	Project Dates: 10/2/14: Stakeholder meetings at P&Z Workshop. 11/11/14: Stakeholder meeting with AIA Brazos Chapter at noon in Council Chambers. 11/20/14: P&Z Workshop follow up discussion.
Staff Assigned: Jason Schubert	Anticipated Completion: Early 2015

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	
<p>Summary:</p> <p>Evaluate sign regulations related to electronic message boards.</p>	<p>Project Dates:</p> <p>5/12/14: Presentation at Council Workshop to receive direction from Council.</p> <p>7/3/14: P&Z unanimously recommended approval of proposed sign ordinance.</p> <p>7/24/14: Council adopted proposed ordinance.</p>
Staff Assigned: M. Hester/J. Schubert	Item Completed: July 2014

Transportation Planning	
<p>Summary:</p> <p>Update regarding Metropolitan Planning Organization (MPO) transportation planning initiatives.</p>	<p>Project Dates:</p> <p>11/6/14: Presentation by Brad McCaleb, MPO Director, at P&Z Workshop.</p>
Staff Assigned: D. Singh	Anticipated Completion: November 2014



Legislation Details (With Text)

File #: 14-807 **Version:** 1 **Name:** MPO Item
Type: Updates **Status:** Agenda Ready
File created: 10/28/2014 **In control:** Planning and Zoning Commission Workshop
On agenda: 11/6/2014 **Final action:**
Title: Presentation, possible action, and discussion regarding the Metropolitan Planning Organization (MPO) transportation planning initiatives.

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding the Metropolitan Planning Organization (MPO) transportation planning initiatives.



Legislation Details (With Text)

File #: 14-809 **Version:** 1 **Name:** Upcoming Meetings
Type: Updates **Status:** Agenda Ready
File created: 10/28/2014 **In control:** Planning and Zoning Commission Workshop
On agenda: 11/6/2014 **Final action:**
Title: Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
*Thursday, November 13, 2014 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
*Thursday, November 20, 2014 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
*Thursday, November 13, 2014 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
*Thursday, November 20, 2014 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.



College Station, TX

City Hall
1101 Texas Ave
College Station, TX 77840

Meeting Agenda Planning and Zoning Commission Regular

*The City Council may or may not attend the Planning & Zoning
Commission Regular Meeting.*

Thursday, November 6, 2014

7:00 PM

City Hall Council Chambers

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 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 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** [14-798](#) Consideration, possible action, and discussion on Absence Requests from meetings.
*Bo Miles ~ November 6, 2014
*Casey Oldham ~ November 20, 2014 & December 4, 2014

Attachments: [Casey Oldham](#)
[Bo Miles](#)

- 4.2** [14-810](#) Consideration, possible action, and discussion to approve meeting minutes.
*October 2, 2104 ~ Workshop
*October 2, 2014 ~ Regular

Attachments: [October 2, 2014 Workshop](#)
 [October 2, 2014 Regular](#)

Regular Agenda

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

6. [14-813](#) Presentation, possible action, and discussion regarding a waiver request to Unified Development Ordinance Section 12-8.3.W 'Single-Family Parking Requirements for Platting' and a presentation, possible action, and discussion on a Preliminary Plan for The Barracks II Subdivision consisting of 69 lots on approximately 48.37 acres located at 300 Deacon Drive West, more generally located between Holleman Drive South and Old Wellborn Road north of Deacon Drive West. Case #14-00900195 (J. Schubert)

Attachments: [Staff Report](#)
 [Application](#)
 [Preliminary Plan](#)

7. [14-793](#) 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 PDD Planned Development District to PDD Planned Development District to amend the concept plan layout and uses for approximately 32.488 acres for the property being a portion of the remainder of a called 120.76 acre tract described by a deed to Capstone-CS, LLC recorded in volume 8900, page 148 of the Official Records of Brazos County, Texas and the remainder of Lot 2R, Block 1, The Cottages of College Station, Phase 1, according to the plat recorded in volume 11391, page 129 of the Official Records of Brazos County, Texas, generally located at the southwest corner of Harvey Mitchell Parkway South and Holleman Drive South. Case #14-00900176 (J. Schubert) (Note: Final action on this item is scheduled for the November 13, 2014 City Council meeting - subject to change)

Attachments: [Staff Report](#)
 [Application](#)
 [Rezoning Map](#)
 [Proposed Concept Plan](#)
 [Existing Concept Plan](#)

8. [14-806](#) 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 PDD Planned Development District to PDD Planned Development District for approximately 1.5 acres being all that certain tract or parcel of land situated in the Robert Stevenson survey, Abstract No. 54, City of College Station, Brazos County, Texas, same being all that called 1.498 acre tract conveyed to Discount Fuels, LLC., by Mark Carrol Lenz and Mary Jane Lenz, by deeds recorded in Volume 9853, Page 11 and Volume 9853, Page 17 of the Official Public Records of Brazos County, Texas, generally located at 13601 FM 2154, and more generally located south of the intersection of State Hwy 40 (William D. Fitch Parkway) and FM 2154 (Wellborn Road). Case #14-00900205 (J.Prochazka) (Note: Final action on this item is scheduled for the November 24, 2014 City Council meeting - subject to change.)

Attachments: [Staff Report](#)
 [Application](#)
 [Rezoning Map](#)
 [Proposed Concept Plan](#)
 [Existing Concept Plan](#)

9. **14-795** 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 C-3 Light Commercial, T Townhouse, and R Rural to 6.664 acres of T Townhouse and 0.572 acres of NAP Natural Areas Protected for approximately 7.236 acres for the property being in the Crawford Burnett League, Abstract No. 7, College Station, Brazos County, Texas said tract being a portion of a called 7.236 acre tract as described by a deed to Unisource Real Estate Investments, LLC recorded in Volume 7960, Page 67 of the Official Records of Brazos County, Texas, generally located at 2021 Harvey Mitchell

Parkway South. Case #14-00900206 (J. Cuarón) (Note: Final action on this item is scheduled for the November 24, 2014 City Council meeting - subject to change)

Attachments:

Staff Report
Application
Rezoning Map

10. [14-774](#) Public hearing, presentation, possible action, and discussion regarding a Conditional Use Permit for approximately 0.127 acres being the location of a 1,600 square foot wireless tower lease tract being out of a tract of land containing 2.58 acres, more or less, in the Robertson Stevenson, Abstract 54, College Station, Brazos County, Texas, being all of Graham Road Industrial Park, Phase 1, according to the map or plat recorded in volume 9724, page 232 B.C.M.R., as conveyed to Faith Investments, by Warranty Deed with Vendor's lien dated May 20, 2010 and recorded in volume 9635, page 112 of the Brazos County Deed Records, generally located at 727 Graham Rd A, more generally located near the northeast corner of Graham Road and Victoria Avenue. Case #14-00900232 (J. Bullock) (Note: Final action on this item is scheduled for the November 24, 2014 City Council meeting - subject to change)

Attachments:

[Staff Report](#)
[Application](#)
[Site Plan](#)

11. [14-812](#) 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 GS General Suburban to PDD Planned Development District for approximately 1 acre for the property being Morgan Rector League, A-46, in the City of College Station, Brazos County, Texas as recorded in Volume 11874, Page 38, of the Brazos County Official Records, generally located at 218 Sterling Street. Case #14-00900240 (J. Schubert) (Note: Final action on this item is scheduled for the November 24, 2014 City Council meeting - subject to change)

Attachments: [Staff Report](#)
 [Application](#)
 [Rezoning Map](#)
 [Concept Plan](#)

12. [14-773](#) Public hearing, presentation, possible action, and discussion on a Conditional Use Permit for a Night Club/Bar/Tavern, more specifically the Annex Hookah Lounge, consisting of approximately 2,426 square feet of the Park Place Shopping Plaza being Park Place, Block 1, Lot 1, generally located at 2501 Texas Avenue South, Suite C-107, more generally located at the southeast corner of Texas Avenue South and Southwest Parkway. Case #14-00900249 (J. Bullock) (Note: Final action on this item is scheduled for the November 24, 2014 City Council meeting - subject to change)

Attachments: [Staff Report](#)
 [Application](#)
 [Conditional Use Permit Plan](#)

13. [14-794](#) 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 R&D Research & Development to T Townhouse for approximately 2.2895 being Morgan Rector League, Abstract No. 46, in the City of College Station, Brazos County, Texas and being all of the called 2.2895 acre tract described in the deed from Chuck Ellison, Trustee for the Dartmouth Joint Venture to Stacy Diane Tremont Trust #1 recorded in Volume 2545, Page 67 of the Official Records of Brazos County, Texas, generally located at 2440 Harvey Mitchell Parkway South. Case #14-00900254 (J. Cuarón) (Note: Final action on this item is scheduled for the November 24, 2014 City Council meeting - subject to change)

Attachments: [Staff Report](#)
 [Application](#)
 [Rezoning Map](#)

14. [14-785](#) 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 R Rural to SC

Suburban Commercial for approximately 2.2 acres being a portion of Lot 1, Block 1, Jackson Estates, Phase One, according to the plat recorded in volume 9762, page 159 of the official public records of Brazos County, Texas and being the same tract of land as described by a deed to the JH Driving Range, LLC recorded in volume 9816, page 120 of the official public records of Brazos County, Texas, generally located at 3751 Rock Prairie Road West, more generally located at the southwest corner of Rock Prairie Road West and Holleman Drive South. Case #14-00900259 (J. Bullock) (Note: Final action on this item is scheduled for the November 24th City Council meeting - subject to change)

Attachments: [Staff Report](#)
 [Application](#)
 [Rezoning Map](#)

15. 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.

16. Adjourn

The Commission may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion.

APPROVED

City Manager

I certify that the above Notice of Meeting was posted at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on October 31, 2014 at 5:00 p.m.

City Secretary

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



Legislation Details (With Text)

File #: 14-798 **Version:** 1 **Name:** Absence Requests
Type: Absence Request **Status:** Agenda Ready
File created: 10/27/2014 **In control:** Planning and Zoning Commission Regular
On agenda: 11/6/2014 **Final action:**
Title: Consideration, possible action, and discussion on Absence Requests from meetings.
*Bo Miles ~ November 6, 2014
*Casey Oldham ~ November 20, 2014 & December 4, 2014

Sponsors:

Indexes:

Code sections:

Attachments: [Casey Oldham](#)
[Bo Miles](#)

Date	Ver.	Action By	Action	Result
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Consideration, possible action, and discussion on Absence Requests from meetings.
*Bo Miles ~ November 6, 2014
*Casey Oldham ~ November 20, 2014 & December 4, 2014



CITY OF COLLEGE STATION
Planning & Development Services

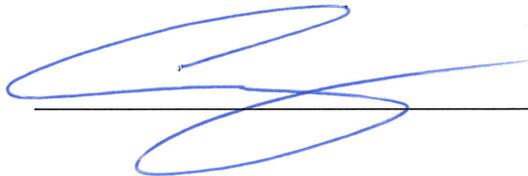
**Absence Request Form
For Elected and Appointed Officers**

Name Casey Oldham

Request Submitted on October 1, 2014

I will not be in attendance at the meeting of November 20, 2014
for the reason(s) specified: (Date)

Out of town on a business trip.





CITY OF COLLEGE STATION
Planning & Development Services

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

Name Casey Oldham

Request Submitted on October 1, 2014

I will not be in attendance at the meeting of December 4, 2014
for the reason(s) specified: (Date)

Out of town on a business trip.





CITY OF COLLEGE STATION
Planning & Development Services

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

Name Bo Miles

Request Submitted on 10/29/2014

I will not be in attendance at the meeting on 11/06/2014
for the reason specified: (Date)

Out of town

Signature Bo Miles



Legislation Details (With Text)

File #: 14-810 **Version:** 1 **Name:** Minutes
Type: Minutes **Status:** Agenda Ready
File created: 10/28/2014 **In control:** Planning and Zoning Commission Regular
On agenda: 11/6/2014 **Final action:**
Title: Consideration, possible action, and discussion to approve meeting minutes.
*October 2, 2104 ~ Workshop
*October 2, 2014 ~ Regular

Sponsors:

Indexes:

Code sections:

Attachments: [October 2, 2014 Workshop](#)
[October 2, 2014 Regular](#)

Date	Ver.	Action By	Action	Result
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Consideration, possible action, and discussion to approve meeting minutes.
*October 2, 2104 ~ Workshop
*October 2, 2014 ~ Regular

MINUTES
PLANNING & ZONING COMMISSION
Workshop Meeting
October 2, 2014, 4:00 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

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

COMMISSIONERS ABSENT: None

CITY COUNCIL MEMBERS PRESENT: None

CITY STAFF PRESENT: Molly Hitchcock, Alan Gibbs, Jennifer Prochazka, Jason Schubert, Danielle Singh, Erika Bridges, Jessica Bullock, Jerry Cuaron, Mark Bombek, Rachel Lazo, Adam Falco, and Amy Esco

1. Call the meeting to order.

Acting Chairman Ross called the meeting to order at 4:08 p.m.

2. Public hearing, presentations, possible action, and discussion regarding public input on potential revisions to the City's Non-Residential Architectural Standards. (J. Schubert)

Principal Planner Schubert gave an introduction to the item.

Acting Chairman Ross opened the public hearing.

Mike Record and Charles Buress spoke regarding changes to the current architectural standards.

Acting Chairman Ross recessed the meeting at 5:15 p.m.

Acting Chairman Ross reconvened the meeting at 5:35 p.m.

Hunter Goodwin, Chris Rhodes, and Veronica Morgan also spoke regarding changes to the current architectural standards.

Acting Chairman Ross closed the public hearing.

3. Discussion of consent and regular agenda items.

There was no discussion regarding consent or regular agenda items.

4. Discussion of Minor and Amending plats approved by Staff.

*Final Plat ~ Minor Plat ~ Caprock Crossing Lots 1A-R and 3R, Block 3 Case # 14-00900161
(M.Hitchcock)

There was no discussion regarding plats approved by Staff.

5. Discussion of new development applications submitted to the City.
New Development Link: www.cstx.gov/newdev

There was no discussion regarding new development applications.

6. 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 update regarding the 2014 P&Z Plan of Work.

7. Presentation, possible action, and discussion regarding an update on the following item:
* A rezoning of approximately 0.5 acres located at 960 William D. Fitch Parkway from R Rural to GC General Commercial and OV Corridor Overlay. The Planning & Zoning Commission heard this item on September 4 and voted 5-0 to recommend approval. The City Council heard this item on September 22 and voted 7-0 to approve the request.

There was no discussion regarding the above-mentioned update.

8. Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings.
* Thursday, October 9, 2014 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
* Monday, October 20, 2014 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
* Thursday, November 6, 2014 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.

Acting Chairman Ross reviewed the above-mentioned upcoming meetings.

9. Discussion, review and possible action regarding the following meetings: Design Review Board, BioCorridor Board, BioCorridor Plan Process, and Zoning District Subcommittee.

There were no meeting updates.

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.

There was no discussion regarding future agenda items.

11. Adjourn.

The meeting was adjourned at 6:37 p.m.

Approved:

Attest:

Bo Miles, Chairman
Planning & Zoning Commission

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services

MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting
October 2, 2014, 7:00 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

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

COMMISSIONERS ABSENT: None

CITY COUNCIL MEMBERS PRESENT: None

CITY STAFF PRESENT: Molly Hitchcock, Alan Gibbs, Jennifer Prochazka, Jason Schubert, Danielle Singh, Erika Bridges, Jessica Bullock, Jerry Cuaron, Mark Bombek, Rachel Lazo, Adam Falco, and Amy Esco,

1. **Call Meeting to Order**

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

2. **Pledge of Allegiance**

3. **Hear Citizens**

No citizens spoke.

4. **Consent Agenda**

4.1 Consideration, possible action, and discussion to approve meeting minutes.

- * September 18, 2014 ~ Workshop
- * September 18, 2014 ~ Regular

4.2 Presentation, possible action, and discussion regarding a Preliminary Plan for The Hollow Phase 1 consisting of 11 single-family lots on 25.971 acres located at 19362 FM 2154, generally located northeast of Wellborn Road and Schehin Road in the City's Extra-Territorial Jurisdiction. Case #13-00900258 (J. Bullock)

4.3 Presentation, possible action, and discussion regarding a Preliminary Plan for Duck Haven Subdivision Phase 7 consisting of 10 residential lots on approximately 12 acres, generally located southwest of the intersection of Wellborn Road and Drake Drive in the City's Extra-Territorial Jurisdiction. Case #14-00900184 (J. Cuarón)

4.4 Presentation, possible action, and discussion regarding a Final Plat for The Barracks II Subdivision Phases 105 & 106 consisting of 80 townhouse lots, three common areas, and 0.56 acres of parkland dedication on approximately 13.14 acres located at 3100 Travis Cole Avenue, generally located near the intersection of Deacon Drive West and General Parkway. Case #14-00900082 (J. Schubert)

4.5 Presentation, possible action, and discussion regarding a Final Plat for Creek Meadows Section 2 Phase 2 consisting of 37 single-family lots and three common areas on approximately 7.8 acres located at 15490 Baker Meadow Loop, generally located at the north corner of the intersection of Royder Road and Greens Prairie Trail. Case #14-00900042 (J. Bullock)

4.6 Presentation, possible action, and discussion regarding a Final Plat for Creek Meadows Section 3 Phase 2 consisting of 26 single-family lots, one commercial lot, and four common areas on approximately 14 acres located at 4100 Shady Brook Pass, generally located at the north corner of the intersection of Royder Road and Greens Prairie Trail. Case #14-00900148 (J. Bullock)

Commissioner Warner motioned to approve Consent Agenda Items 4.1 – 4.6. Commissioner Kee seconded the motion, motion passed (7-0).

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 adjourned at 7:01 p.m.

Approved:

Attest:

Bo Miles, Chairman
Planning & Zoning Commission

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services



Legislation Details (With Text)

File #: 14-813 **Version:** 1 **Name:** The Barracks II Preliminary Plan
Type: Preliminary Plan **Status:** Agenda Ready
File created: 10/28/2014 **In control:** Planning and Zoning Commission Regular
On agenda: 11/6/2014 **Final action:**
Title: Presentation, possible action, and discussion regarding a waiver request to Unified Development Ordinance Section 12-8.3.W 'Single-Family Parking Requirements for Platting' and a presentation, possible action, and discussion on a Preliminary Plan for The Barracks II Subdivision consisting of 69 lots on approximately 48.37 acres located at 300 Deacon Drive West, more generally located between Holleman Drive South and Old Wellborn Road north of Deacon Drive West. Case #14-00900195 (J. Schubert)
Sponsors: Jason Schubert
Indexes:
Code sections:
Attachments: [Staff Report](#)
[Application](#)
[Preliminary Plan](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding a waiver request to Unified Development Ordinance Section 12-8.3.W 'Single-Family Parking Requirements for Platting' and a presentation, possible action, and discussion on a Preliminary Plan for The Barracks II Subdivision consisting of 69 lots on approximately 48.37 acres located at 300 Deacon Drive West, more generally located between Holleman Drive South and Old Wellborn Road north of Deacon Drive West. Case #14-00900195 (J. Schubert)



CITY OF COLLEGE STATION

**PRELIMINARY PLAN
for
The Barracks II
14-00900195**

SCALE: 69 lots and 0.37 and 1.96-acres of parkland dedication on approximately 48.37 acres

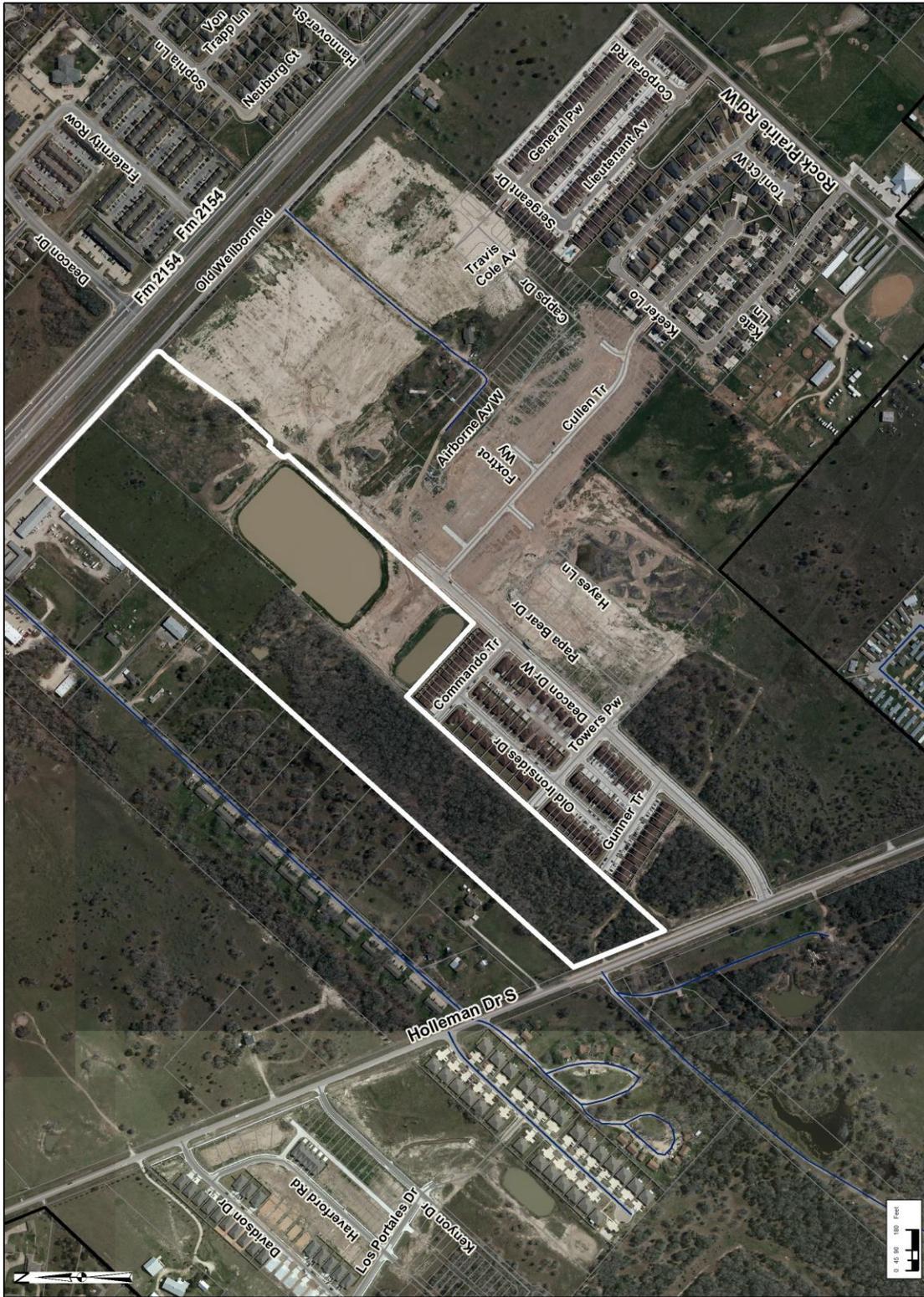
LOCATION: 300 Deacon Drive West, generally located between Holleman Drive South and Old Wellborn Road north of Deacon Drive West.

ZONING: PDD Planned Development District

APPLICANT: Heath Phillips, Heath Phillips Investments, LLC

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

RECOMMENDATION: Staff recommends denial of the waiver request to Unified Development Ordinance (UDO) Section 12-8.3.W 'Single-Family Residential Parking Requirements for Platting.' If the waiver is approved by the Commission, the Preliminary Plan should be approved. If the waiver is denied, the Preliminary Plan should also be denied.



PRELIMINARY PLAN
Case: 14-195

THE BARRACKS II SUBDIVISION

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

- Annexation:** November 2002
- Zoning:** A-O Agricultural Open (upon annexation), rezoned PDD Planned Development District (April 2014) while a portion of the Preliminary Plan was originally zoned PDD Planned Development District in June 2011 with revisions approved in March 2012 and August 2013.
- Site development:** Largely vacant though Phase 300 Lot 28, Block 1 is currently under construction for a Commercial Amusement use and is included for a future replat to add acreage to the lot.

COMMENTS

- Water:** The subject tract is located in Wellborn Water's service area. Future development of the tract will have to meet the City's minimum fire flow requirements.
- Sewer:** The subject tract has a 12-inch sanitary sewer line along Deacon Drive West which connects to an 18-inch Sewer line along Wellborn Road. The property is located in the Steeplechase Sanitary Sewer Impact Fee Area that gravity flows into the Bee Creek Trunk Line, which serves many developments along Harvey Mitchell Parkway. The City is currently in the process of a capital improvement project to install greater sanitary sewer system capacity. Preliminary analysis of this area has identified that the existing sanitary sewer capacity can support the increased sanitary sewer demand from the proposed development, however, future demands in this respective sub-basin will need to be evaluated as development occurs.
- Off-site Easements:** None known at this time.
- Drainage:** The subject tract is in the Bee Creek Tributary "B" drainage basin. Future development of the tract will have to meet the requirements of the City Storm Water Design Guidelines.
- Flood Plain:** The subject tract is not located within a FEMA regulated Special Flood Hazard Area. However, recent studies have shown that some areas within the development are flood prone. These areas are being further evaluated with the development of the property.
- Greenways:** None are provided or required.
- Pedestrian Connectivity:** Sidewalks are required on both sides of all streets.
- Bicycle Connectivity:** General Parkway and Towers Parkway, both minor collectors, will have bike lanes. Deacon Drive West currently has bike lanes and Holleman Drive South is anticipated to have bike lanes when it is widened at an unknown time in the future.

Streets: Two minor collectors, General Parkway and Towers Parkway are proposed to be extended with this project. Gunner Trail connects to Holleman Drive South and is required to be a minor collector width for the initial section as it provides access to proposed commercial and multi-family lots. As per General Note 11, a left turn lane will be provided on southbound Holleman Drive South when the Gunner Trail is constructed with Phase 403. Baby Bear Drive and the extension of Commando Trail are proposed to provide access to townhouse lots.

Oversize Request: N/A

Parkland Dedication: Two neighborhood park areas are proposed with this Preliminary Plan that were recommended for approval by the Parks & Recreation Advisory Board at their September 12, 2014 meeting. A 0.37-acre park is proposed at the northwest corner of Towers Parkway and Baby Bear Drive. A 1.96-acre area is proposed that connects to General Parkway and Commando Trail through 30-foot wide strips of land. The 1.96-acre park area includes an existing pond and is immediately downstream of adjacent detention ponds for this development.

The applicant anticipates construction of improvements on the proposed neighborhood park areas instead of paying the development fee of \$362 per townhouse lot or multi-family unit. If the cost of improvements made exceed the fees otherwise required, then only Community Park Land and Development fees of \$625 per townhouse lot and \$1,000 per multi-family unit would be due with this project.

Impact Fees: The subject tract is located within the Steeplechase Sanitary Sewer Impact Fee Area and will be required \$144.87/LUE with building permits.

REVIEW CRITERIA

- 1. Compliance with Comprehensive Plan:** The subject tract is located on the boundary between General Suburban and Urban designations on the Comprehensive Plan Future Land Use and Character Map. These designations allow for townhouse and multi-family areas. Also as part of Growth Area V on the Comprehensive Plan Concept Map, smaller-scale commercial uses are allowable. The Preliminary Plan is in compliance with the Comprehensive Plan as applied through the existing PDD zoning which allows townhouse, multi-family and commercial uses.
- 2. Compliance with Subdivision Regulations:** The proposed Preliminary Plan is in compliance with the Subdivision Regulations contained in the UDO except for the following waiver request:
 - UDO Section 12-8.3.W 'Single-Family Residential Parking Requirements for Platting'** – This section was adopted in September 2013 as part of the efforts of a Neighborhood Parking subcommittee consisting of City Council and Planning & Zoning

Commission members. The purpose of the section is to reduce parking issues in single-family and townhouse areas by requiring new developments to utilize one of six residential parking options: Wide Streets, Narrow Streets, Parking Removal with Platting, Visitor Alley-Fed Off-Street Parking, Wide Lot Frontages, or Visitor Parking Areas.

While the Barracks II project originated prior to the adoption of this section, the 29-acre tract of land that is being added with this Preliminary Plan was not part of the development until it was included as part of a new PDD zoning approved in April 2014. The applicant has requested a waiver to not have this section apply to the development, stating that additional parking for each unit will be provided by constructing at least one additional off-street parking space on each townhouse lot.

In accordance with the Subdivision Regulations, when considering a waiver the Planning and Zoning Commission should make the following findings to approve the waiver:

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

The applicant states that they want to continue the same townhouse development scenario currently in development and not have to change their successful product. Applying this section to the development to accommodate one of the residential parking options does not deprive the applicant of reasonable use of his land.

- 2) That the waivers are necessary for the preservation and enjoyment of a substantial property right of the applicant;**

The applicant states that the new parking standards will not allow the developer to continue his development as planned. This ordinance section applies to the new tract of land being added that has not been submitted previously for subdivision approval.

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

The applicant states the proposed parking for the new lots will be the same as the existing development which is not detrimental. The development has needed to accommodate additional parking by obtaining Administrative Adjustments for wider driveways and obtaining a Design Review Board waiver to a lot that installed additional parking and driveway beyond what is allowed by ordinance.

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

Granting of the waiver does not affect the ability of surrounding areas to subdivide as the residential parking options do not affect the subdivision of other properties.

STAFF RECOMMENDATION

Staff recommends denial of the waiver request to Unified Development Ordinance (UDO) Section 12-8.3.W 'Single-Family Residential Parking Requirements for Platting.' If the waiver is approved by the Commission, the Preliminary Plan should be approved. If the waiver is denied, the Preliminary Plan should also be denied.

SUPPORTING MATERIALS

1. Application
2. Copy of Preliminary Plan



REVISED

FOR OFFICE USE ONLY

CASE NO.: _____
DATE SUBMITTED: _____
TIME: _____
STAFF: _____

PRELIMINARY PLAN APPLICATION

MINIMUM SUBMITTAL REQUIREMENTS:

- \$932 Preliminary Plan Application Fee.
- \$233 Waiver Request to Subdivision Regulations Fee (if applicable).
- 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.
- Six (6) folded copies of plan. A revised mylar original must be submitted after approval.
- Title report for property current within ninety (90) days or accompanied by a Nothing Further Certificate current within ninety (90) days. The report must include applicable information such as ownership, liens, encumbrances, etc.
- N/A Impact study (if oversized participation is requested).
- The attached Preliminary Plan checklist with all items checked off or a brief explanation as to why they are not.

Date of Optional Preapplication Conference _____

NAME OF PROJECT The Barracks II Subdivision

ADDRESS 3100 Haupt Road, College Station

SPECIFIED LOCATION OF PROPOSED SUBDIVISION:

Crawford Burnett League, A-7 - Generally located north of Rock Prairie Road Between Wellborn Road & Holleman Drive South

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

Name Heath Phillips E-mail heath_superiorstructures@yahoo.com

Street Address P.O. Box 262

City Wellborn State Texas Zip Code 77881

Phone Number 979.229.5906 Fax Number 979.703.7903

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

Name Heath Phillips Investments, LLC (Heath Phillips) E-mail heath_superiorstructures@yahoo.com

Street Address P.O. Box 262

City Wellborn State Texas Zip Code 77881

Phone Number 979.229.5906 Fax Number 979.703.7903

ARCHITECT OR ENGINEER'S INFORMATION:

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

Street Address 2730 Longmire Drive, Suite A

City College Station State Texas Zip Code 77845

Phone Number 979.764.3900 Fax Number 979.764.3910

Total Acreage 48.37 Total No. of Lots 69 R-O-W Acreage 4.06

Number of Lots By Zoning District 69 / PDD / / /

Average Acreage Of Each Residential Lot By Zoning District:

0.08 / PDD / / /

Floodplain Acreage N/A

NOTE: Appropriate zoning for the proposed subdivision must be in place before this application can be considered complete.

Are you proposing to dedicate park land by acreage or fee in lieu of land? Yes

Are you proposing to develop the park dedicate the development fee? (Check one)

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

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

Yes

No

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

Project Name: The Barracks II (PP)

City Project Number (in known): 11-50088, 12-500141 & 14-0090001

Date / Timeframe when submitted: _____

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

The developer requests a waiver to 8.3.W - Single Family Residential Parking Requirements. The developer requests that parking for the new townhouse lots be provided in the same manner as the existing townhouse lots. The developer will provide additional parking for each unit by constructing at least 1 additional off street parking space on each townhouse lot.

Regarding the waiver request, explain how:

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

The special circumstances for this development is that the developer wants to continue with the same townhouse development scenario currently in development and not have to change his successful product.

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

The requirement to meet the new parking standards will not allow the developer to continue his development as planned.

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

The proposed parking for the new lots will be the same as the existing development which is not detrimental to the public health, safety, or welfare, or injurious to other property in the area.

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

The granting of the waiver will not have an effect on the subdivision of surrounding land.

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

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

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

Detailed explanation of condition identified above:

N/A

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

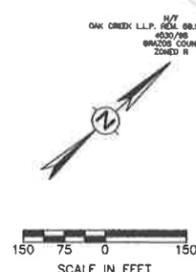
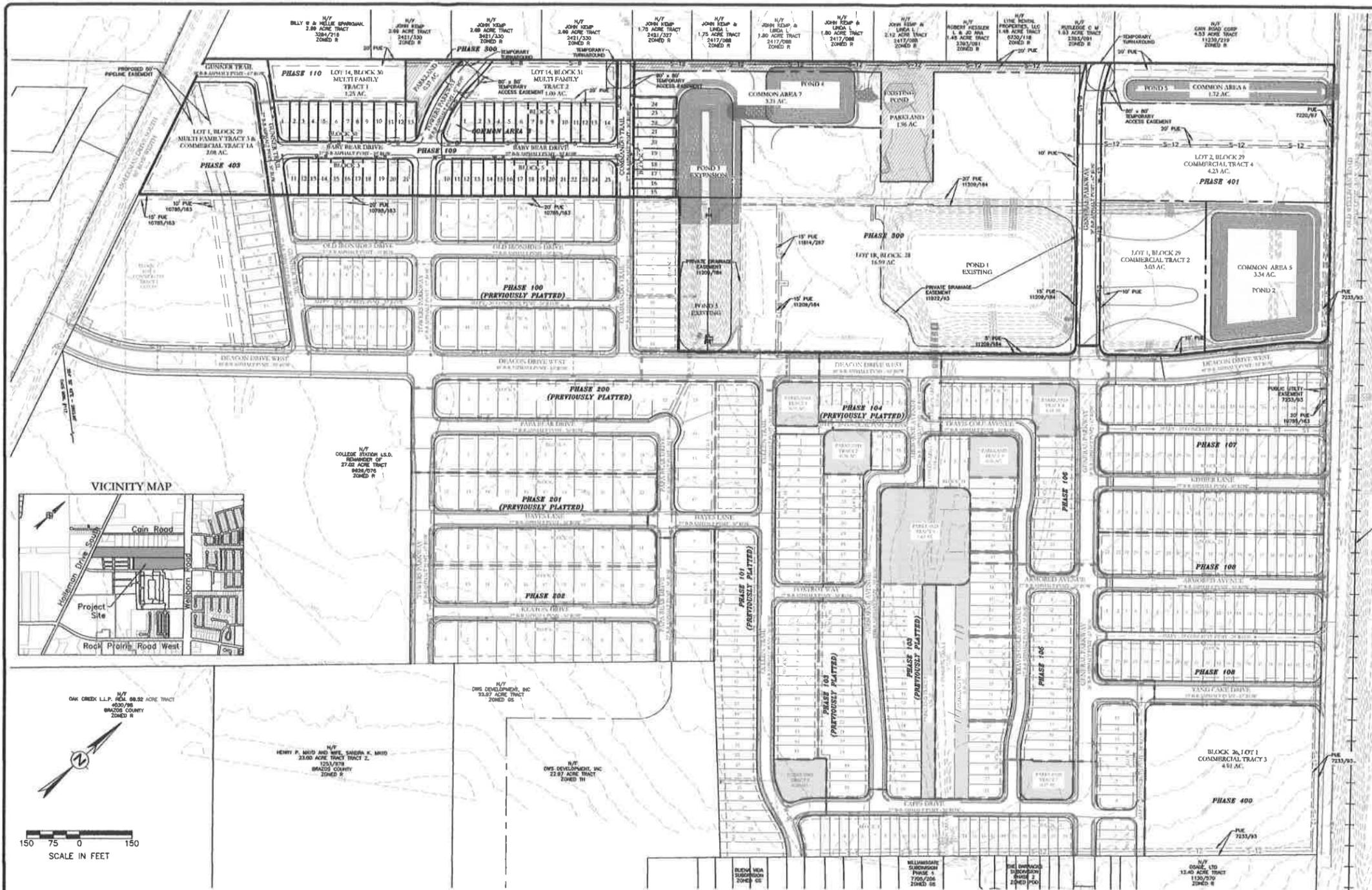
The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from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



Signature and title

10/6/14

Date



- GENERAL NOTES:**
- GENERAL BEAR OR DIMENSIONAL VARIATIONS (NEGLIGIBLE MODIFICATIONS) ARE AS FOLLOWS:
 - TERRACE (10) DEVELOPMENT (VARIOUS FROM R-3 ZONING)
 - FRONT SETBACK DISTANCE - 30 FT WITHOUT REAR ACCESS, 15' WITH REAR ACCESS
 - REAR SETBACK DISTANCE - 20 FT
 - STREET SIDE SETBACK DISTANCE - 15 FT
 - SIDE SETBACK DISTANCE - 5 FT
 - COMMON AREA SIDE SETBACK DISTANCE - 5 FT
 - COMMERCIAL (COMM) DEVELOPMENT (VARIOUS FROM C-3 ZONING)
 - FRONT SETBACK FOR SELF STORAGE STRUCTURES ADJACENT TO A PUBLIC ALLEY OR COMMON AREA WILL BE 5 FEET.
 - SINGLE FAMILY (DETACHED) RESIDENTIAL DEVELOPMENT
 - FRONT SETBACK DISTANCE - 30 FT WITHOUT REAR ACCESS, 15' WITH REAR ACCESS
 - REAR SETBACK DISTANCE - 20 FT
 - SIDE SETBACK DISTANCE - 5 FT
 - STREET SIDE SETBACK DISTANCE - 15 FT
 - COMMERCIAL TRACTS 2 AND 3 SHALL EACH BE PERMITTED TO ERECT A FREESTANDING SIGN IN ACCORDANCE WITH SECTION 12-7.3.1 OF THE UDO. THESE SIGNS MAY BE RAISED TO A MAXIMUM HEIGHT OF 30 FEET.
 - DEAD-END STREETS IN RESIDENTIAL AREAS ARE PERMITTED UP TO A MAXIMUM OF 100 FEET IN LENGTH. THE DEAD-END ALLEY ADJACENT TO COMMERCIAL TRACT 3 SHALL EXTEND TO THE PROPERTY LINE (APPROXIMATELY 110 FEET).
 - WHEN THERE ARE MORE THAN 30 LOTS TO BE SERVED BY EXTERNAL STREET CONNECTIONS, A MAXIMUM OF TWO CONNECTIONS TO EXTERNAL PAVED PUBLIC STREETS SHALL BE REQUIRED. TWO STREET CONNECTIONS TO EXTERNAL PAVED PUBLIC STREETS SHALL BE REQUIRED WHEN 100 OR MORE LOTS ARE SERVED.
 - DRIVEWAY ACCESS FROM RESIDENTIAL LOTS SHALL NOT BE PERMITTED ONTO STREETS DESIGNATED AS MAJOR COLLECTOR OR LANING.
 - RIGHT-OF-WAY AND EASEMENT WIDTHS SHOWN ON THIS PLAN REFLECT THE WIDTHS THAT ARE REQUIRED ALONG THE MAJORITY LENGTH OF EACH STREET. THESE WIDTHS CAN BE INCREASED AT INTERSECTIONS OF COLLECTOR STREETS AS NEEDED TO ACCOMMODATE TURNING LANES, MEDIANS OR OTHER TRAFFIC CONTROL.
 - ALL STORMWATER REQUIREMENTS (INCLUDING DETENTION) SHALL BE DESIGNED TO COMPLY WITH THE BCS DRAINAGE DESIGN GUIDELINES.
 - DETENTION PONDS AND COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION (HOA). DRAINAGE AND ACCESS EASEMENTS SHALL BE GRANTED TO THE HOMEOWNERS ASSOCIATION FOR MAINTENANCE PURPOSES ASSOCIATED WITH THE DETENTION POND AND THEIR RELATED APPURTENANCES.
 - PHASES 101-110 AND 302 SHALL BE PLATTED AND CONSTRUCTED USING TWO INDEPENDENT SEQUENCES, BUT WITHIN EACH SEQUENCE THE PHASES SHALL PROCEED IN SEQUENTIAL ORDER. PHASES 400-403 ARE ALLOWED TO BE PLATTED AND CONSTRUCTED INDEPENDENTLY, IN NO PARTICULAR ORDER. PHASE 403 SHALL BE CONSTRUCTED PRIOR TO PHASE 110.
 - CSDD MUST SIGN ALL FINAL PLATS THAT INCORPORATE A PORTION OF THEIR PROPERTY.
 - SIX FOOT SIDEWALKS, THREE FEET WIDER FROM THE BACK OF CURB SHALL BE REQUIRED ON BOTH SIDES OF DEACON DRIVE, GENERAL PARKWAY AND TORRES PARKWAY. FIVE FOOT SIDEWALKS SHALL BE REQUIRED ON BOTH SIDES OF ALL OTHER STREETS. SIX FOOT SIDEWALKS SHALL ALSO BE REQUIRED ON THE ADJACENT SIDES OF OLD WELLSBORO ROAD AND HOLLAMAN DRIVE SOUTH.
 - DEACON DRIVE, GENERAL PARKWAY AND TORRES PARKWAY SHALL HAVE BIKE LANES.
 - A LEFT TURN LANE WILL BE CONSTRUCTED ON HOLLAMAN DRIVE WHEN THE GUNNER TRAIL CONNECTION IS MADE.
 - EACH SINGLE-FAMILY AND THROUGH LOT WILL PROVIDE A MAXIMUM OF 3 TREES OF AT LEAST 2 INCHES IN CALIPER OR ONE 4 INCH CALIPER TREE PER GARAGE SPACE.
 - THE BARRACKS II SUBDIVISION LIES WITHIN THE STEELPHEASANT SANITARY SEWER IMPACT FEE AREA.
 - NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM 480410300P DATED APRIL 2, 2014.
 - UNPLATTED PHASES NOT INCLUDING IN THE BOUNDARY OF THIS PRELIMINARY PLAN WERE APPROVED BY THE PLANNING AND ZONING COMMISSION THROUGH A PRELIMINARY PLAN (CITY PROJECT #14-0000010) ON FEBRUARY 20, 2014, OR AS AMENDED.
 - COMMON AREA 5 SHALL BE KEPT CLEAR OF ALL VISUAL OBSTRUCTIONS.

LEGEND

- PLAT BOUNDARY
- LOT LINE
- STREET RIGHT-OF-WAY LINE
- PUBLIC UTILITY EASEMENT
- EXISTING EASEMENT LINE
- PHASE LINE
- PROPERTY CORNER
- PARKLAND HATCH - PREVIOUSLY DEDICATED
- UNDEVELOPED HATCH - UNDEVELOPED
- SIDEWALK HATCH
- COMMON AREA HATCH

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	40.54'	S47°14'17"W
L2	47.00'	S42°14'17"W
L3	42.46'	S5°34'20"E
L4	38.50'	S5°00'00"E
L5	43.04'	S20°00'00"E
L6	36.28'	S5°00'00"E
L7	55.54'	S8°27'28"E
L8	222.44'	S27°28'27"E
L9	33.88'	S20°00'00"E
L10	43.04'	S20°00'00"E
L11	40.48'	S5°00'00"E
L12	32.79'	S20°00'00"E
L13	56.14'	S47°47'40"E
L14	60.00'	S47°45'43"E
L15	48.83'	S43°50'00"E
L16	47.77'	S20°00'00"E
L17	37.68'	S20°00'00"E
L18	30.27'	S20°00'00"E
L19	142.55'	S17°37'18"E
L20	131.85'	S28°50'00"E

Curve Table

CURVE #	LENGTH	BEARING	DELTA	WAVELENGTH	CHORD	CHORD DIRECTION
C1	38.97'	S5.00'	88°18'31"	24.70'	38.97'	S5°24'59"W
C2	75.94'	S11.00'	88°37'02"	49.40'	75.94'	S11°49'58"W
C3	113.91'	S16.50'	88°55'33"	74.10'	113.91'	S17°14'54"W
C4	151.88'	S22.00'	89°14'04"	98.80'	151.88'	S22°39'50"W
C5	189.85'	S27.50'	89°32'35"	123.50'	189.85'	S28°04'46"W
C6	227.82'	S33.00'	89°51'06"	148.20'	227.82'	S33°29'42"W
C7	265.79'	S38.50'	90°09'37"	172.90'	265.79'	S38°54'38"W
C8	303.76'	S44.00'	90°28'08"	197.60'	303.76'	S44°19'34"W
C9	341.73'	S49.50'	90°46'39"	222.30'	341.73'	S49°44'30"W
C10	379.70'	S55.00'	90°65'10"	247.00'	379.70'	S55°09'26"W
C11	417.67'	S60.50'	90°83'41"	271.70'	417.67'	S60°34'22"W
C12	455.64'	S66.00'	91°02'12"	296.40'	455.64'	S66°09'18"W
C13	493.61'	S71.50'	91°20'43"	321.10'	493.61'	S71°34'14"W
C14	531.58'	S77.00'	91°39'14"	345.80'	531.58'	S77°09'10"W
C15	569.55'	S82.50'	91°57'45"	370.50'	569.55'	S82°34'06"W
C16	607.52'	S88.00'	92°16'16"	395.20'	607.52'	S88°09'02"W
C17	645.49'	S93.50'	92°34'47"	419.90'	645.49'	S93°33'58"W
C18	683.46'	S99.00'	92°53'18"	444.60'	683.46'	S99°08'54"W
C19	721.43'	S104.50'	93°11'49"	469.30'	721.43'	S104°33'50"W
C20	759.40'	S110.00'	93°30'20"	494.00'	759.40'	S110°08'46"W
C21	797.37'	S115.50'	93°48'51"	518.70'	797.37'	S115°33'42"W
C22	835.34'	S121.00'	94°07'22"	543.40'	835.34'	S121°08'38"W
C23	873.31'	S126.50'	94°25'53"	568.10'	873.31'	S126°33'34"W
C24	911.28'	S132.00'	94°44'24"	592.80'	911.28'	S132°08'30"W
C25	949.25'	S137.50'	95°02'55"	617.50'	949.25'	S137°33'26"W
C26	987.22'	S143.00'	95°21'26"	642.20'	987.22'	S143°08'22"W
C27	1025.19'	S148.50'	95°39'57"	666.90'	1025.19'	S148°33'18"W
C28	1063.16'	S154.00'	95°58'28"	691.60'	1063.16'	S154°08'14"W
C29	1101.13'	S159.50'	96°16'59"	716.30'	1101.13'	S159°33'10"W
C30	1139.10'	S165.00'	96°35'30"	741.00'	1139.10'	S165°08'06"W

**PRELIMINARY PLAN
NOT FOR RECORD**

REVISED
PRELIMINARY PLAN
THE BARRACKS II SUBDIVISION
48.37 ACRES - 69 LOTS
CRAWFORD BURNETT LEAGUE, A-7
COLLEGE STATION, BRAZOS COUNTY, TEXAS

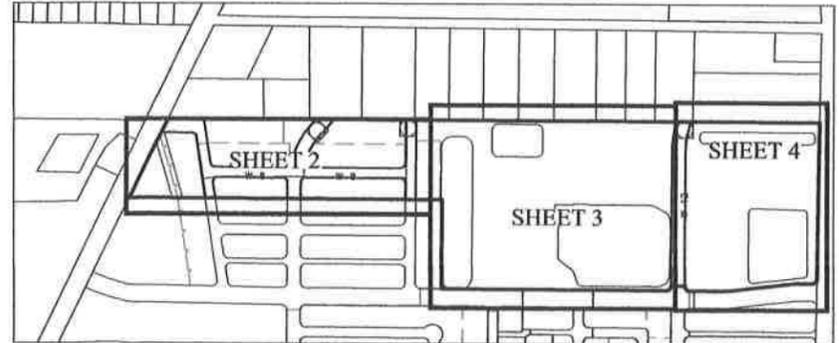
PHASE 109 - 63 LOTS
PHASE 110 - 2 LOTS (0.37 ACRE PARKLAND)
PHASE 300 - 1 LOT (1.96 ACRES PARKLAND, 3.21 ACRES COMMON AREA)
PHASE 401 - 2 LOTS (5.06 ACRES COMMON AREA)
PHASE 403 - 1 LOT

OWNER/DEVELOPER: HEATH PHILLIPS INVESTMENTS, LLC
P.O. BOX 202
WELLSBORO, TEXAS 77881
(879) 238-8008

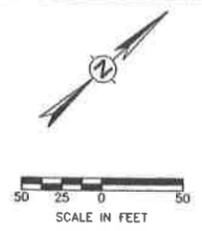
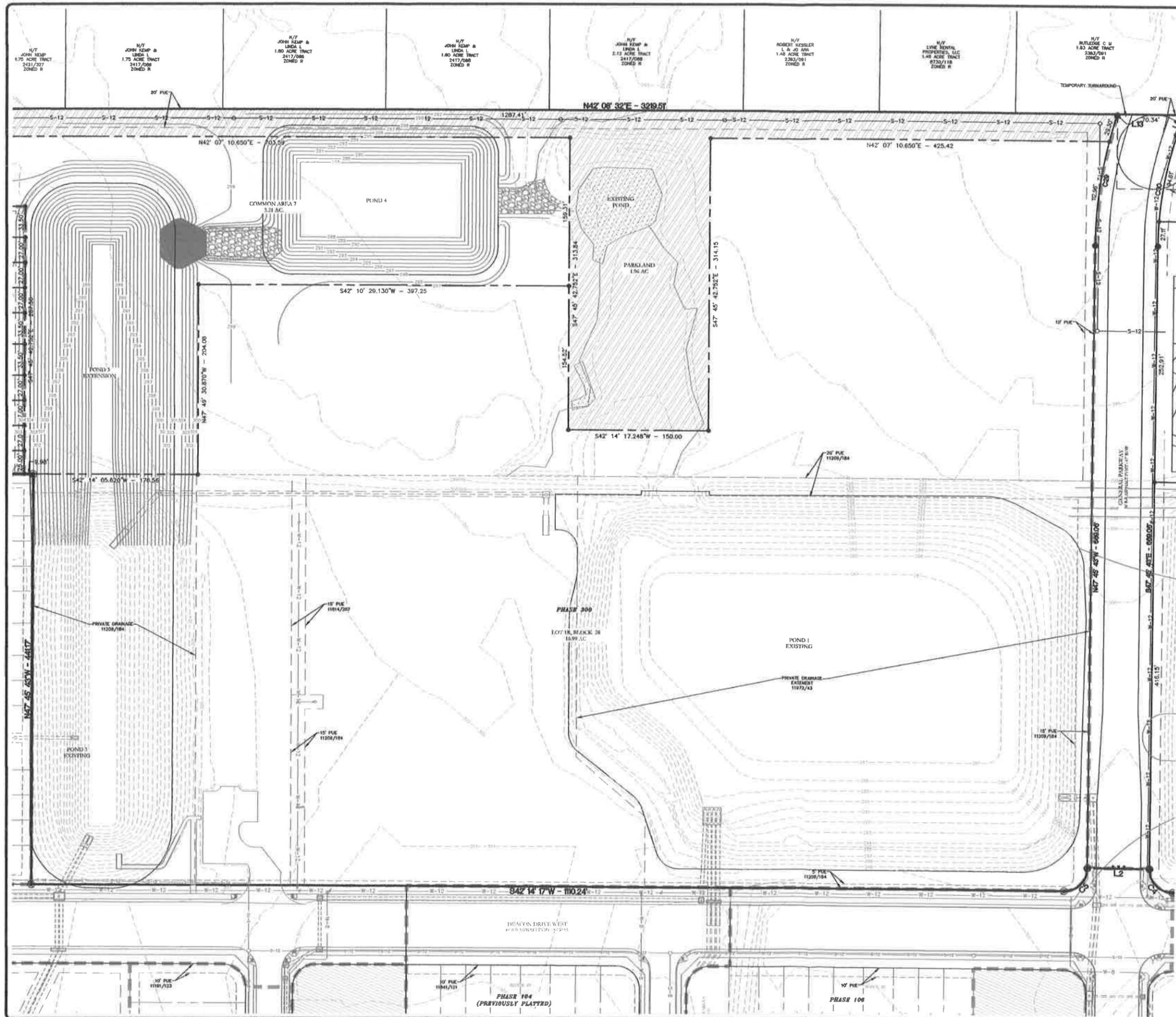
SURVEYOR: BRAD SCOTT, RPLS NO. 4062
KEENE SURVEYING, LLC
400 N. TEXAS AVE.
BRYAN, TEXAS 77803
879-266-1100

ENGINEER: Schultz Engineering, LLC
2740 LOUISHIRE DR., SUITE A
COLLEGE STATION, TEXAS 77840
879-784-3800

SCALE: AS SHOWN
REVISED OCTOBER 2014

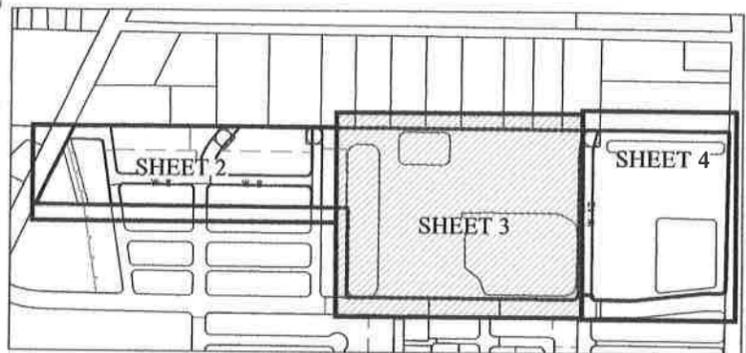


14-195
10/27/14
1:20
AJ



CURVE #	LENGTH	RADIUS	DELTA	WANGEN	CHORD	CHORD DIRECTION
C1	28.87	25.00	089°18'31"	24.29	26.14	S62°14'50\"/>

LINE #	LENGTH	DIRECTION
L1	60.54	S42° 14' 17\"/>



LEGEND	
[Symbol]	PLAT BOUNDARY
[Symbol]	LOT LINE
[Symbol]	STREET RIGHT-OF-WAY LINE
[Symbol]	PUBLIC UTILITY EASEMENT
[Symbol]	EXISTING EASEMENT LINE
[Symbol]	PHASE LINE
[Symbol]	PROPERTY CORNER
[Symbol]	PARKLAND HATCH - PREVIOUSLY DEDICATED
[Symbol]	PARKLAND HATCH - UNDEDICATED
[Symbol]	SIDEWALK HATCH
[Symbol]	COMMON AREA HATCH

**PRELIMINARY PLAN
NOT FOR RECORD**

REVISED
PRELIMINARY PLAN
THE BARRACKS II SUBDIVISION
 48.37 ACRES - 69 LOTS
 CRAWFORD BURNETT LEAGUE, A-7
 COLLEGE STATION, BRAZOS COUNTY, TEXAS

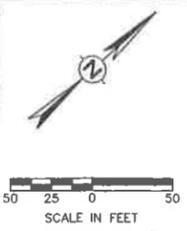
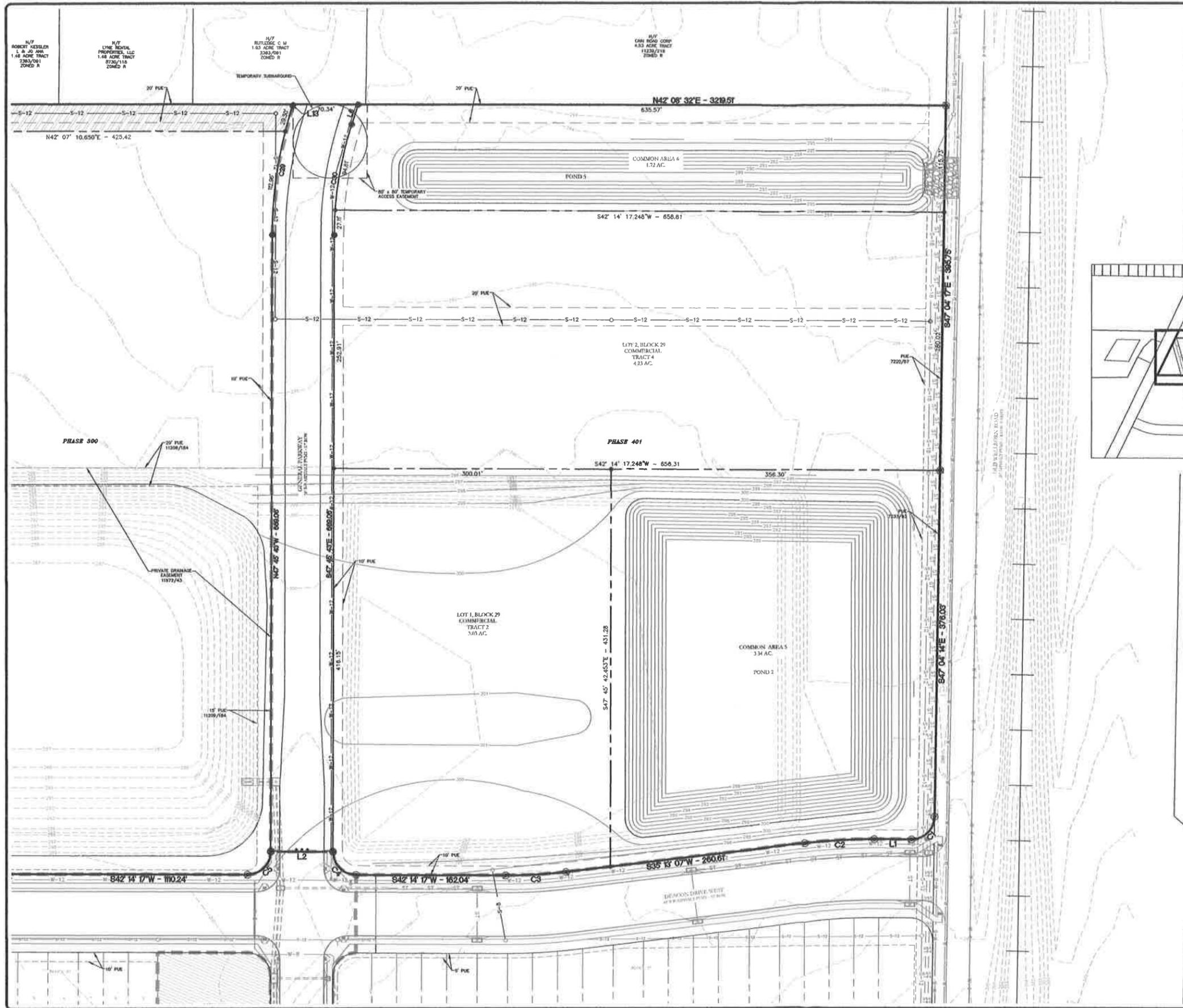
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 PHASE 403 - 1 LOT

OWNER/DEVELOPER: HEATH PHILLIPS DEVELOPMENTS, LLC
 P.O. BOX 262
 WELLSVILLE, TEXAS 77881
 (979) 229-5888

SURVEYOR: BRAD KEMM, RPLS NO. 4582
 KEMM SURVEYING, LLC
 609 N. TEXAS AVE.
 BRYAN, TEXAS 77805
 979-266-5193

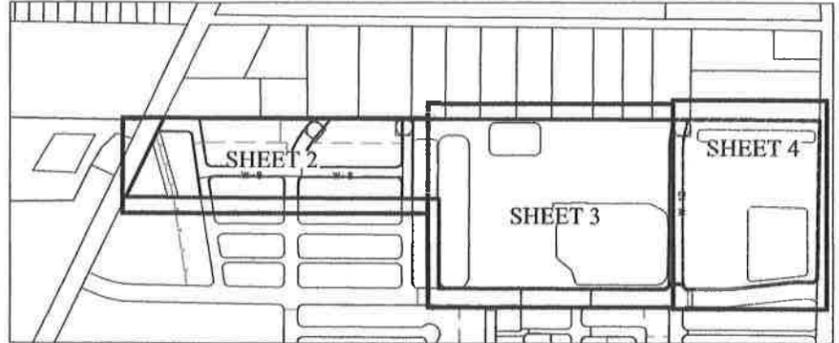
ENGINEER: Schultz Engineering, LLC
 2750 LINDSAY DR., SUITE A
 COLLEGE STATION, TEXAS 77805
 979-764-3800

SCALE: AS SHOWN
 REVISED OCTOBER 2014



Curve Table						
CURVE #	LENGTH	ADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	38.87	25.00	089°18'31"	24.79	35.14	S02°34'58"E
C2	75.65	50.00	027°04'10"	37.87	75.60	S38°43'42"W
C3	65.24	532.50	007°01'10"	32.86	65.20	S38°43'42"W
C4	38.29	25.00	089°52'31"	25.07	38.37	S07°19'24"W
C5	38.38	25.00	090°07'34"	25.07	38.26	S02°40'43"E
C6	35.54	25.00	081°27'38"	21.52	32.82	S02°52'18"W
C7	22.44	663.00	02°29'32"	11.841	22.32	S19°18'31"E
C8	22.96	25.00	079°18'41"	18.29	30.55	S04°34'55"W
C9	35.50	25.00	081°21'45"	21.49	32.59	S02°59'10"W
C10	43.04	25.00	089°30'18"	29.68	37.87	N07°04'50"W
C11	40.48	25.00	082°47'50"	28.55	38.37	N08°28'17"E
C12	22.80	663.00	002°47'50"	11.37	22.80	S49°21'42"E
C13	123.18	386.50	027°42'28"	78.82	126.13	S18°05'03"E
C14	35.40	25.00	093°40'29"	12.75	35.40	N03°05'14"W
C15	212.30	647.40	005°12'12"	34.44	48.41	S08°29'41"E
C16	47.77	25.00	108°38'23"	36.36	48.83	S02°12'28"E
C17	38.27	25.00	090°00'00"	28.00	38.34	N02°44'43"W
C18	37.86	25.00	088°18'03"	25.44	34.30	N02°56'14"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	40.54	S42° 11' 17"W
L2	87.00	S42° 11' 17"W
L3	43.48	S5° 34' 36"E
L4	33.87	S5° 34' 36"E
L5	22.79	S50° 08' 24"E
L6	88.14	S47° 47' 40"E
L7	80.00	S48° 40' 42"E
L8	212.30	N47° 40' 42"W
L9	48.83	S08° 02' 12"E
L10	47.77	S02° 12' 28"E
L11	38.27	S00° 00' 00"W
L12	37.86	S08° 18' 03"W



LEGEND	
	PLAT BOUNDARY
	LOT LINE
	STREET RIGHT-OF-WAY LINE
	PUBLIC UTILITY EASEMENT
	DISTING EASEMENT LINE
	PHASE LINE
	PROPERTY CORNER
	PARKLAND HATCH - PREVIOUSLY DEDICATED
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**PRELIMINARY PLAN
NOT FOR RECORD**

REVISED
**PRELIMINARY PLAN
THE BARRACKS II SUBDIVISION**

48.37 ACRES - 69 LOTS
CRAWFORD BURNETT LEAGUE, A-7
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OWNER/DEVELOPER: HEATH PHILLIPS INVESTMENTS, LLC
P.O. BOX 382
WELLSBORO, TEXAS 77881
(878) 233-5808

SURVEYOR: BRAD KIDDL, RPLS NO. 4302
KIDDL SURVEYING, LLC
400 N. TEXAS AVE.
BRYAN, TEXAS 77803
979.266.3190

ENGINEER: Schultz Engineering, LLC
2780 LINDBERG DR., SUITE A
COLLEGE STATION, TEXAS 77840
979.784.3800

SCALE: AS SHOWN
REVISED OCTOBER 2014

SHEET 4 OF 4



Legislation Details (With Text)

File #: 14-793 **Version:** 1 **Name:** CRED Community Apartments Rezoning
Type: Rezoning **Status:** Agenda Ready
File created: 10/27/2014 **In control:** Planning and Zoning Commission Regular
On agenda: 11/6/2014 **Final action:**

Title: 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 PDD Planned Development District to PDD Planned Development District to amend the concept plan layout and uses for approximately 32.488 acres for the property being a portion of the remainder of a called 120.76 acre tract described by a deed to Capstone-CS, LLC recorded in volume 8900, page 148 of the Official Records of Brazos County, Texas and the remainder of Lot 2R, Block 1, The Cottages of College Station, Phase 1, according to the plat recorded in volume 11391, page 129 of the Official Records of Brazos County, Texas, generally located at the southwest corner of Harvey Mitchell Parkway South and Holleman Drive South. Case #14-00900176 (J. Schubert) (Note: Final action on this item is scheduled for the November 13, 2014 City Council meeting - subject to change)

Sponsors:

Indexes:

Code sections:

- Attachments:** [Staff Report](#)
[Application](#)
[Rezoning Map](#)
[Proposed Concept Plan](#)
[Existing Concept Plan](#)

Date	Ver.	Action By	Action	Result
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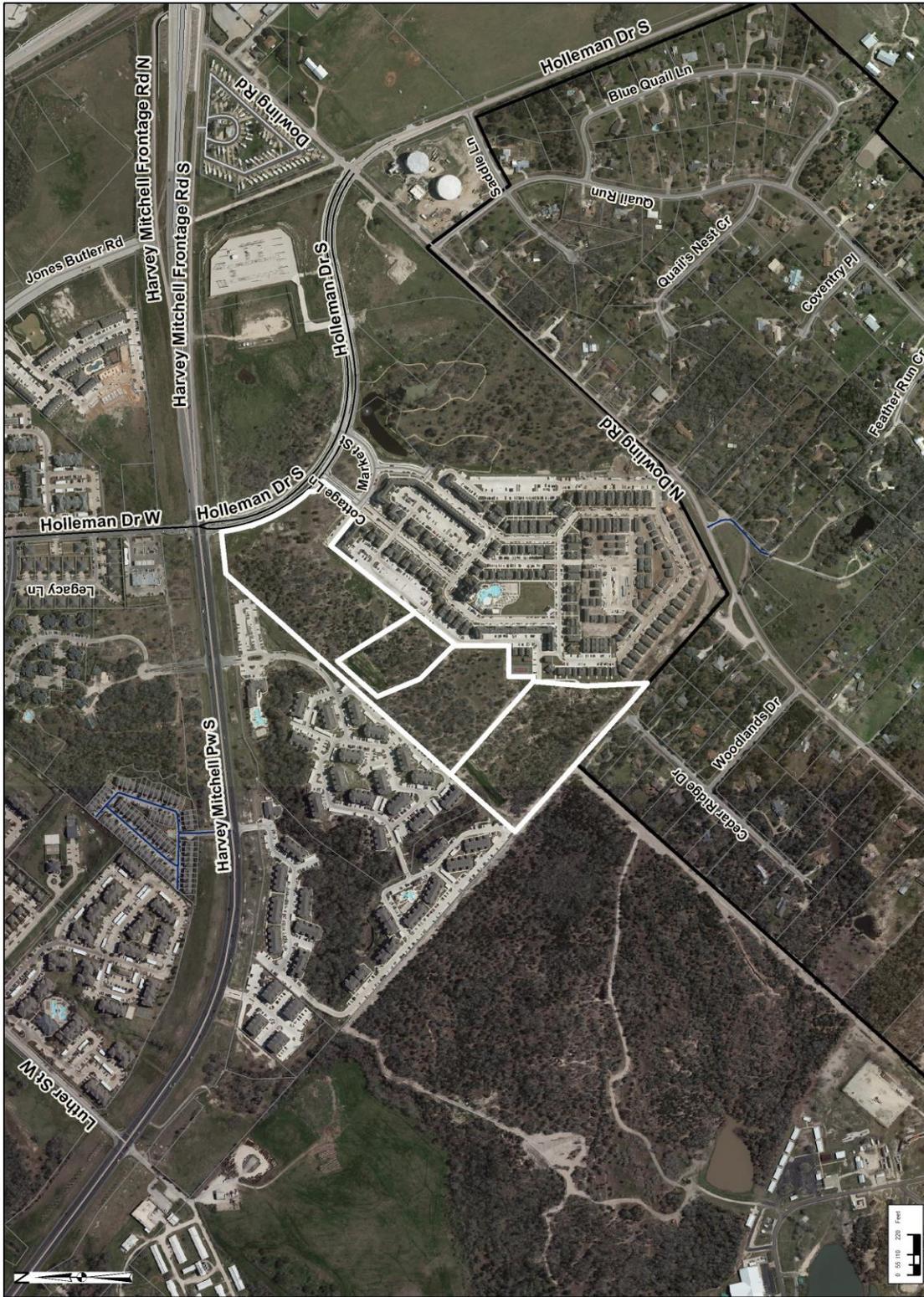
Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from PDD Planned Development District to PDD Planned Development District to amend the concept plan layout and uses for approximately 32.488 acres for the property being a portion of the remainder of a called 120.76 acre tract described by a deed to Capstone-CS, LLC recorded in volume 8900, page 148 of the Official Records of Brazos County, Texas and the remainder of Lot 2R, Block 1, The Cottages of College Station, Phase 1, according to the plat recorded in volume 11391, page 129 of the Official Records of Brazos County, Texas, generally located at the southwest corner of Harvey Mitchell Parkway South and Holleman Drive South. Case #14-00900176 (J. Schubert) (Note: Final action on this item is scheduled for the November 13, 2014 City Council meeting - subject to change)



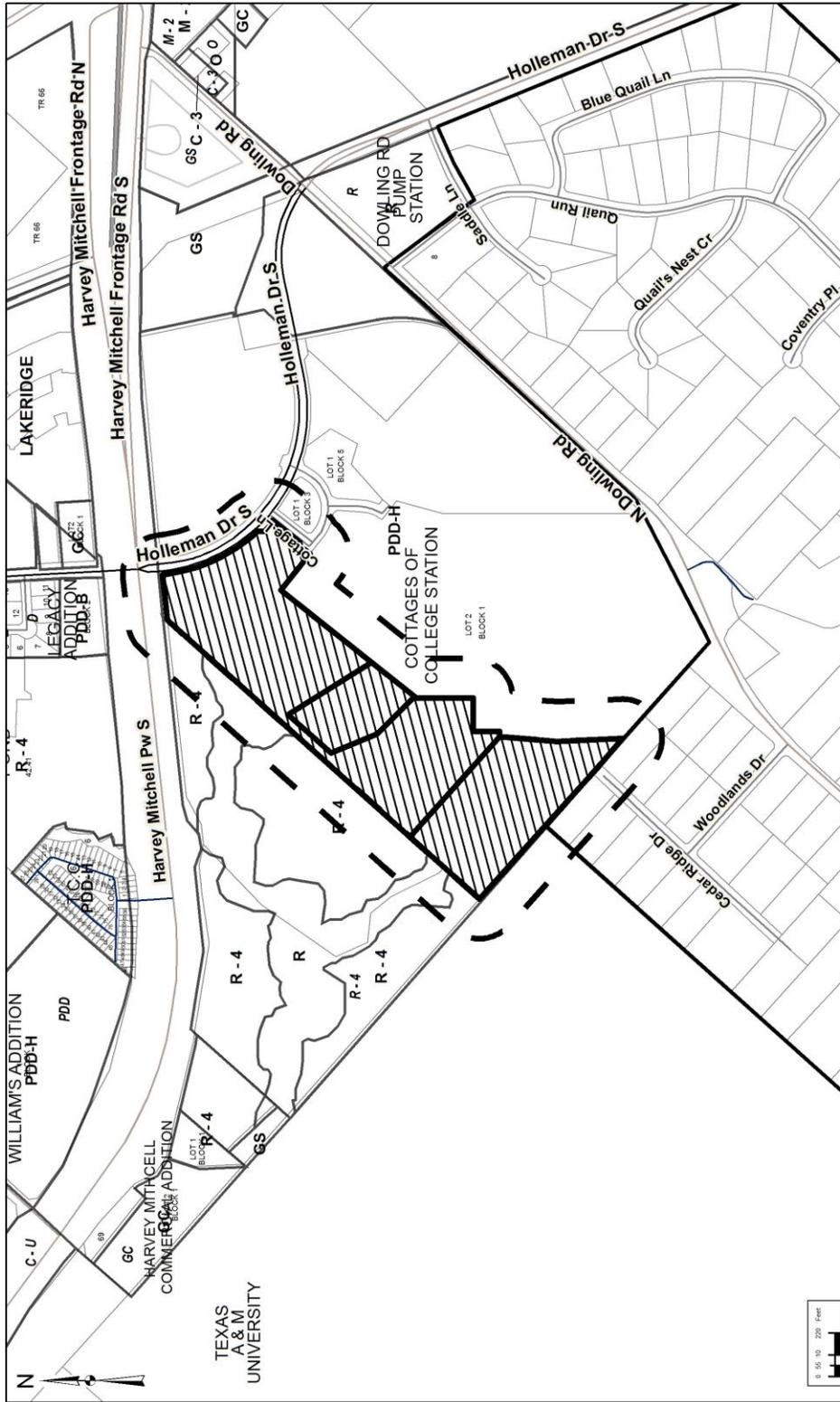
CITY OF COLLEGE STATION
Home of Texas A&M University®

**REZONING REQUEST
FOR
CRED COMMUNITY APARTMENTS
14-00900176**

- REQUEST:** PDD Planned Development District to PDD Planned Development District to amend the Concept Plan layout and permitted uses
- SCALE:** 32.448 acres
- LOCATION:** 3010 Holleman Drive South, generally located at the southwest corner Harvey Mitchell Parkway South and Holleman Drive South. Being a portion of the remainder of a called 120.76 acre tract described by a deed to Capstone-CS, LLC recorded in volume 8900, page 148 of the Official Records of Brazos County, Texas and the remainder of Lot 2R, Block 1, The Cottages of College Station, Phase 1, according to the plat recorded in volume 11391, page 129 of the Official Records of Brazos County, Texas.
- APPLICANT:** Mitchell & Morgan, LLP, on behalf of owner Crystal Real Estate Development, LLC
- PROJECT MANAGER:** Jason Schubert, AICP, Principal Planner
jschubert@cstx.gov
- PROJECT SUMMARY:** The PDD zoning for this area was approved by Council in November 2008 and a revised PDD Concept Plan was approved by staff in November 2010. Some multi-family has developed with multiple commercial areas and additional multi-family areas still undeveloped. The proposed PDD revises the Concept Plan for this part of the development to convert a commercial area located at the northwest corner of Holleman Drive South and Cottage Lane to multi-family use. A revised configuration of proposed building locations is also included.
- RECOMMENDATION:** Staff recommend approval of the proposed rezoning.



<p>REZONING</p>	<p>Case: 14-176</p>	<p>DEVELOPMENT REVIEW</p> 
<p>CRED COMMUNITY APTS</p>		



Zoning Districts

- R Rural
- E Estate
- RS Restricted Suburban
- GS General Suburban
- R - 1B Single Family Residential
- D Duplex
- T Townhouse

- R - 4
- R - 6
- MHP
- O
- SC
- GC
- CI
- BP

- 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
- Light Industrial
- Heavy Industrial
- College and University
- Research and Development
- Planned Mixed-Use Development

- PDD
- 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
- Krensek Tap Overlay

DEVELOPMENT REVIEW

CRED COMMUNITY APTS

REZONING

Case: 14-176

NOTIFICATIONS

Advertised Commission Hearing Date: November 6, 2014
Advertised Council Hearing Date: November 13, 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:

None

Property owner notices mailed: 12
Contacts in support: None at the time of staff report.
Contacts in opposition: None at the time of staff report.
Inquiry contacts: None at the time of staff report.

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Urban and Natural Areas Reserved	R-4 Multi-Family and R Rural	Apartment complex
South	Urban	PDD Planned Development District	Apartment complex
East	Urban and Natural Areas Reserved	PDD Planned Development District	Vacant
West	Rural and Texas A&M University	N/A (ETJ) and CU College and University	Acreage lot single-family subdivision Wooded

DEVELOPMENT HISTORY

Annexation: 1970 for approximately a 500-foot depth along Harvey Mitchell Parkway South, 2002 for remainder the property.

Zoning: R-1 Single-Family Residential upon annexation in 1970 and A-O Agricultural Open upon annexation in 2002; rezoned PDD Planned Development District in 2008, revised Concept Plan in 2010.

Final Plat: A portion of this tract was platted in 2011 with a minor replat in 2013.

Site development: Largely vacant with water detention areas.

REZONING REVIEW CRITERIA

- 1. Consistency with the Comprehensive Plan:** The subject area is designated on the Comprehensive Plan Future Land Use and Character Map as Urban and Natural Areas Reserved. The proposed zoning permits multi-family, commercial at the corner of Harvey Mitchell Parkway South and Holleman Drive South, and retains natural open spaces in the areas of existing drainage. The proposed land uses are consistent with the Comprehensive Plan.
- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The property immediately to the north and south of the subject property are existing multi-family developments that are compatible with the

proposed uses. The property to the west is partially an acreage lot single-family subdivision and partially land owned Texas A&M University System that includes the Brayton Fire School and Disaster City that are located over 2,000 feet on the other side of a large wooded area. Proposed multi-family in this area of the development is over 400 feet from the properties to the west with an over 9-acre open space between them.

3. **Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment:** With the appropriate traffic mitigation measures discussed below, the subject property is suitable for the proposed multi-family and commercial uses.
4. **Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** With the appropriate traffic mitigation measures discussed below, the subject property is suitable for the existing multi-family and commercial uses.
5. **Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The subject property is marketable with its current zoning though the small commercial area at the corner of Holleman Drive South and Cottage Lane that is proposed to be removed with this request is more difficult to market at this time due to its location and limited size.
6. **Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** The subject property is located adjacent to an 18-inch water main along Harvey Mitchell Parkway, 12-inch water main along Holleman Drive South, and an 8-inch water main bisects the property. There are currently 8-inch and 12-inch sanitary sewer mains located on the west side of the property. With site development, a new sanitary sewer line need to be extended through the property to Holleman Drive South to support future development. The existing utilities appear to be adequate to support the proposed zoning on the property.

The subject property is located in the Whites Creek Drainage Basin and development of the subject property is required to meet the minimum standards of the City's Storm Water Design Guidelines. The subject property is encroached by a Special Flood Hazard Area - Zone A, in which no base flood elevations have been determined, per FEMA FIRM Panel 305F.

The subject property is located adjacent to two roadways identified on the Thoroughfare Plan, Harvey Mitchell Parkway South (freeway) and Holleman Drive South (4-lane major collector). The Traffic Impact Analysis (TIA) submitted for the rezoning identifies intersection improvements needed to mitigate the impacts of the development. With the addition of traffic from the development, signalization of the existing intersection of Holleman Drive South and Market Street would likely be warranted. At the intersection of Harvey Mitchell Parkway South and Holleman Drive South, an additional northbound left turn lane and an additional southbound through lane would be needed on Holleman Drive to avoid increasing delays at the intersection. Final traffic mitigation measures will be determined prior to site development.

REVIEW OF CONCEPT PLAN

The Concept Plan provides an illustration of the general layout of the proposed building and parking areas as well as other site related features. In proposing a PDD, an applicant may also request variations to the general platting and site development standards provided that those variations are outweighed by demonstrated community benefits of the proposed development. The Unified Development Ordinance provides the following review criteria as the basis for reviewing PDD Concept Plans:

1. The proposal will constitute an environment of sustained stability and will be in harmony with the character of the surrounding area;
2. The proposal is in conformity with the policies, goals, and objectives of the Comprehensive Plan, and any subsequently adopted Plans, and will be consistent with the intent and purpose of this Section;
3. The proposal is compatible with existing or permitted uses on abutting sites and will not adversely affect adjacent development;
4. Every dwelling unit need not front on a public street but shall have access to a public street directly or via a court, walkway, public area, or area owned by a homeowners association;
5. The development includes provision of adequate public improvements, including, but not limited to, parks, schools, and other public facilities;
6. The development will not be detrimental to the public health, safety, welfare, or materially injurious to properties or improvements in the vicinity; and
7. The development will not adversely affect the safety and convenience of vehicular, bicycle, or pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonably anticipated in the area considering existing zoning and land uses in the area.

General

The maximum height of buildings in all areas will be limited to three stories and architecture elements that may be as tall as 70 feet. This height is similar to that of the adjacent 2818 Place Properties development to the northwest and the Cottages development to the south.

Multi-Family Area

Most of the Concept Plan is multi-family use that meets R-4 Multi-Family zoning district requirements. The maximum density allowed in R-4 is 20 units per acre. The majority of the multi-family area will be gated with one main entry/exit point and three other exit-only gates. The area near Holleman Drive South and Cottage Lane is designated for commercial use on the existing concept plan and is proposed to be a clubhouse and other multi-family buildings on the proposed Concept Plan. A private access drive and easement will connect Cottage Lane to the adjacent 2818 Place Properties development to allow greater vehicular circulation for both developments.

The applicant has requested the following meritorious modifications related to the residential area:

- *Allow for 20-foot curb radii at intersections to create a more pedestrian friendly environment. As per UDO Section 12-7.4.C.7 "Geometric Design of Driveways", curb return radii is to be between 25 and 30 feet. The tighter radii will shorten the distance for pedestrians to cross an intersection and create a more pedestrian friendly environment.*
- *Do not require a connection to the Woodlands Development, specifically Cedar Ridge*

Drive. As per UDO Section 12-8.3.E.2 “Relation to Adjoining Street System”, when platting, streets stubbed to a tract are to be extended. Cedar Ridge Street is a rural street for an acreage lot single-family subdivision in the City’s extraterritorial jurisdiction. Continuation of this street is difficult due to significant topography in the natural drainage area and eliminating the connection helps buffer the two different land uses.

Commercial Area

The commercial area is proposed at the southwest corner of the intersection of Harvey Mitchell Parkway South and Holleman Drive South. As stated previously, a second commercial area at the northwest corner of the intersection of Holleman Drive South and Cottage Lane that was approved with the existing PDD zoning as area “B1” is proposed to be converted to multi-family use. A driveway is anticipated to Holleman Drive South and cross access will be provided across the creek to the multi-family area when the commercial area develops.

The applicant has requested to retain a modified C-3 Light Commercial zoning as the basis for the commercial area. The following use modifications are made to C-3 Light Commercial zoning:

- Remove all Specific Use Standards from the Restaurant use category and remove Sexual Oriented Business (SOBs) from allowable uses;
- Add Drive-Thru Window, Hotel, Theatre, Car Wash, Commercial Amusement, and Health Club with Outdoor Facilities as allowable uses;
- Allow Night Club/Bar with approval of a Conditional Use Permit; and
- Revise the Specific Use Standards for Fuel Sales items #4 signage, #7 fuel sale islands, and #8 setback regulations to be permitted according to GC General Commercial requirements.

The applicant has requested the following meritorious modification related to the commercial area:

- *Allow for reduced required parking at commercial locations within this development to create a more pedestrian friendly environment.* Staff continues support of this consideration through administrative procedures allowed in the UDO, since alternate modes of travel are provided with the internal hike/bike trail and additional vehicular connectivity between adjacent developments.

Open Space and Other Features

Large open space areas are retained where natural drainage features exist. This includes retaining a large water detention area in the center of the development and over nine acres of land on the western portion of the development adjacent to the acreage lots and Texas A&M University System land. An existing creek drainage between the multi-family and commercial areas will remain as well. A private bike/hike trail will interconnect the residential and commercial areas

Community Benefits

The applicant identified the following community benefits to offset proposed meritorious modifications:

- The detention will be provided in the natural creek areas with minor modifications, while retaining as many trees as possible;
- There is a hike/bike trail that will connect to the adjacent development and the future commercial for the area residents to enjoy;

- The neighborhood commercial being proposed with this project will meet a small part of the need for this area of College Station. The closest commercial locations to this part of College Station is either, Rock Prairie Road and State Highway 6, Southwest Parkway or Texas Avenue. This commercial area will be a nice addition to the large residential areas south and west of FM 2818 and Wellborn Road;
- A driveway connection to 2818 Place Properties to allow the Place Properties development access to the Holleman signal.

STAFF RECOMMENDATION

Staff recommend approval of the proposed rezoning.

SUPPORTING MATERIALS

1. Application
2. Rezoning Map
3. Proposed Concept Plan
4. Existing Concept Plan



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

ZONING MAP AMENDMENT (REZONING) APPLICATION PLANNED DISTRICTS

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

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

MINIMUM SUBMITTAL REQUIREMENTS:

- \$315 - 1,165 Rezoning Application Fee.
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Traffic Impact Analysis or calculations of projected vehicle trips showing that a TIA is not necessary for the proposed request.
- One (1) copy of a fully dimensioned Rezoning Map on 24"x36" paper showing:
 - a. Land affected;
 - b. Legal description of area of proposed change;
 - c. Present zoning;
 - d. Zoning classification of all abutting land; and
 - e. All public and private rights-of-way and easements bounding and intersecting subject land.
- Written legal description of subject property (metes & bounds or lot & block of subdivision, whichever is applicable).
- A CAD (dxf/dwg) - model space State Plane NAD 83 or GIS (shp) digital file (e-mailed to PDSDigitalSubmittal@cstx.gov).
- ~~Fourteen~~ ^{Six} (6) 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 July 2, 2014

NAME OF PROJECT CRED Community Apartments

ADDRESS Holleman Drive S

LEGAL DESCRIPTION (Lot, Block, Subdivision) A000701, Crawford Burnett (ICL), Tract 81.6, 19.65 Acres

GENERAL LOCATION OF PROPERTY IF NOT PLATTED:

Located at the southwest corner of the intersection of Holleman Drive and Harvey Mitchell Parkway South.

TOTAL ACREAGE 32.5 Acres

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

Name Mitchell & Morgan, LLP C/O Veronica Morgan E-mail v@mitchellandmorgan.com
Street Address 3204 Earl Rudder Freeway South
City College Station State Texas Zip Code 77845
Phone Number 979-260-6963 Fax Number 979-260-3564

PROPERTY OWNER'S INFORMATION:

Name Crystal Real Estate Development, LLC C/O William Tsao E-mail wtsao@crystaldeveloper.com
Street Address 15151 Surveyor Road, Suite A
City Addison State Texas Zip Code 75001
Phone Number 972-982-2074 Fax Number _____

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

Name Architecture Demarest C/O Franky Lee, PMP E-mail flee@architecturedemarest.com
Street Address 2320 Valdina Street
City Dallas State Texas Zip Code 75207
Phone Number 214-748-6655 Fax Number 214-748-5060

This property was conveyed to owner by deed dated 6/10/2014 and recorded in Volume 12092, Page 188 of the Brazos County Official Records.

Existing Zoning PDD Proposed Zoning PDD

Present Use of Property Vacant - Undeveloped

Proposed Use of Property Multi-Family & Commercial

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

Multi-Family & Commercial

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.

Originally the Concept Plan had retail at the corner of Holleman and Cottage Lane. This retail was very small in size and the second convenience store now being constructed at Holleman and FM2818 reduces the viability of retail at this location.

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

Yes, it is in compliance with the Plan. The approved Comprehensive Plan shows this area as Urban Land Use and this project is in compliance with an Urban designation.

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 present zoning is PDD with a mix of multi-family and commercial uses shown. The zone change request is only to remove the B-1 retail tract at the corner of Holleman Drive and Cottage Lane and replace it with multi-family.

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

The property location is suitable for multi-family and commercial development as shown on the request. The location on FM2818 and Holleman Drive is ideal for this higher density development. These uses were permitted and deemed suitable with the initial PDD zoning case.

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

Both Multi-family and commercial are suitable with the existing PDD zoning. The only commercial piece that is difficult to develop is the B-1 retail tract at the corner of Holleman Drive and Cottage Lane.

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

The marketability of the multi-family and the commercial at the corner of FM2818 and Holleman is still very viable. The marketability of this small retail corner at Holleman Drive and Cottage Lane would be very difficult. Being off the major thoroughfare (FM2818) along with its size make it difficult to market.

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

This zone change is only requesting that the small retail portion B-1 at the corner of Holleman Drive and Cottage Lane be deleted. This is a very minor amendment to the current PDD zoning.

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

Purpose and intent of the proposed development is to provide multi-family housing and commercial at FM2818 and Holleman Drive.

CONCEPT PLAN SUPPORTING INFORMATION

1. What is the range of future building heights?

Maximum of three-stories with architectural elements as tall as 70-feet above ground level.

2. Provide a general statement regarding the proposed drainage.

This project will contribute runoff to the existing creek & detention pond.

3. List the general bulk or dimensional variations sought.

These are the same as the originally approved PDD.

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

Not applicable.

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 surrounding properties are currently developed as multi-family developments. This project will be compatible with these adjacent uses.

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

The Comprehensive Plan clearly states that it is desirable to locate multi-family projects in close proximity to Texas A&M University and to major thoroughfares that are sized to handle the increased traffic loads.

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 surrounding properties are currently developed as multi-family developments. This project will be compatible with these adjacent uses.

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

All of the dwelling units will have access to a public street via private access easements. Access will be to 2818 Place Apartments and to Cottage Lane via a private access easement.

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

The development will be paying parkland dedication fees.

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.

Removal of the retail at the corner of Holleman and Cottage will lessen the traffic activity at this corner. The remaining development is in compliance with the current zoning.

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 modification being requested (i.e. removal of retail B-1) will lessen the traffic activity at the corner of Holleman and Cottage Lane.

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.

Ward
Signature and title Ownership Representative

07-11-14
Date



Jason Schubert
City of College Station
Planning and Development Services
P.O. Box 9960
College Station, TX 77842

October 10, 2014

Re: Crystal Real Estate Development (CRED) Community Apartments (REZ-PDD) – REZONING (14-00900176) - Revised

Dear Jason,

As discussed we are requesting the following bulk variances for this project.

Listed below are the bulk variances that we are seeking for the Crystal Real Estate Development (CRED) project:

Understanding that we must choose a base zoning district for the residential and commercial development upon which we base all variance requests, we have chosen C-3 for the commercial areas and R-4 for the residential areas.

Commercial Area Bulk Variance Requests:

1. Allow for reduced required parking at commercial locations within this development to create a more pedestrian friendly environment.
2. We would like to be allowed to develop the commercial area (parcel F2 from the previous PDD) to use the C-3 category and in addition to those uses allowed within the C-3 category we would like to add the following uses from the C-1 category to this PDD for this area:
 - a. Remove all specific use standards from the restaurant category in this PDD
 - b. Drive-thru window
 - c. Hotel
 - d. Night Club/Bar – as conditional use permit only
 - e. Theatre
 - f. Car Wash
 - g. Commercial Amusements
 - h. Health Club w/ Outdoor Facilities
 - i. As regards the specific use standards for the fuel sales we would like to have the following items read per the C-1 regulations for fuel sales:
 - i. Item #4 – signage- please allow to read as per C-1 regulations
 - ii. Item #7 – fuel sale islands- please allow to read as per C-1 regulations
 - iii. Item#8 - setback regulations -please allow to read as per C-1 regulations

It is not intended or desired to have SOB's included on any of the commercial tracts.

Residential Area Bulk Variance Requests:

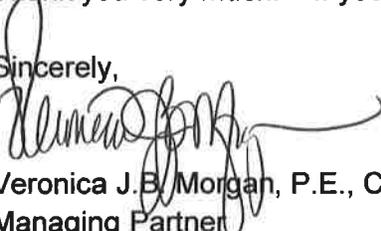
1. Allow for 20' curb radii at intersections to create a more pedestrian friendly environment.
2. Do not require a connection to the Woodlands Development, specifically Cedar Ridge Drive

As stated in the UDO, the purpose of the Planned Development district is to promote and encourage innovative development that is sensitive to surrounding land uses and to the natural environment. A PDD may be used to permit new or innovative concepts in land utilization not permitted by other zoning districts. Finally, the PD District allows development to vary from certain development standards so long as there are community benefits which outweigh the requested modifications. We believe that this project offers a unique product and its community benefits certainly outweigh modifications being requested. These community benefits are as follows:

1. The detention will be provided in the natural creek areas with minor modifications, while retaining as many trees as possible.
2. There is a hike/bike trail that will connect to the adjacent development and the future commercial for the area residents to enjoy.
3. The neighborhood commercial being proposed with this project will meet a small commercial need for this area of College Station. The closest commercial locations to this part of College Station is either, Rock Prairie Road and SH6, Southwest Parkway or Texas Avenue. This commercial area will be a nice addition to the large residential areas south and west of FM2818 and Wellborn Road.
4. A driveway connection to 2818 Place Properties to allow the Place development access to the Holleman signal.

Thank you very much. If you have any questions please do not hesitate to call.

Sincerely,



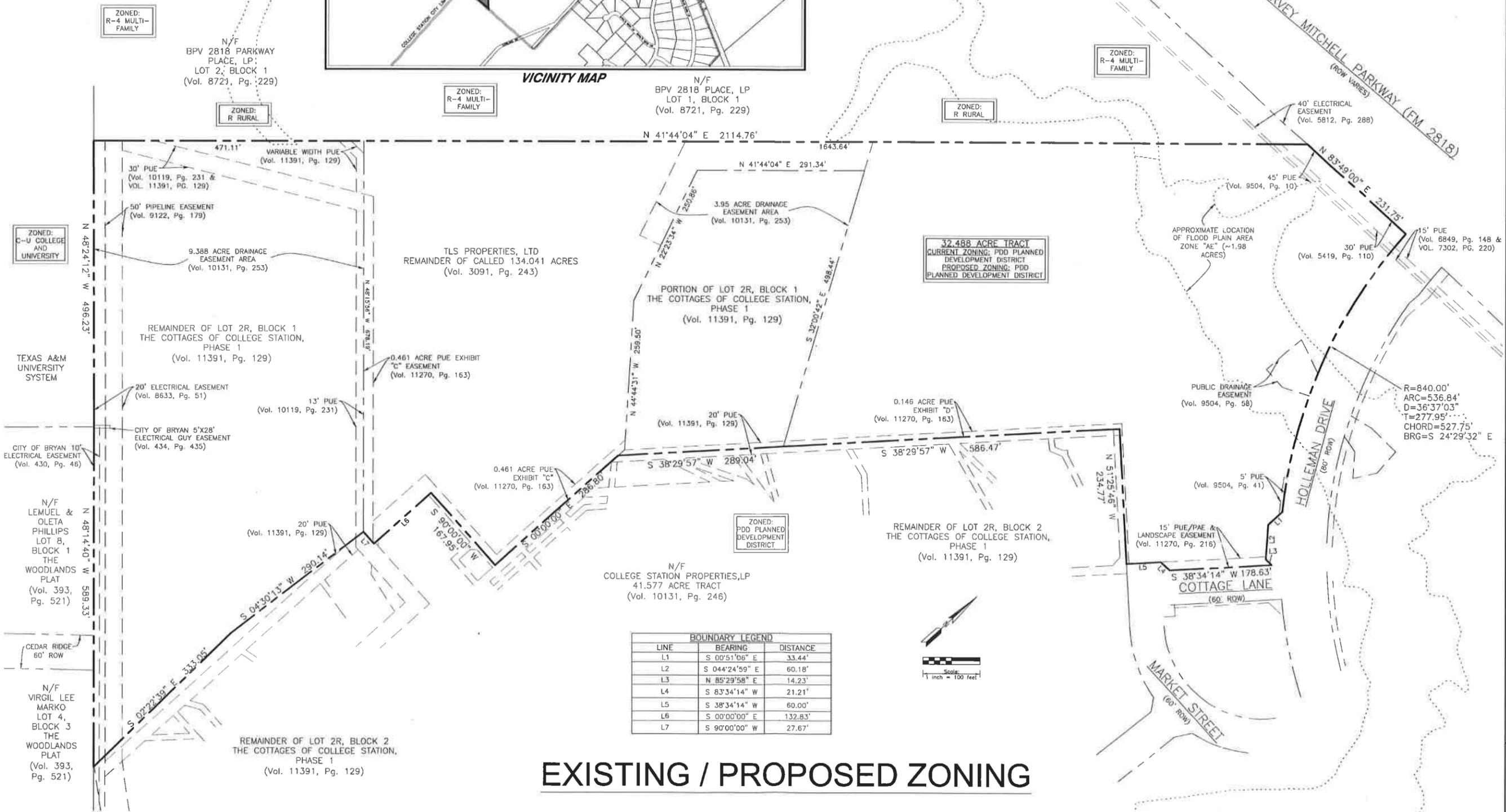
Veronica J.B. Morgan, P.E., C.F.M.
Managing Partner

Cc: file

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VICINITY MAP



BOUNDARY LEGEND

LINE	BEARING	DISTANCE
L1	S 00°51'06" E	33.44'
L2	S 044°24'59" E	60.18'
L3	N 85°29'58" E	14.23'
L4	S 83°34'14" W	21.21'
L5	S 38°34'14" W	60.00'
L6	S 00°00'00" E	132.83'
L7	S 90°00'00" W	27.67'

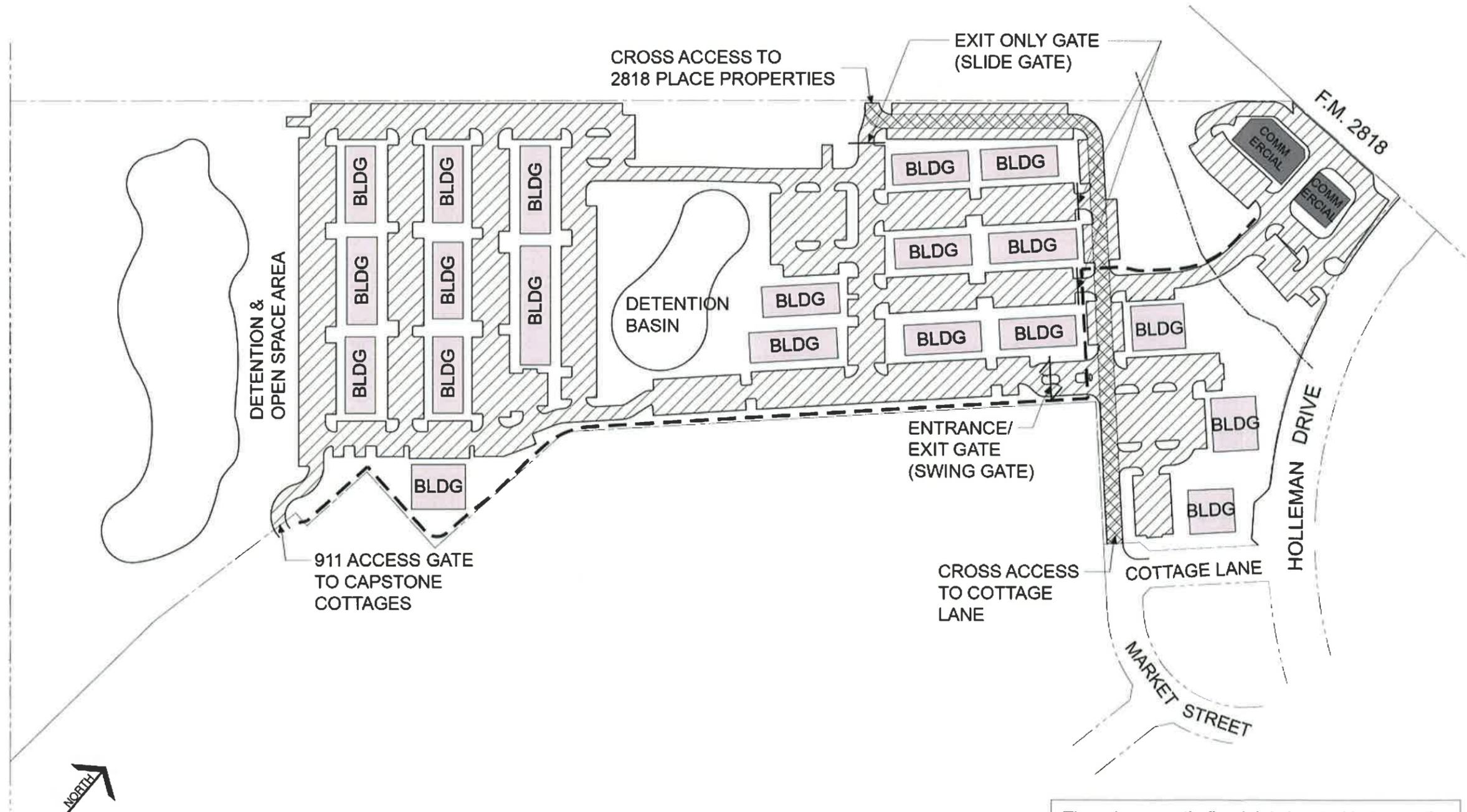


EXISTING / PROPOSED ZONING

CRED Community Concept Plan

LEGEND:

- MULTI-FAMILY BUILDING AREA
- COMMERCIAL BUILDING AREA
- PARKING/ DRIVE AISLE AREA
- PRIVATE CROSS ACCESS EASEMENT
- STUDENT HIKE/ BIKE TRAIL
- CREEK

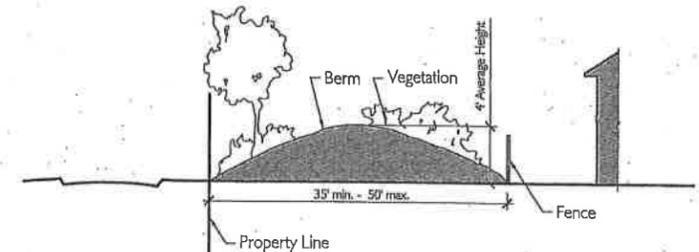
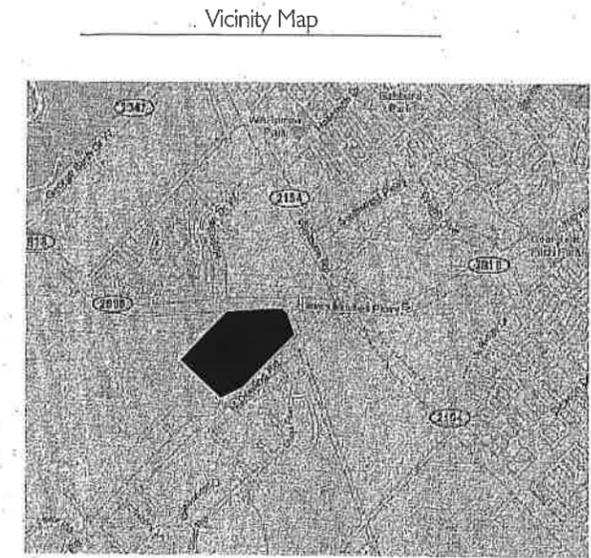
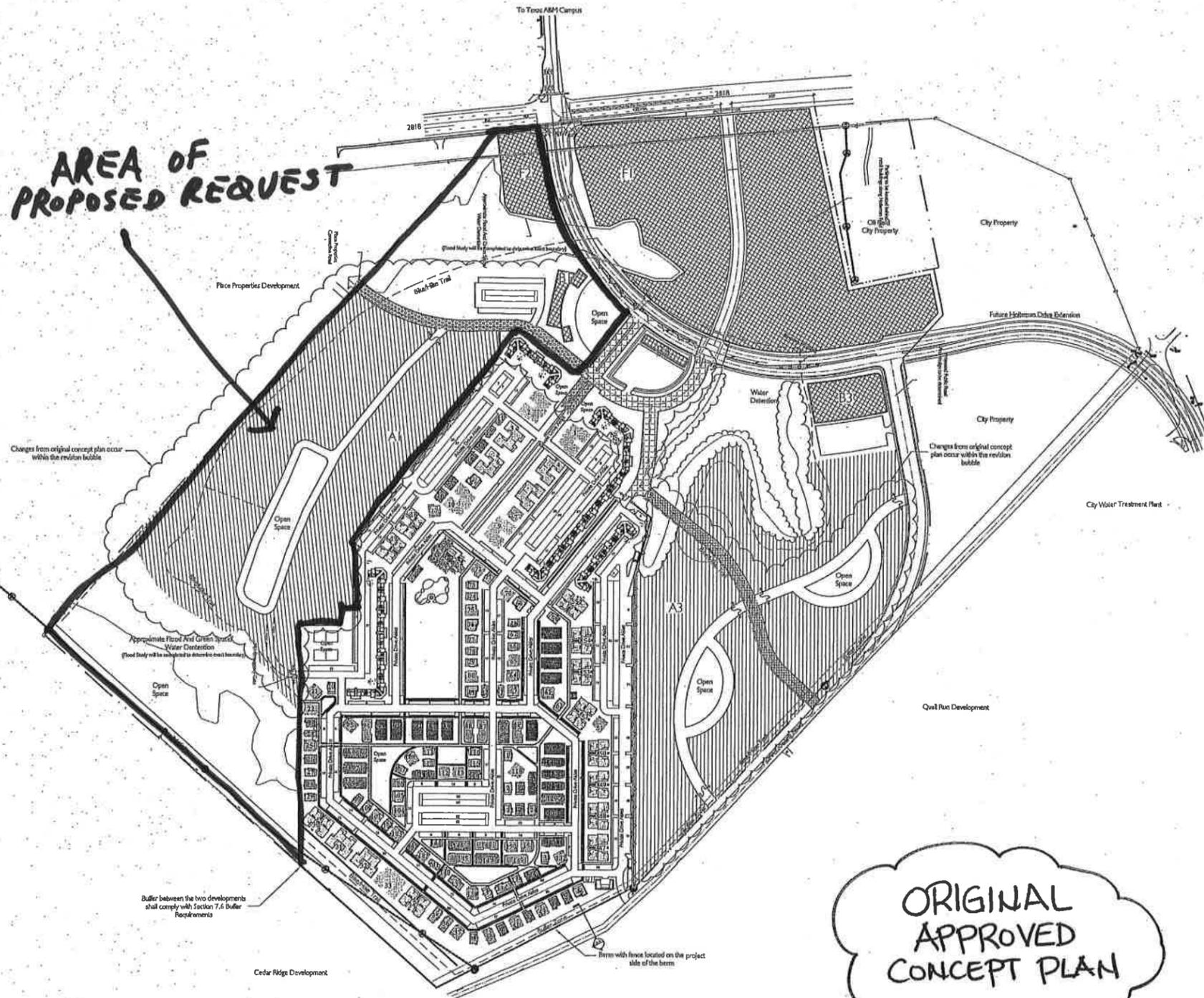


There is currently floodplain located between the retail and multi-family building area. Minor encroachments into this floodplain will be requested with this development. These encroachments must be approved by the City.

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11.58
GO

NOTES:

1. Sidewalks within A2 will exist along all private drive aisles and adjacent to all parking locations
2. A trail system will connect each block of A1/A2 and A3 for pedestrian use and will provide a route for both bike and pedestrian traffic to the retail locations
3. Roadways behind the entry gates will be Private Drive Aisles and all boulevard entrances to gates will be private.
4. All structures will be a maximum of 3 stories tall and may have architectural elements above three stories that could be as tall as 70 feet above ground level (i.e. cupolas, etc.)
5. Parking for the commercial areas (F1, B1-B3) shall be located in a manner so as to be located on the interior of the commercial area or at the drive entrances between buildings but not located parallel to Holleman and FM 2818 and in front of the commercial buildings along these roadways.
6. The looped roadway around B1 and B2 will be public and will provide a route for bus service. Parallel parking will be provided on this looped street.
7. The buffer areas shown will be designed as shown in the cross section A-A. Any existing vegetation that is of size and type to obtain landscape points will be retained (as opposed to retaining all existing vegetation which consists mostly of invasive non-desireable species) in the buffer area. The berm will vertically meander and roll along the buffer area to create interest as opposed to creating a "wall". 70% of the N. Dowling frontage will contain the "bermed" buffer.
8. The open space in A2 may be altered in a fashion to create individual neighborhoods surrounding an open space. The total open space area shall be generally of the same size as that shown.
9. The Place Properties connection road may be placed in an alternate alignment other than that shown given that it provides thru access from the town square area (labeled as B1 & B2) through or adjacent to Tract A1 and connects to Place Properties.



Buffer Cross Section Section A-A

-  B1-B3 denotes Commercial Structure Locations
* Limited to C-3 zoning uses
-  F1-F2 denotes Commercial Structure Locations
* Limited to C-3 zoning plus restricted C-1 uses (see re-zoning request letter)
-  A1 and A3 - Apartment Structure Developments
- Actual layout to be determined at time of development
- Development up to 20 Units per acre
-  A2 - Cottage Development Living Units Location
- Developed up to 20 units per acre
-  Public Roads
-  Private Roads
-  Entry Gate



Developer
Capstone Development
431 Office Park Drive
Birmingham, AL, 35223
205-414-6400

THE COTTAGES OF COLLEGE STATION
COLLEGE STATION, TEXAS

Concept Plan
30 September 2010

Site Area - 120.77 Acres
Site Description - Remainder of a 134.041 acre Tract - Crawford Burnett Leagues A-7



Applicant
Mitchell & Morgan, LLP
511 University Drive East, Suite 204
College Station, Texas 77840
979-260-6963



2829 Second Avenue South
Suite 240
Birmingham Alabama 35233
t 205.322.6455
f 205.322.6167
dungan-nequette.com
NUMBER 07063



A-170
T-108



Legislation Details (With Text)

File #: 14-806 **Version:** 1 **Name:** Stripes PDD Zoning

Type: Rezoning **Status:** Agenda Ready

File created: 10/28/2014 **In control:** Planning and Zoning Commission Regular

On agenda: 11/6/2014 **Final action:**

Title: 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 PDD Planned Development District to PDD Planned Development District for approximately 1.5 acres being all that certain tract or parcel of land situated in the Robert Stevenson survey, Abstract No. 54, City of College Station, Brazos County, Texas, same being all that called 1.498 acre tract conveyed to Discount Fuels, LLC., by Mark Carrol Lenz and Mary Jane Lenz, by deeds recorded in Volume 9853, Page 11 and Volume 9853, Page 17 of the Official Public Records of Brazos County, Texas, generally located at 13601 FM 2154, and more generally located south of the intersection of State Hwy 40 (William D. Fitch Parkway) and FM 2154 (Wellborn Road). Case #14-00900205 (J.Prochazka) (Note: Final action on this item is scheduled for the November 24, 2014 City Council meeting - subject to change.)

Sponsors: Jennifer Prochazka

Indexes:

Code sections:

Attachments: [Staff Report](#)
[Application](#)
[Rezoning Map](#)
[Proposed Concept Plan](#)
[Existing Concept Plan](#)

Date	Ver.	Action By	Action	Result
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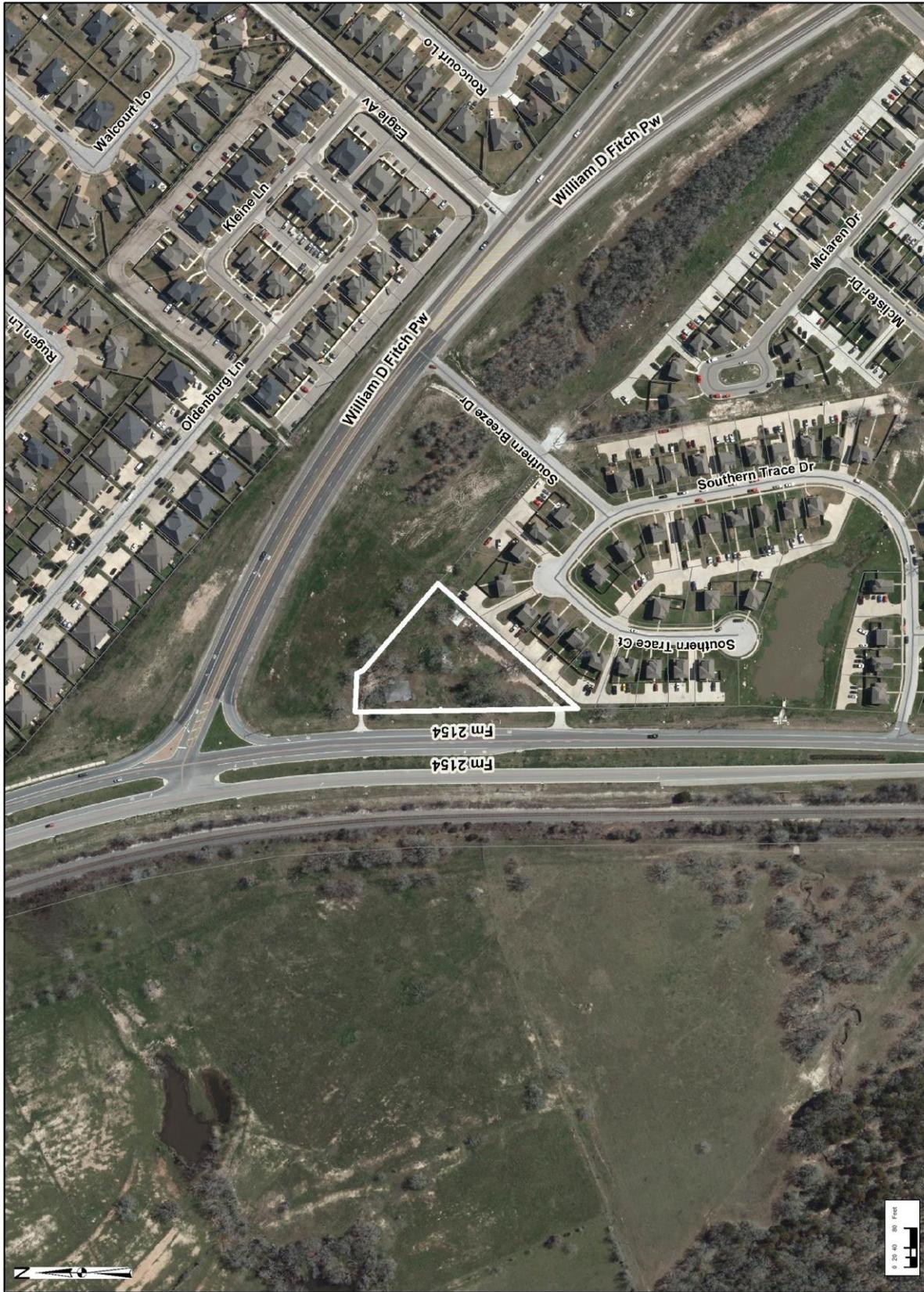
Public hearing, presentation, possible action and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from PDD Planned Development District to PDD Planned Development District for approximately 1.5 acres being all that certain tract or parcel of land situated in the Robert Stevenson survey, Abstract No. 54, City of College Station, Brazos County, Texas, same being all that called 1.498 acre tract conveyed to Discount Fuels, LLC., by Mark Carrol Lenz and Mary Jane Lenz, by deeds recorded in Volume 9853, Page 11 and Volume 9853, Page 17 of the Official Public Records of Brazos County, Texas, generally located at 13601 FM 2154, and more generally located south of the intersection of State Hwy 40 (William D. Fitch Parkway) and FM 2154 (Wellborn Road). Case #14-00900205 (J.Prochazka) (Note: Final action on this item is scheduled for the November 24, 2014 City Council meeting - subject to change.)



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

**REZONING REQUEST
FOR
STRIPES SERVICE CENTER
14-00900205**

- REQUEST:** PDD Planned Development District to PDD Planned Development District to amend the Concept Plan layout
- SCALE:** 1.498 acres
- LOCATION:** 13601 FM 2154 (Wellborn Road), generally located south of the intersection of State Highway 40 (William D. Fitch Parkway) and F.M. 2154 (Wellborn Road). Being all that certain tract or parcel of land situated in the Robert Stevenson survey, Abstract No. 54, City of College Station, Brazos County, Texas, same being all that called 1.498 acre tract conveyed to Discount Fuels, LLC., by Mark Carrol Lenz and Mary Jane Lenz, by deeds recorded in Volume 9853, Page 11 and Volume 9853, Page 17 of the Official Public Records of Brazos County, Texas.
- APPLICANTS:** Jenifer Paz, HFA, Ltd., on behalf of the owner Stripes, LLC
- PROJECT MANAGER:** Jennifer Prochazka, AICP, Principal Planner
jprochazka@cstx.gov
- PROJECT SUMMARY:** The PDD zoning for this property was approved by City Council in April 2010. The property remains undeveloped and ownership has changed. The proposed PDD amendment revises the Concept Plan to reconfigure the primary building location and remove a secondary structure.
- RECOMMENDATION:** Staff recommends denial on the basis that the proposed Planned Development District Concept Plan modifications make the zoning less consistent with the Comprehensive Plan than the currently approved layout. The existing PDD Concept Plan allows for a gas station use with a site layout that more appropriately mitigates the impact of the development to the adjacent single-family development, including ambient light and noise, and creates a 'neighborhood center' that furthers the goals of the Suburban Commercial designation.



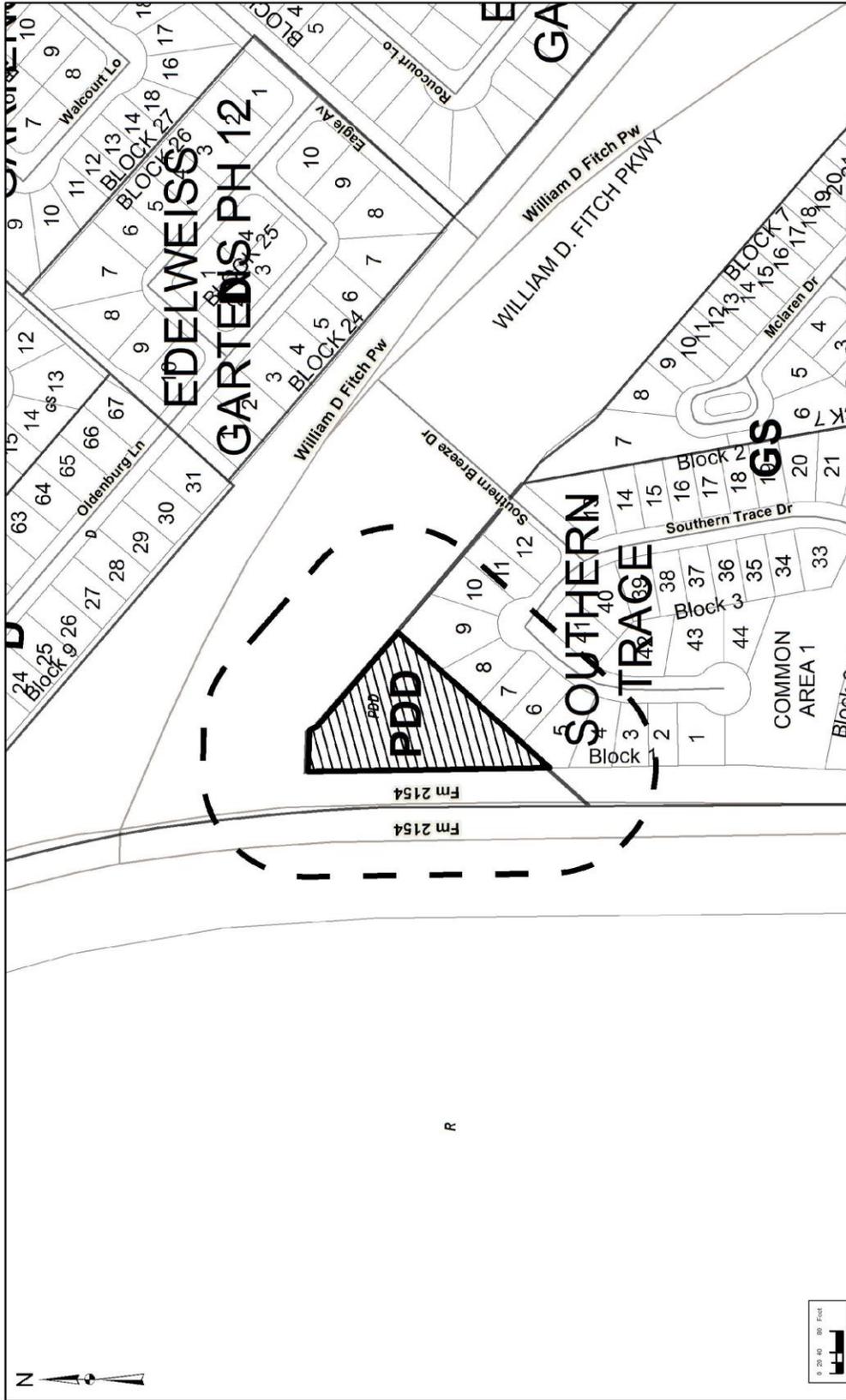
REZONING

Case: 14-205

STRIPES SERVICE CENTER

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	WFC	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	Heavy Industrial	NG - 2	Transitional Northgate
R - 1B	Single Family Residential	SC	Suburban Commercial	M - 2	College and University	NG - 3	Residential Northgate
D	Duplex	GC	General Commercial	C - U	Research and Development	OV	Corridor Overlay
T	Townhouse	CI	Commercial-Industrial	R & D	Planned Mixed-Use Development	RDD	Redevelopment District
		BP	Business Park	P-MUD		KO	Krenek Tap Overlay

	DEVELOPMENT REVIEW	STRIPES SERVICE CENTER	Case: 14-205	REZONING
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NOTIFICATIONS

Advertised Commission Hearing Date: Thursday, November 6, 2014
Advertised Council Hearing Dates: Monday, November 24, 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:

Southern Trace HOA

Property owner notices mailed: 12
Contacts in support: None at the time of staff report
Contacts in opposition: One adjacent property owner called staff to voice concern related to a gas station use in close proximity to single-family homes and the negative affect on property values / investment.
Inquiry contacts: None at the time of staff report.

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Freeway/Expressway	None	W.D. Fitch Parkway
South	General Suburban, Growth Area IV	GS General Suburban	Southern Trace Subdivision
East	Freeway/Expressway	None	W.D. Fitch Parkway
West	4-Lane Major Arterial	None	Wellborn Road

DEVELOPMENT HISTORY

Annexation: June 1995
Zoning: A-O Agricultural-Open upon annexation in 1995; rezoned PDD Planned Development District in 2010.
Final Plat: Unplatted
Site development: Existing residential structure on site built in 1972.

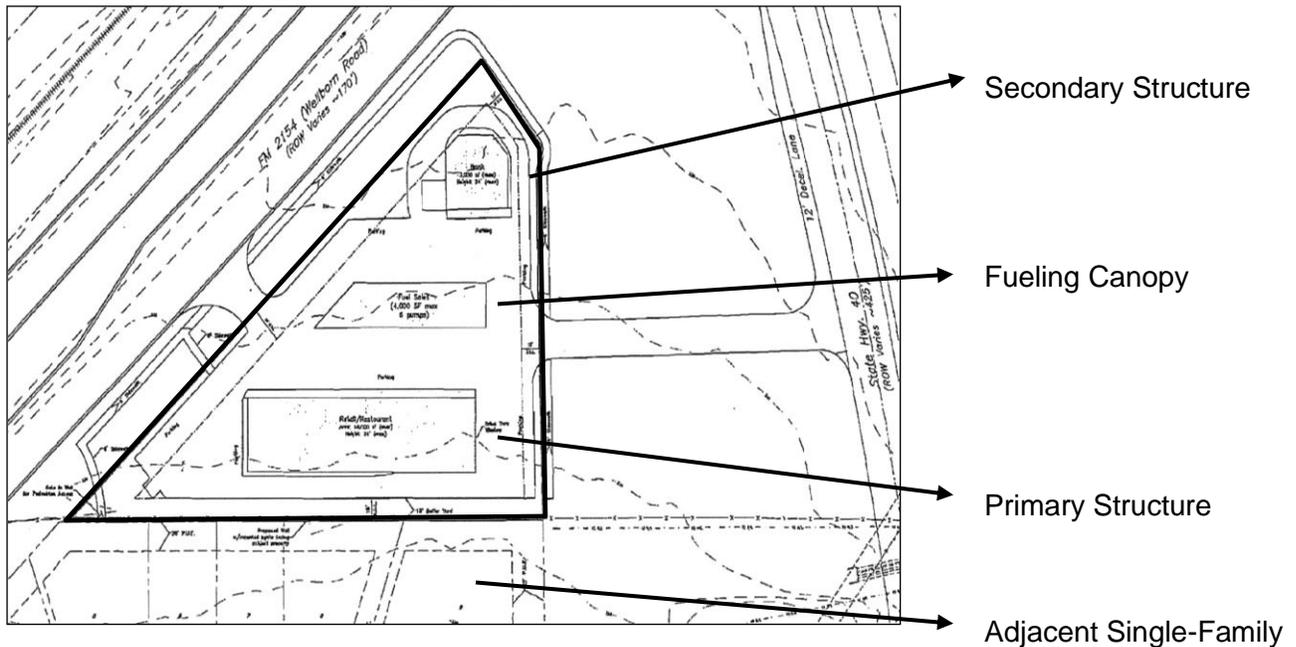
BACKGROUND

In September 2009, the Planning and Zoning Commission and City Council considered a PDD zoning on the subject property for a commercial bank and fueling station. At that time, the Planning & Zoning Commission unanimously recommended denial and the City Council ultimately denied the rezoning request because it was inconsistent with the City’s Comprehensive Plan and provided insufficient buffering/mitigation to the adjacent single-family neighborhood. Following that decision, the City received a request to have the rezoning re-heard within 180 days of the initial decision. The Planning & Zoning Commission denied that request. In 2010, the property owner again requested a PDD rezoning that included mitigation. The Planning and Zoning Commission again unanimously recommended denial because of inconsistencies with the Comprehensive Plan, but the PDD zoning was granted in a split vote by the City Council in April 2010.

The current PDD zoning allows for the following uses: Fuel Services (maximum six dispensers), Bank with drive-thru, Restaurant with drive-thru, and Retail Sales and Services. The PDD requires two buildings, noise mitigation for drive-thrus, an eight (8) foot buffer wall, pitched roofs, and right-in/right-out only driveways. The PDD allows for a reduced single-family height protection with a maximum 24-foot height on the basis that the building would help buffer the adjacent neighborhood from the fuel canopy. At the time the PDD zoning was approved, the City had not yet developed its Suburban Commercial zoning district and so the GC General Commercial district was used as the base zoning for the PDD request. The City adopted its SC Suburban Commercial zoning district in 2012.

The following Concept Plan is currently approved as a part of the PDD zoning and includes a primary structure oriented as to buffer the adjacent single-family development from the fuel canopy and its associated light and noise. It also includes a second smaller structure at the north end of the property to help create a 'neighborhood center' instead of a convenience use for passersby. This layout was developed in an attempt to mitigate the fuel services use from the adjacent single-family use and to comply with the character designation in the Comprehensive Plan.

EXISTING APPROVED CONCEPT PLAN:



REVIEW CRITERIA

- 1. Consistency with the Comprehensive Plan:** The proposed PDD is for a fueling station with associated canopy and convenience store. Fueling stations are generally more appropriate in areas planned for General Commercial land uses, however, the existing PDD zoning on the property already allows for the fueling station use.

While the proposed land uses remain the same, the proposed Concept Plan layout is less consistent with the Comprehensive Plan than the currently approved layout because the incremental changes to the site have removed several of the concessions previously offered

with the PDD zoning that helped mitigate the intense fuel station use located adjacent to a single-family development. The proposed Concept Plan resembles a General Commercial use and site layout and is not consistent with the Suburban Commercial envisioned by the City's Comprehensive Plan.

The Comprehensive Plan designates the subject property as General Suburban on the Comprehensive Plan, a designation intended primarily for single-family uses. However, it is also located within Growth Area IV. Recognizing the area's position between two major roadways, Growth Area IV includes opportunities for suburban/neighborhood commercial and offices uses. In an area planned for General Suburban, a small amount of neighborhood conveniences and offices are appropriate.

The Comprehensive Plan promotes neighborhood integrity through the transition of land uses around the fringes of established neighborhoods. The City's Suburban Commercial land use designation and subsequent zoning district were established to allow commercial land uses while protecting existing single-family areas. The SC Suburban Commercial zoning district was adopted in 2012 and allows uses similar to General Commercial but does not permit fueling stations.

The Comprehensive Plan describes **Suburban Commercial** as areas "...for concentrations of commercial activities that cater primarily to nearby residents versus the larger community or region. These areas tend to be small in size and located adjacent to major roads."

The Comprehensive Plan describes **General Commercial** as areas "...for concentrations of commercial activities that cater to both nearby residents and to the larger community or region. These areas tend to be large in size and located near the intersection of two regionally significant roads."

- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The property to the immediate south is zoned for and developed as a single-family subdivision. While gas stations are generally more appropriate in areas planned for General Commercial land uses, the existing PDD zoning on the property allows for the fueling station use. The existing PDD Concept Plan includes a building orientation that helps buffer the single-family development to the south from the ambient light and noise generally associated with a fueling station use. The proposed modifications to the Concept Plan re-orient the structures so that the fuel canopy is no longer separated from the single-family development by another structure. Additionally, a secondary structure that contributed to the 'neighborhood center' feel of the development has been removed.
- 3. Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment:** The proposed PDD Concept Plan includes a fueling station/canopy and associated convenience store and restaurant. The property is suitable for the use and site layout.
- 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 existing approved PDD Concept Plan includes a fueling station/canopy and associated convenience store and restaurant, as well as a proposed bank building in a 'neighborhood center.' The property is suitable for the use and site layout approved with the current PDD zoning.

- 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 subject property is marketable with its current zoning.
- 6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** There is an existing 12-inch water main available to serve the property. There is also an existing 8-inch sanitary sewer main located on the eastern corner of the property. Drainage is generally to the northwest within the Lick Creek Drainage Basin. All utilities shall be designed in accordance with the B/CS Unified Design Guidelines at the time of Platting and Site Development. The property is proposing taking access from FM 2154 and William D. Fitch Parkway. TxDOT has previously indicated its willingness to approve of the proposed driveway locations.

REVIEW OF CONCEPT PLAN

The Concept Plan provides an illustration of the general layout of the proposed building and parking areas as well as other site related features. In proposing a PDD, an applicant may also request variations to the general platting and site development standards provided that those variations are outweighed by demonstrated community benefits of the proposed development. The Unified Development Ordinance provides the following review criteria as the basis for reviewing PDD Concept Plans:

- 1.** The proposal will constitute an environment of sustained stability and will be in harmony with the character of the surrounding area;
- 2.** The proposal is in conformity with the policies, goals, and objectives of the Comprehensive Plan, and any subsequently adopted Plans, and will be consistent with the intent and purpose of this Section;
- 3.** The proposal is compatible with existing or permitted uses on abutting sites and will not adversely affect adjacent development;
- 4.** Every dwelling unit need not front on a public street but shall have access to a public street directly or via a court, walkway, public area, or area owned by a homeowners association;
- 5.** The development includes provision of adequate public improvements, including, but not limited to, parks, schools, and other public facilities;
- 6.** The development will not be detrimental to the public health, safety, welfare, or materially injurious to properties or improvements in the vicinity; and
- 7.** The development will not adversely affect the safety and convenience of vehicular, bicycle, or pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonably anticipated in the area considering existing zoning and land uses in the area.

General: The proposed Concept Plan includes a primary structure intended for fuel sales / convenience store and a fuel canopy on the property. The intent of the changes to the PDD zoning is to change the site layout. The proposed PDD Concept Plan changes the orientation of both the primary structure and the fueling canopy and removes a secondary structure from the currently approved PDD Concept Plan.

Permitted Uses:

- Fuel Services - Maximum six (6) fuel dispensers
- Restaurant
- Retail Sales & Services

Modifications Requested: CG General Commercial is proposed as the base zoning district with the following modifications. All other standards not expressly requested and approved will meet CG General Commercial standards:

The applicant is requesting a variance to Section 7.1.H.2, Height- Single Family Protection, which requires a height limitation ratio of 2:1 when commercial property abuts single family. This means that the building must be twice the distance from the property line as its height.

Additional Standards: The following are additional development standards proposed by the applicant:

- Eight (8) foot buffer wall against single-family properties
- Building will have pitched roofs
- Maximum 24-foot building height
- Maximum ten (10) foot tall monument sign
- Gated pedestrian connectivity to adjacent single-family development
- Existing mature trees along southern property line will remain and will be protected during construction.
- Site lighting will not exceed twenty (20) feet in height.
- Dumpster sited away from single-family development.

Required Site Specific Standards:

- Right-in, right-out driveways only with decel lanes

STAFF RECOMMENDATION

Staff recommends denial on the basis that the proposed Planned Development District Concept Plan modifications make the zoning less consistent with the Comprehensive Plan than the currently approved layout. The existing PDD Concept Plan allows for a gas station use with a site layout that more appropriately mitigates the impact of the development to the adjacent single-family development, including ambient light and noise, and creates a 'neighborhood center' that furthers the goals of the Suburban Commercial designation.

SUPPORTING MATERIALS

1. Application
2. Rezoning Map
3. Proposed Concept Plan
4. Existing Concept Plan



FOR OFFICE USE ONLY	
CASE NO.:	14-205
DATE SUBMITTED:	1:50
TIME:	8-27-14
STAFF:	CDD

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).
- Six (6) 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 March 19, 2014

NAME OF PROJECT Stripes Store

ADDRESS 13601 FM 2154

LEGAL DESCRIPTION (Lot, Block, Subdivision) A005401, R STEVENSON (ICL), TRACT 44, 1.498 ACRES

GENERAL LOCATION OF PROPERTY IF NOT PLATTED:

Located at the corner of FM 2154 and Highway 40.

TOTAL ACREAGE 1.498 ac

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

Name Jenifer Paz E-mail jenifer.paz@hfa-ae.com
Street Address 2156 S. Loop West, Suite 525
City Houston State Texas Zip Code 77054
Phone Number 713.702.0987 Fax Number _____

PROPERTY OWNER'S INFORMATION:

Name Stripes, LLC E-mail Mchoate@susser.com
Street Address 4525 Ayers St.
City Corpus Christi State TX Zip Code _____
Phone Number _____ Fax Number _____

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

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

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

Existing Zoning PDD Proposed Zoning PDD

Present Use of Property Single-family

Proposed Use of Property Convenient store & fuel station

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

Convenient store & fuel station

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

If P-MUD:

Approximate percentage of residential land uses: _____

Approximate percentage of non-residential land uses: _____

REZONING SUPPORTING INFORMATION

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

This request is to amend the existing PDD to allow for the modification and reconfiguring of the site. The uses allowed under the current ordinance will remain the same.

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 Comprehensive Plan designates this area as General Suburban in a Growth area, which calls for commercial uses that will serve the residential areas. The proposed convenient store and fuel station would be for the use of the residents in the surrounding 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?

An amendment to the existing PDD would allow to reconfigure the layout of the site. A change in use or zoning is not being requested.

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

The use would remain the same under the amendment for this PDD.

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

The site is located at the intersection of two major roadways, which is ideal for commercial uses. More specifically, the traffic that travel these roads are favorable for a convenient store and fuel sales.

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

Due to the location and the size of the property, its marketability is limited to smaller commercial uses.

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

This amendment would simply change the orientation of the store towards FM 2154 (Wellborn Road).

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

The site is proposed to be developed for a convenience store and fuel station.

CONCEPT PLAN SUPPORTING INFORMATION

1. What is the range of future building heights?

The proposed buildings will not exceed ~~30~~ feet in height.

24

Max 24' (10/13/14 JP)

2. Provide a general statement regarding the proposed drainage.

On-site detention is being proposed.

3. List the general bulk or dimensional variations sought.

Modification are requested to remain the same.

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

N/A

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

The community benefits and modifications that are currently required by the PDD will remain. These are intended to allow for commercial development near General Suburban areas, whilst not limiting the viability of the commercial property.

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

The Comprehensive Plan calls for commercial uses in this growth area.

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 PDD currently requires pitched roofs, which will remain as part of this amendment. Additionally, all requirements per the UDO will be met to reduce any adverse impacts to adjacent properties.

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

N/A

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

The redevelopment of this site will continue the pedestrian connectivity along FM 2154 (Wellborn Road).

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.

This concept plan will not be detrimental to the public health, safety, or welfare given that it will abide by the requirements of the Unified Development Ordinance.

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 concept plan proposes a deceleration lane along Hwy 40 and continuing the sidewalk along Wellborn Road. It is anticipated that traffic to the development will derive from the surrounding residential.

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.

Stripes LLC

by: 
Signature and title E.V. Bonner, Jr.
Executive Vice President


Date _____

STIPULATION FOR REUSE:
THIS DRAWING WAS PROVIDED FOR USE
ON A COLLEGE STATION, TX 77845
DATE: 10/15/14. IT IS NOT TO BE
REPRODUCED OR TRANSMITTED IN ANY
FORM OR BY ANY MEANS, ELECTRONIC,
MECHANICAL, PHOTOCOPYING, RECORDING,
OR BY ANY INFORMATION STORAGE AND
RETRIEVAL SYSTEM, WITHOUT THE WRITTEN
CONSENT OF HARRISON FRENCH & ASSOCIATES,
LTD. ANY REUSE OF THIS DRAWING WITHOUT
THE WRITTEN CONSENT OF HARRISON FRENCH &
ASSOCIATES, LTD. SHALL BE HELD TO BE
IN VIOLATION OF THE PROFESSIONAL
ETHICS OF THE ARCHITECTURAL AND
ENGINEERING BOARDS OF TEXAS AND MAY
BE SUBJECT TO THE LAW.



stripes.
STORE 2468 & SH 40
F.M. 2154 & SH 40
COLLEGE STATION, TX 77845
PROJ NUMBER: 10-15-00008

ISSUE BLOCK	
△	DATE
95%	06/06/14
100%	08/22/14

STORE NO.:	2468
DOCUMENT DATE:	10/9/2014
CHECKED BY:	PJM
DRAWN BY:	RDE

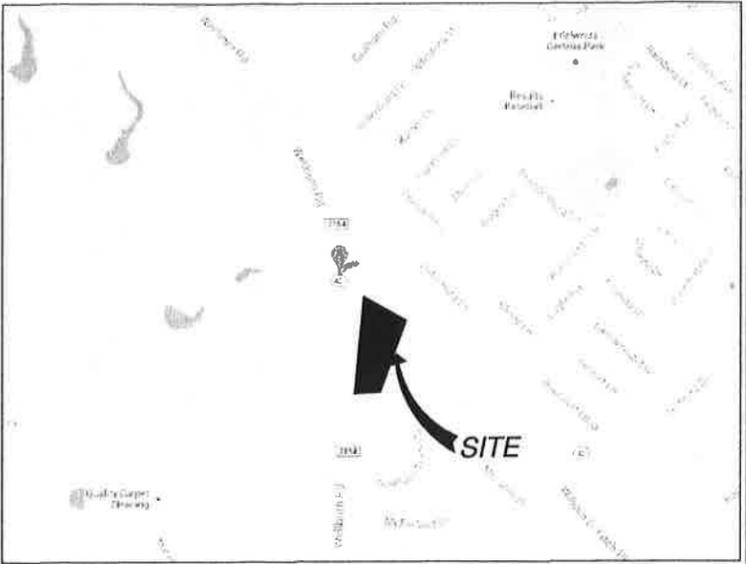
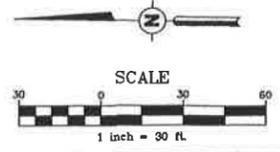
THIS DOCUMENT IS RELEASED
FOR THE PURPOSE OF REVIEW
UNDER THE AUTHORITY OF
PAUL MOSS, P.E. #118731 ON
10/9/2014. IT IS NOT TO BE
USED FOR CONSTRUCTION
PURPOSES.

TEXAS COA
#F-8576

CONCEPT
PLAN

SHEET:
1

14-205
10/13/14
10:00
AJS



VICINITY MAP
NTS

USES PERMITTED:

- FUEL SERVICES - MAX 6 DISPENSERS
- RESTAURANT
- RETAIL SALES & SERVICES

MODIFICATIONS:

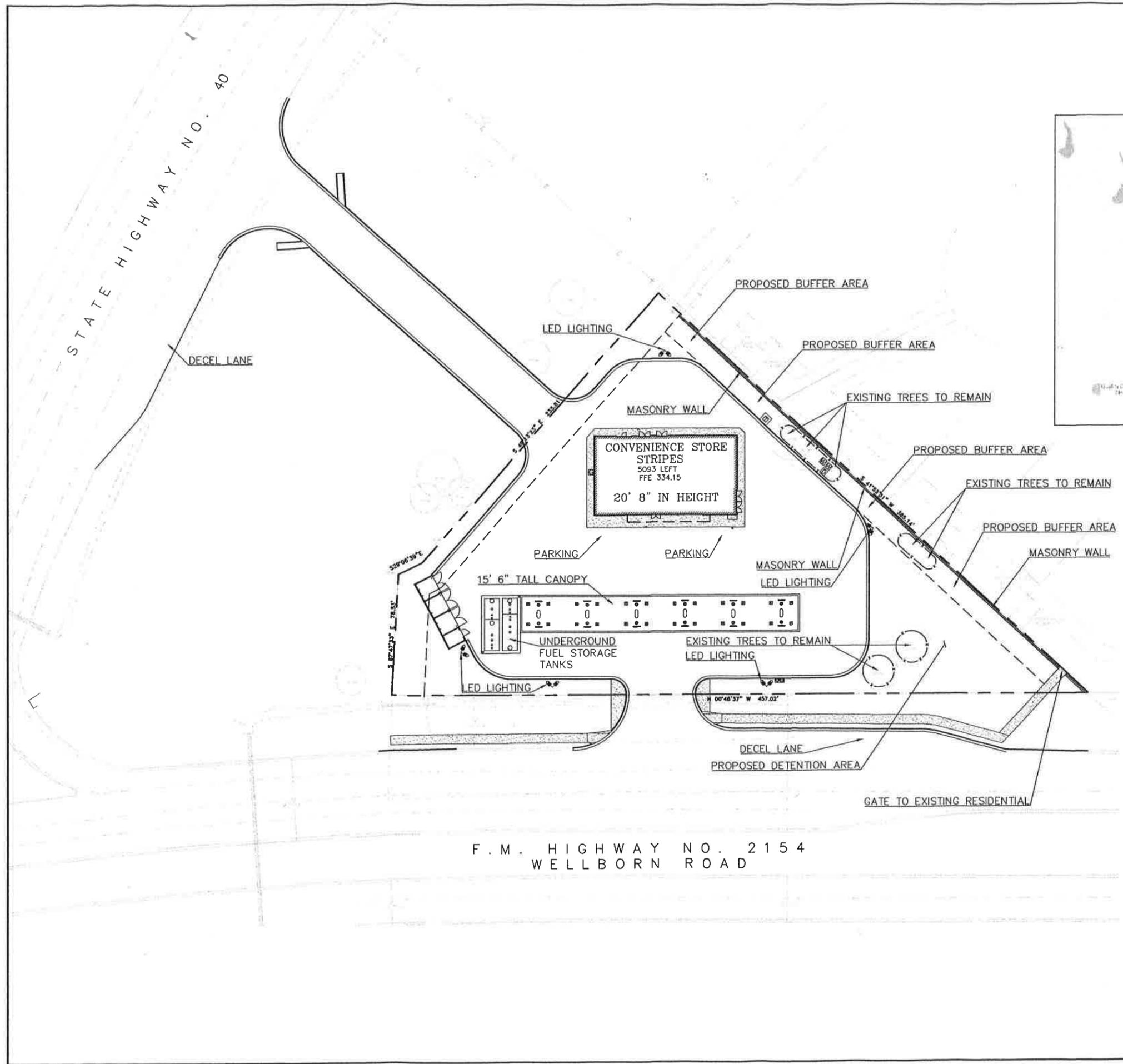
- 8' BUFFER WALL AGAINST SINGLE FAMILY PROPERTIES
- BUILDING WILL HAVE PITCHED ROOFS
- RIGHT IN RIGHT OUT DRIVEWAYS ONLY
- REDUCED SINGLE FAMILY HEIGHT PROTECTION WITH MAXIMUM OF 24' IN HEIGHT
- POLE SIGNS WILL NOT BE PERMITTED. MONUMENT SIGNS MAY NOT EXCEED 10' IN HEIGHT AND WILL BE SETBACK ACCORDING TO UDO SECTION 12-7.5
- TO ALLOW FOR PEDESTRIAN CONNECTIVITY SIDEWALK WILL CONNECT TO THE ADJACENT PROPERTY
- EXISTING MATURE TREES ALONG SOUTHERN PROPERTY LINE WILL REMAIN AND WILL BE PROTECTED DURING CONSTRUCTION

LIGHTING:

- ALL SITE LIGHTING WILL BE LED LIGHTING
- GAS CANOPY LIGHTING WILL BE RECESSED
- BUILDING FACADE LIGHTING WILL BE DIRECTED TOWARDS THE FACADE
- SITE LIGHT FIXTURES WILL NOT EXCEED 20'

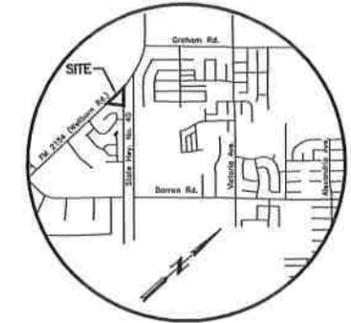
DETENTION:

- ON-SITE DETENTION TO BE PER CITY OF COLLEGE STATION UNIFIED STORM WATER DESIGN GUIDELINES
- EARTHEN POND WITH 4:1 SLOPES
- DESIGN STORM IS 100YR RAINFALL EVENT
- STORAGE PROVIDED IS APPROXIMATELY 8,100 CU.FT.
- CONCRETE DRAINAGE SWALE WITH A SLOPE OF 0.50% TO BE INSTALLED WITHIN DETENTION POND PER CITY OF COLLEGE STATION UNIFIED STORM WATER DESIGN GUIDELINES

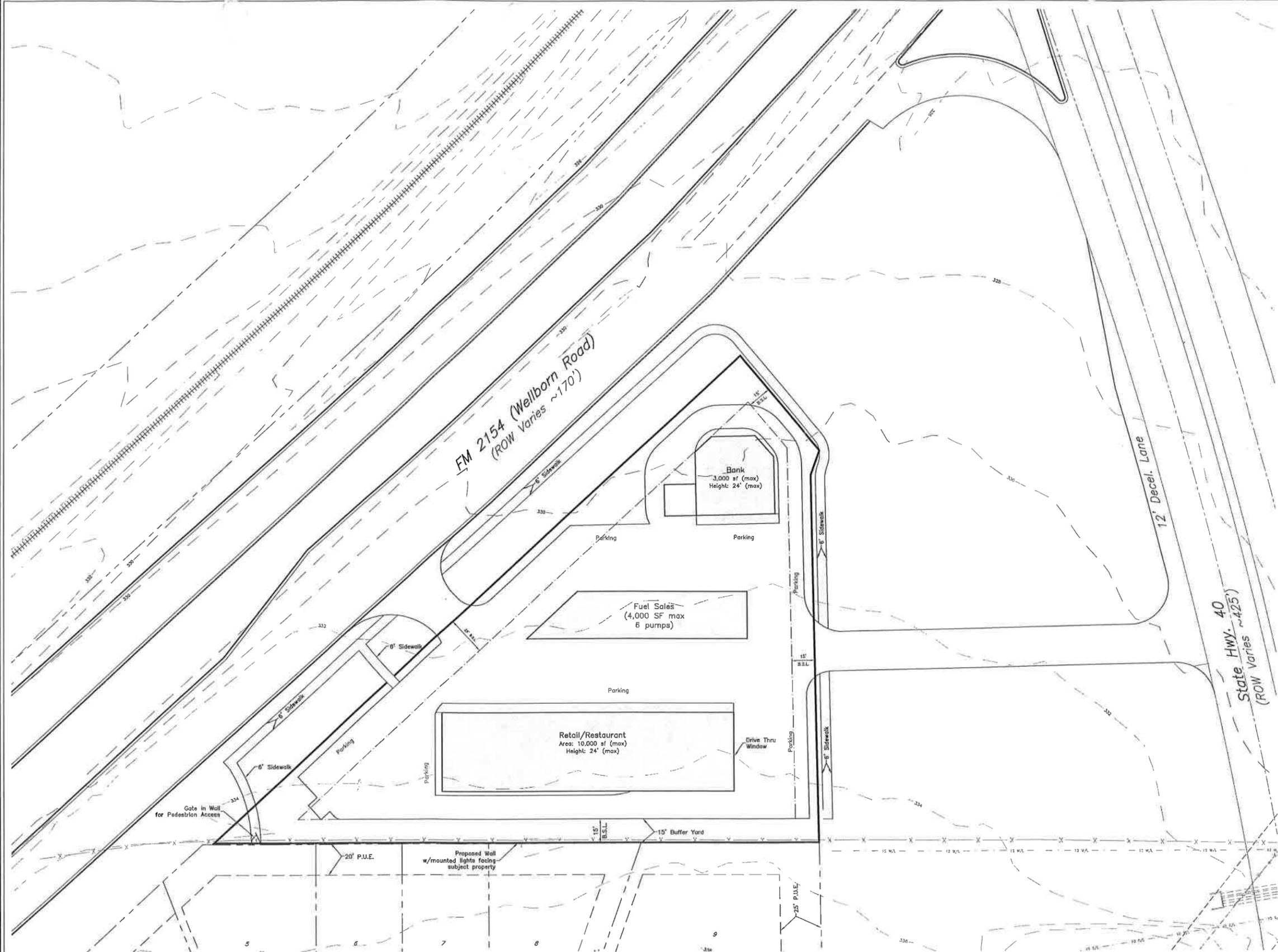


F.M. HIGHWAY NO. 2154
WELLBORN ROAD

Oct10,2014,1:13pm - User: ryan.edwards
 I:\0\10-15-00008 College Station TX\Disciplines\Civil\Construction Documents\2014-09-24 PDD\10-15-00008 Proj.dwg



VICINITY MAP



- GENERAL NOTES:**
- This property is currently zoned A-0 in accordance with the Unified Development Ordinance. Proposed zoning is PED.
 - Proposed Land Use: Retail & Fuel Sales
 - According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0200 C effective July 2, 1992, this property is not located in a 100-year flood hazard area.
 - ORIGIN OF BEARING SYSTEM: Bearings shown on this plot are based on Texas State Coordinates, Central Zone, NAD-83 in accordance with the position of the City of College Station 1994 GPS Control Monument No. 132. Northing: 10190998.225
Easting: 3565354.173
 - Existing ground contours on this tract are obtained from the City of College Station's 2005 aerial mapping.
 - Abbreviations:
P.U.E. - Public Utility Easement
P.A.E. - Public Access Easement



CONCEPT PLAN
SCALE: Hor: 1" = 30'

CONCEPT PLAN

13601 & 13679 FM 2154
RETAIL CENTER
1.5 Acres
out of R. Stevenson Survey A-54
(Vol. 225, Pg. 440 & Vol. 4736, Pg. 204)
COLLEGE STATION, BRAZOS COUNTY, TEXAS

Owner:
Mark C. Lenz
& Mary Jane Lenz
13601 795 FM 2154
College Station, TX 77845
(979) 690-1114

Submitted: FEBRUARY, 2010
SCALE: 1" = 30'

Applicant:
Ray Hansen
2405 Texas Ave. South, Ste 308
College Station, TX 77840
(979) 680-8080

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

MBE

10/07
3/20/10
8/29
gjs



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

**REZONING REQUEST
FOR
RIO GRANDE TOWNHOMES
14-00900206**

REQUEST: C-3 Light Commercial, T Townhouse, and R Rural to T Townhouse and NAP Natural Areas Protected

SCALE: 6.664 acres of T Townhouse and 0.572 acres to NAP Natural Areas Protected

LOCATION: 2021 Harvey Mitchell Parkway South, generally located across from the intersection of Rio Grande Boulevard and Harvey Mitchell Parkway South adjacent to the City of College Station electric substation, being in the Crawford Burnett League, Abstract No. 7, College Station, Brazos County, Texas said tract being a portion of a called 7.236 acre tract as described by a deed to Unisource Real Estate Investments, LLC recorded in Volume 7960, Page 67 of the Official Public Records of Brazos County, Texas.

APPLICANT: Veronica Morgan, Mitchell & Morgan, LLP

PROJECT MANAGER: Jerry Cuarón, Staff Planner
gcuaron@cstx.gov

RECOMMENDATION: Staff recommends approval of the rezoning request.

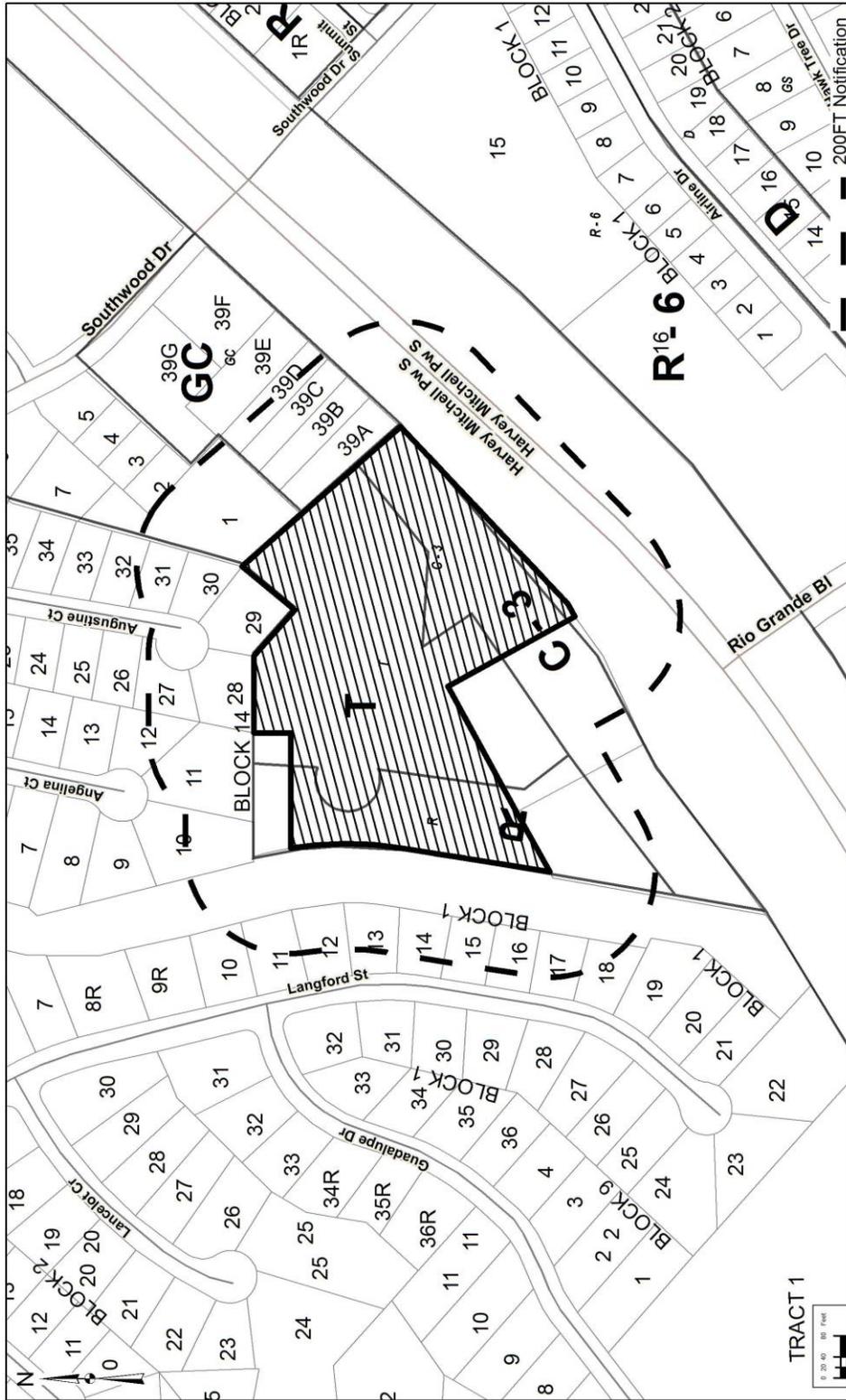


REZONING
Case: 14-206

RIO GRANDE TOWNHOMES

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	R&D	Commercial-Industrial	R&D	Research and Development	RDD	Redevelopment District
		BP	Business Park	P-MUD	Planned Mixed-Use Development	KO	Krenek Tap Overlay



DEVELOPMENT REVIEW

RIO GRANDE TOWNHOMES

REZONING

Case: 14-206

NOTIFICATIONS

Advertised Commission Hearing Date: November 6, 2014
 Advertised Council Hearing Date: November 24, 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:

Augustine-Angelina HOA
 Lawyer Place HOA

Property owner notices mailed: 27
 Contacts in support: None at the time of this report.
 Contacts in opposition: None at the time of this report.
 Inquiry contacts: One at the time of this report.

The applicant and developer held a meeting on December 11, 2013 at the City of College Station Fire Station #3 in which nearby property owners were invited. Six residents representing four households were present. Some of the residents expressed concerns about potential flooding, additional traffic, and lighting as a result of the proposed development. There were also concerns regarding buffering requirements between the development and single-family residences.

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Natural Areas Reserved, Neighborhood Conservation	GS General Suburban	Single-Family Residences
South (across Harvey Mitchell Parkway South)	Suburban Commercial	R-6 High-Density Multi-Family	Peace Lutheran Church Friends Congregational Church
East	Urban Suburban Commercial	R-6 High-Density Multi-Family GC General Commercial	Multi-Family development, commercial businesses
West	Natural Areas Reserved	R Rural, C-3 Light Commercial, GS General Suburban	Bee Creek CSU and BTU Electrical Substation

DEVELOPMENT HISTORY

Annexation: May 1969
Zoning: R-3 Townhome 1978, R Rural and C-3 Light Commercial (unknown)
Final Plat: Unplatted
Site development: Vacant

Background:

The following provides a summary of recent history regarding this parcel:

- November 2007 – A Comprehensive Plan Amendment was approved to change from Institutional and Floodplain & Streams to Planned Development District and Floodplain & Streams.
- November 2007 – A rezoning request was submitted for a Planned Development District for multi-family. The applicant subsequently withdrew the application.
- August 2013 – Ordinance adopting the South Knoll Area Neighborhood Plan, an amendment to the Comprehensive Plan.
- January 2014 – Comprehensive Land Use Plan Amendment approved, changing the designation from Suburban Commercial, Urban, and Natural Areas Reserved to Urban and Natural Areas Reserved.

REVIEW CRITERIA

- 1. Consistency with the Comprehensive Plan:** The subject parcel and surrounding parcels are shown on the Comprehensive Future Land Use and Character Map as Urban and Natural Areas-Reserved. Urban is generally for areas that should have a very intense level of development activities. These areas will tend to consist of townhomes, duplexes, and high-density apartments. Natural Areas-Reserved is generally for areas that represent a constraint to development and that should be preserved for their natural function or open space qualities. The subject property is part of the South Knoll Area Neighborhood Plan, adopted by City Council in September 2013. Through this effort, the neighborhood worked with Staff and recommended that any change to the land use of this area be discussed prior to moving forward through Planning & Zoning and the City Council. The current C-3 Light Commercial zoning is not consistent with the Comprehensive Plan. T Townhouse is appropriate for the current land use designation.
- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The rezoning request to T Townhouse and NAP Natural Areas Protected is compatible with existing zoning of the surrounding properties.
- 3. Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment:** T Townhouse is a district that is compatible with detached single family as well as adjacent commercial. The rear creek area is suitable for NAP Natural Areas Protected.
- 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 C-3 Light Commercial would allow a continuation of the existing strip commercial along Harvey Mitchell Parkway South. The proposed T Townhouse zoning would allow a townhouse development to have presence along Harvey Mitchell Parkway South.

- 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 has stated that the C-3 Light Commercial designation along the frontage of the property has made it difficult for the property to sell and develop. The stated intent is to develop townhouse-style apartments on the site.

- 6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** There is an existing 24-inch water main available to serve the property, as well as, 21-inch and 6-inch sanitary sewer mains. Existing infrastructure with proposed modifications appear to be adequate for the proposed use. A portion of the property is FEMA designated floodplain; however, this area will be reserved from development with the requested Natural Areas Preserved zoning. Drainage and any other infrastructure required with site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. Thoroughfare Plan identifies Harvey Mitchell Parkway South as a six-lane Major Arterial and is currently constructed as four-lanes with a center median and turn lanes. The amount of traffic produced by this development is minimal and should not have a detrimental impact on surrounding roadways. The applicant will need to obtain a driveway permit from the Texas Department of Transportation.

STAFF RECOMMENDATION

Staff recommends approval of the rezoning request.

SUPPORTING MATERIALS

1. Application
2. Rezoning map



FOR OFFICE USE ONLY	
CASE NO.:	<u>14-206</u>
DATE SUBMITTED:	<u>08/28/14</u>
TIME:	<u>4:55</u>
STAFF:	<u>AJ</u>

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.
- N/A Traffic Impact Analysis or calculations of projected vehicle trips showing that a TIA is not necessary for the proposed request.
- One (1) copy of a fully dimensioned map on 24" x 36" paper showing:
 - a. Land affected;
 - b. Legal description of area of proposed change;
 - c. Present zoning;
 - d. Zoning classification of all abutting land; and
 - e. All public and private rights-of-way and easements bounding and intersecting subject land.
- Written legal description of subject property (metes & bounds or lot & block of subdivision, whichever is applicable).
- A CAD (dxf/dwg) - model space State Plane NAD 83 or GIS (shp) digital file (e-mailed to P&DS_Digital_Submittal@cstx.gov).

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

Date of Optional Preapplication Conference April 23, 2014

NAME OF PROJECT Rio Grande Townhomes

ADDRESS Harvey Mitchell Parkway South

LEGAL DESCRIPTION (Lot, Block, Subdivision) Tract 58, Crawford Burnett Abstract

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:

On FM2818 east of the CS Electrical Substation near Rio Grande as FM2818

TOTAL ACREAGE 7.236 acres

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

Name Mitchell & Morgan, LLP C/O Veronica J.B. Morgan, PE, CFM E-mail v@mitchellandmorgan.com

Street Address 3204 Earl Rudder Freeway South

City College Station State College Station Zip Code 77845

Phone Number 979-260-6963 Fax Number 979-260-3564

PROPERTY OWNER'S INFORMATION:

Name Unisource Real Estate Investments, LLC C/O Sultan Mahmood E-mail sultan.mahmood@sbcglobal.net

Street Address 8310 Cheshire Vale

City Houston State Texas Zip Code 77024

Phone Number 281-650-1433 Fax Number _____

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

Name Texas Business Exchange C/O Kamal Rahman E-mail kamal@texasbizx.com

Street Address 1910 Labrisa Drive

City Bryan State Texas Zip Code 77807

Phone Number 979-775-3546 Fax Number 866-281-6724

This property was conveyed to owner by deed dated 5/3/2007 and recorded in Volume 7960, Page 037 of the Brazos County Official Records.

Existing Zoning Rural, Townhouse and Commercial Proposed Zoning T - Townhouse & NAP - Natural Areas Pre.

Present Use of Property Vacant, Undeveloped

Proposed Use of Property Townhouses

REZONING SUPPORTING INFORMATION

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

The property is located at the dead end of the FM2818 northern frontage road with limited access. Commercial is only marginally viable at this location. The property is much better suited for townhouse development at this location as a residential land use can adapt much better to access limitations. In addition, the floodplain limits along this section of Bee Creek have changed which allows for additional property located outside the 100-year floodplain.

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.

It is in accordance with the Comprehensive Plan.

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

The property being requested to be rezoned is commercial to T-Townhouse and R-Rural to T-Townhouse. There is already T-Townhouse zoning on the majority of the property and this rezoning request will simply allow for one comprehensive development rather than piecemeal. T-Townhouse is a compatible land use to single family development as well as to the existing commercial.

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

The property is suitable for T-Townhouse development in its entirety (as requested). It is a zoning district that is compatible with detached single family as well as with the adjacent commercial. Frontage on FM2818 is an ideal front door for townhouse development. The rear creek area is suitable for the NAP- natural area preserved zoning district.

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

The current zoning of commercial would force a continuation of the existing strip commercial along FM2818. The current T-Townhouse zoning would then allow a townhouse development situated behind the commercial, which is not ideal. The better development scenario would be to not continue the marginal commercial development and rather allow the townhouse development to have presence along FM2818, with the NAP- Natural Areas Preserved along the creek area.

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

The development scenario described in Question Number 5 above is a much more marketable product than what the current zoning would force.

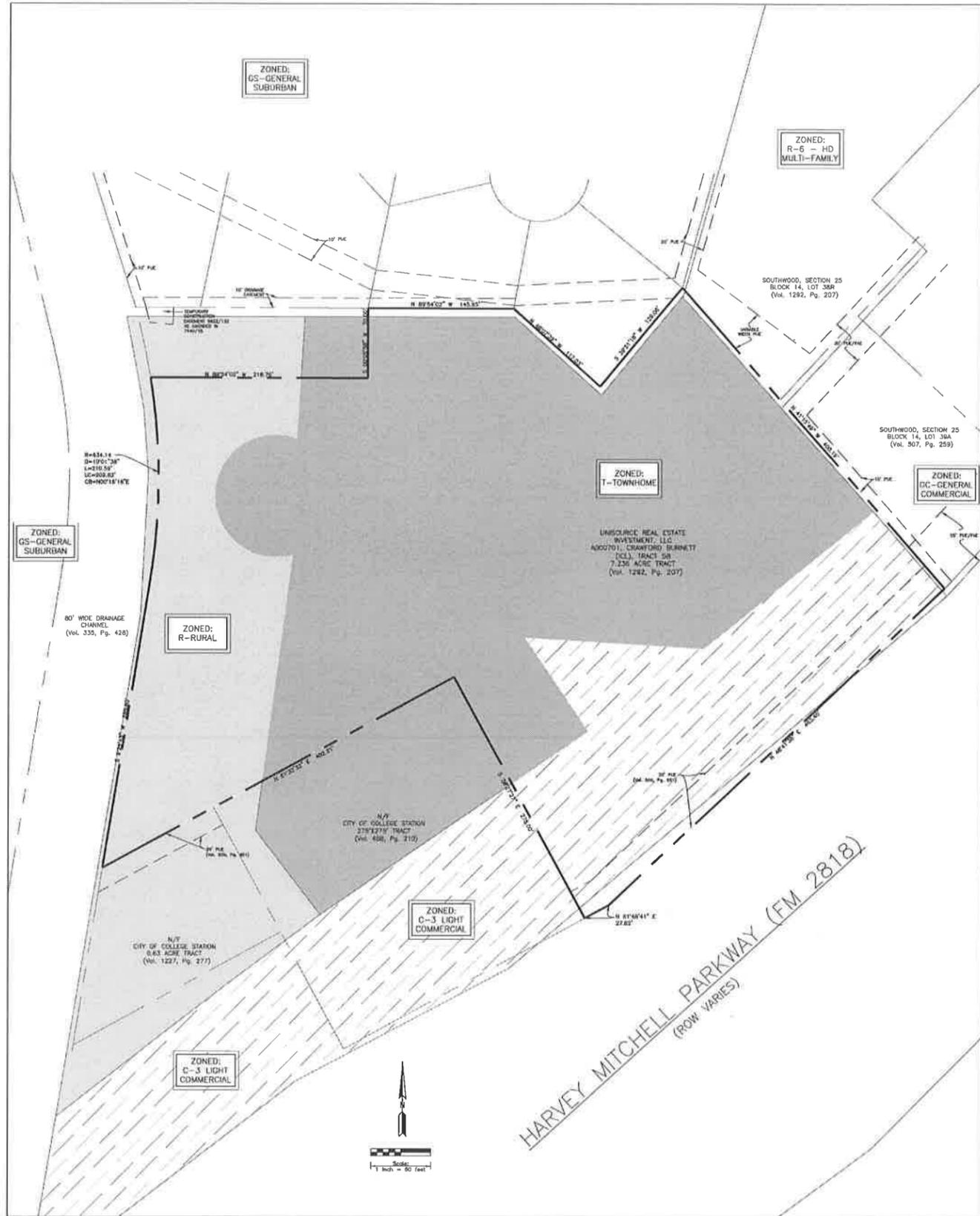
7. List any other reasons to support this zone change.

The City Council recently changed the Land Use Plan for this property to U-Urban. This request is in compliance with that action.

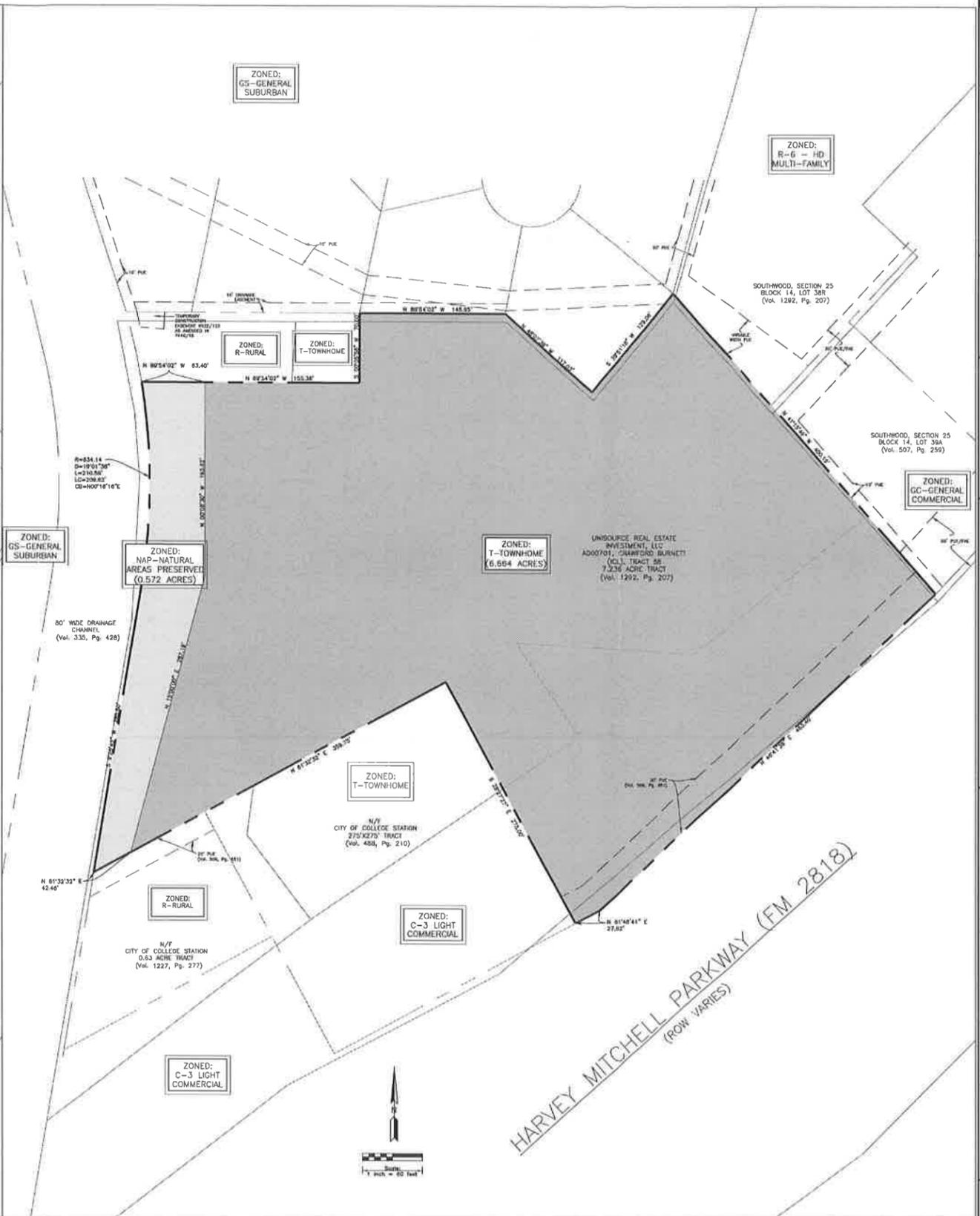
The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from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

8/22/2014
Date



EXISTING ZONING



PROPOSED ZONING



Legislation Details (With Text)

File #: 14-774 **Version:** 1 **Name:** Skyway Towers Conditional Use Permit - Use and Site
Type: Rezoning **Status:** Agenda Ready
File created: 10/23/2014 **In control:** Planning and Zoning Commission Regular
On agenda: 11/6/2014 **Final action:**

Title: Public hearing, presentation, possible action, and discussion regarding a Conditional Use Permit for approximately 0.127 acres being the location of a 1,600 square foot wireless tower lease tract being out of a tract of land containing 2.58 acres, more or less, in the Robertson Stevenson, Abstract 54, College Station, Brazos County, Texas, being all of Graham Road Industrial Park, Phase 1, according to the map or plat recorded in volume 9724, page 232 B.C.M.R., as conveyed to Faith Investments, by Warranty Deed with Vendor's lien dated May 20, 2010 and recorded in volume 9635, page 112 of the Brazos County Deed Records, generally located at 727 Graham Rd A, more generally located near the northeast corner of Graham Road and Victoria Avenue. Case #14-00900232 (J. Bullock) (Note: Final action on this item is scheduled for the November 24, 2014 City Council meeting - subject to change)

Sponsors:

Indexes:

Code sections:

Attachments: [Staff Report](#)
[Application](#)
[Site Plan](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Public hearing, presentation, possible action, and discussion regarding a Conditional Use Permit for a wireless telecommunication facility on approximately 0.127 acres being the location of a 1,600 square foot wireless tower lease tract being out of a tract of land containing 2.58 acres, more or less, in the Robertson Stevenson, Abstract 54, College Station, Brazos County, Texas, being all of Graham Road Industrial Park, Phase 1, according to the map or plat recorded in volume 9724, page 232 B.C.M.R., as conveyed to Faith Investments, by Warranty Deed with Vendor's lien dated May 20, 2010 and recorded in volume 9635, page 112 of the Brazos County Deed Records, generally located at 727 Graham Rd A, more generally located near the northeast corner of Graham Road and Victoria Avenue. Case #14-00900232 (J. Bullock) (Note: Final action on this item is scheduled for the November 24, 2014 City Council meeting - subject to change)



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

**CONDITIONAL USE PERMIT
FOR
727 Graham Road A
14-00900232**

REQUEST: 150-foot tall wireless telecommunications facility

SCALE: Approximately 0.127 acres of a 2.58 acre tract

LOCATION: 727 Graham Road A, near northeast corner of Graham Road and Victoria Avenue

APPLICANT: Skyway Towers, LLC

PROJECT MANAGER: Jessica Bullock, Staff Planner
jbullock@cstx.gov

SUMMARY: The applicant has entered into a lease agreement with the property owner of Graham Road Industrial Park, Phase 1. The proposal is to construct and operate a 150-foot tall wireless telecommunications facility.

RECOMMENDATION: Staff recommends approval of the Conditional Use Permit for the major wireless telecommunications facility request.

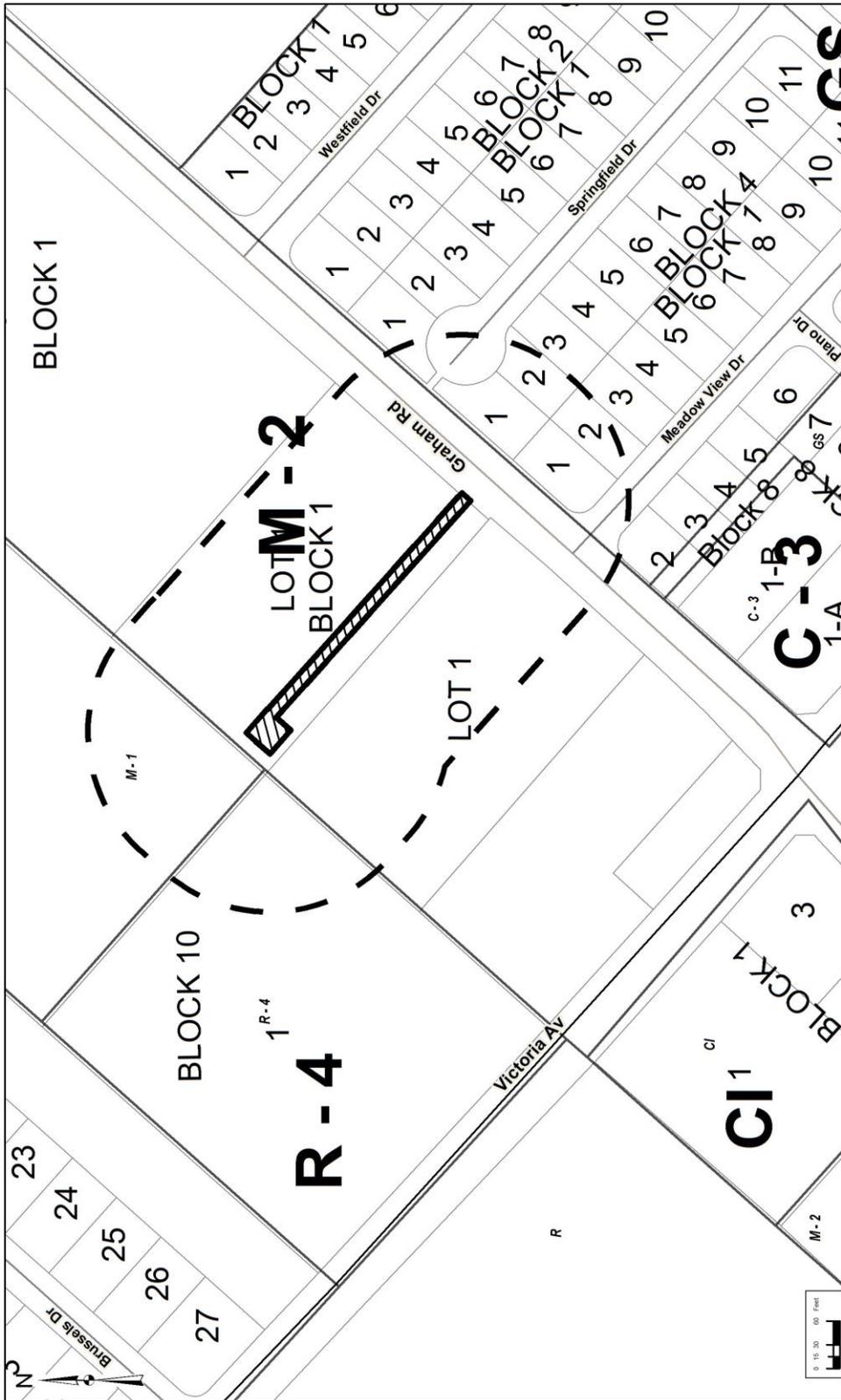


Case: 14-232

SKYWAY TOWERS

DEVELOPMENT REVIEW

CONDITIONAL USE



Zoning Districts

R	Rural Estate	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

	DEVELOPMENT REVIEW	SKYWAY TOWERS	Case: 14-232	CONDITIONAL USE
---	--------------------	---------------	--------------	-----------------

NOTIFICATIONS

Advertised Commission Hearing Date: November 6, 2014
Advertised Council Hearing Date: November 24, 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:

Edelweiss Estates

Property owner notices mailed: 15
Contacts in support: None
Contacts in opposition: None
Inquiry contacts: None

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Business Park	M-1 Light Industrial	Vacant
South (across Graham Road)	General Suburban	GS General Suburban	Single-family
East	Business Park	M-2 Heavy Industrial	Geochemical and environmental research
West	Business Park	M-2 Heavy Industrial	Church

DEVELOPMENT HISTORY

Annexation: March 1992
Zoning: A-O Agriculture Open upon annexation (1992)
M-2 Heavy Industrial (1993)
Final Plat: June 2010
Site development: Office

INFRASTRUCTURE AND FACILITIES

Water: N/A

Sewer: N/A

Streets: Graham Road is a 2 lane major collector

Drainage: N/A

Flood Plain: N/A

Oversize request: N/A

Impact Fees: Graham impact fee area

REVIEW CRITERIA

- 1. The proposed use shall meet the purpose and intent of the Unified Development Ordinance (UDO) and meet all minimum standards for this type of use per the UDO.** The applicant has met all minimum standards per the UDO for a major wireless telecommunications tower. The applicant has provided documentation showing that since 2010, they have searched for properties in the “T-Mobile Search Ring” that will allow them to meet a gap in service needs. This site was chosen because there are no existing structures within the T-Mobile Search Ring to collocate T-Mobile antennas, it is technologically feasible, leasable, and buildable. The tower will be constructed to allow the collocation of four telecommunications providers.
- 2. The proposed use shall be consistent with the development policies and goals and objectives as embodied in the Comprehensive Plan for development in the City.** The subject tract is shown on the Comprehensive Plan Future Land Use and Character Map as Business Park. This land use designation is generally for areas that include office, research, or industrial uses planned and developed as a unified project.
- 3. The proposed use shall not be detrimental to the health, welfare, or safety of the surrounding neighborhood or its occupants, not be substantially or permanently injurious to neighboring property.** The applicant is looking to improve overall coverage including indoor coverage and adding capacity to prevent dropped calls. The tower is required to provide sufficient uninterrupted “coverage and capacity” for data, mobile service and 911 emergency calls. It is approximately 430 feet from neighboring GS General Suburban zoning and 270 feet from the residential structure to the Northwest. These distances exceed the minimum requirements of the UDO.
- 4. The proposed site plan and circulation plan shall be harmonious with the character of the surrounding area.** The proposed tower will be located approximately 380 feet from Graham Road with the base being screened by a 6-foot fence. Access will be from an existing driveway on the site. It will be located in the M-2 Heavy Industrial zoning district allowing it to be harmonious with the character of what would be permitted in the immediate surrounding area.
- 5. The proposed use shall not negatively impact existing uses in the area or in the City through impacts on public infrastructure such as roads, parking facilities, electrical, or water and sewer systems, or on public services such as police and fire protection, solid waste collection, or the ability of existing infrastructure and services to adequately provide services.** The proposed tower will be an unmanned facility which will not require either water or wastewater service and because the maintenance and operation of the tower facility will average approximately one truck trip per month (after construction and installation of the collocation antennas and equipment), the tower will have minimal impact on the surrounding infrastructure or public services.
- 6. The proposed use shall not negatively impact existing uses in the area or in the City.** The M-2 Heavy Industrial zoning district provides land for manufacturing and industrial activities with generation of nuisance characteristics greater than activities permitted in the CI Commercial Industrial and M-1 Light Industrial zoning districts. The applicant is seeking the tallest tower allowed by the ordinance, located in an open, visible area near residential

property and may negatively impact existing uses in the area due to the proposed tower's visibility from the right-of-way and residential properties.

STAFF RECOMMENDATION

Staff recommends approval of the Conditional Use Permit for the major wireless telecommunications facility request.

SUPPORTING MATERIALS

1. Application
2. Conditional Use Permit Plan

FOR OFFICE USE ONLY	
CASE NO.:	<u>14-232</u>
DATE SUBMITTED:	<u>09/04/14</u>
TIME:	<u>11:30 (mail)</u>
STAFF:	<u>AS</u>

CONDITIONAL USE PERMIT APPLICATION MAJOR WIRELESS TELECOMMUNICATIONS FACILITIES

MINIMUM SUBMITTAL REQUIREMENTS

- \$1,165 Conditional Use Permit Application Fee.
- \$932 Site Plan Application Fee.
- \$600 (minimum) Development Permit Application / Public Infrastructure Review and Inspection Fee. Fee is 1% of acceptable Engineer's Estimate for public infrastructure, \$600 minimum (if fee is > \$600, the balance is due prior to the issuance of any plans or development permit).
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Six (6) copies of site plan. This site plan will go to City Staff for review, after which ten (10) copies of the revised site plan will be required.
- One (1) folded copy of the landscape plan.
- Two (2) copies of the grading, drainage, and erosion control plans with supporting drainage report.
- Two (2) copies of the Public infrastructure plans and supporting documents (if applicable).
- The attached Site Plan checklist with all items checked off or a brief explanation as to why they are not.

The following items in accordance with the procedures and requirements for WTFs in the UDO Section 6.4 Specific Use Standards:

- An inventory of the applicant's existing and future towers. The owner must have on file with the City a master list of all existing tower structures owned or controlled by the owner. The existing towers must be overlaid and shown on the City of College Stations Geographical Information System.
- The linear separation distance from other transmission towers, residentially-zoned properties, residential structures, and applicable thoroughfares.
- A visual impact analysis, presented as color photo simulations, showing the proposed site of the WTF.
- Plans for the antenna and the antenna tower prepared and signed by a licensed professional engineer and designed to withstand sustained winds of at least 90 miles per hour.
- Affidavit confirming compliance with FAA regulations, FCC regulations and regulations of any other agency of the Federal Government with the authority to regulate telecommunication facilities.
- A letter addressed to the City declaring an intent and willingness to construct a proposed tower that would allow additional service providers to locate on the tower.
- Grid Plan (propagation map) of the service area for existing and future structures for a period of not less than 2 years. The submission should include the "search ring" overlaid onto the City of College Station Geographic Information Systems showing aerial photograph, parcel lines, and streets. The "search ring" must be the area required for siting the proposed facility.
- Documentation of need and alternatives.

Date of Optional Preapplication Conference _____

NAME OF PROJECT Skyway Towers Site - Faith Investments

ADDRESS 727 Graham Road A, College Station

LEGAL DESCRIPTION (Lot, Block, Subdivision) See Attached Survey

TOTAL ACREAGE 0.127 acres out of 2.58 acre tract

APPLICANT/PROJECT MANAGER'S INFORMATION (Primary Contact for the Project):

Name Skyway Towers, LLC E-mail ctorrey@skywaytowers.com

Street Address 20525 Amberfield Drive, Suite 102

City Land O Lakes State Florida Zip Code 34638

Phone Number (813) 960-6213 Fax Number (813) 960-6210

PROPERTY OWNER'S INFORMATION:

Name Faith Investments Partnership - Attn: Oscar Parulian E-mail oscar@united-rico.com

Street Address 727 Graham Rd.

City College Station State Texas Zip Code 77845

Phone Number (979) 260-1200 Fax Number --

ARCHITECT OR ENGINEER'S INFORMATION:

Name Selective Site Consultants, Inc. - Attn: Rich Manley E-mail RManley@SSC.US.com

Street Address 2909 Hillcroft Avenue, Suite 321

City Houston State Texas Zip Code 77057

Phone Number (913) 438-7700 Fax Number (913) 438-7777

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

Name W. Bebb Francis, III E-mail wbfrancis@francislawfirm.com

Street Address 112 E. Pecan Street, Suite 550

City San Antonio State Texas Zip Code 78205

Phone Number (210) 222-1100 Fax Number (210) 222-2468

PRESENT USE OF PROPERTY Commercial

CURRENT ZONING OF PROPERTY M-1 M-2

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

APPLICATION WILL NOT BE CONSIDERED COMPLETE WITHOUT THE FOLLOWING INFORMATION ADDRESSED:

1. Provide a detailed explanation of the proposed use including the height of the tower, tower design, maintenance schedules, etc. (as applicable):

Please see attached letter.

2. Explain how the proposed conditional use will meet the purpose and intent of the Unified Development Ordinance and how the use will meet all of the minimum standards established in the UDO for this type of use:

Please see attached letter.

3. Explain how the proposed use is consistent with Comprehensive Plan:

Please see attached letter.

4. Explain how the proposed use is compatible with the surrounding areas:

Please see attached letter.

5. Explain how the proposed site plan and circulation plan will be harmonious with the character of the surrounding area:

Please see attached letter.

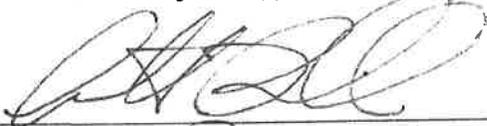
6. Explain how infrastructure impacts will be minimized, including traffic impacts:

Please see attached letter.

7. Explain the effects of the use will have on the environment:

Please see attached letter.

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 PRESIDENT/COO

8/26/14
Date

THE FRANCIS LAW FIRM

September 3, 2014

To the Honorable Planning and Zoning Commission and City Council:

Skyway Towers, LLC ("Applicant"), respectfully submits the attached Application for Conditional Use Permit ("Application") to construct a 150 foot wireless telecommunications facility.

BACKGROUND

Applicant has entered into a lease agreement with Faith Investments Partnership (the "Property Owner") for a 5,529 square foot lease tract (the "Lease Tract") out of the Graham Road Industrial Park, Phase 1, the City of College Station, Texas, and being commonly known as 727 Graham Road A, College Station, Texas. Applicant proposes to construct and operate a 150 foot wireless telecommunications facility (the "Tower") within the Lease Tract. The Lease Tract is currently zoned "M-1".

The Property Owner has authorized Applicant to act as its agent for processing the Application. The undersigned, as counsel to Skyway Towers, LLC, is authorized to submit this letter to the Planning and Zoning Commission and to the City Council in support of the Application.

Attached to the Application are the following submittals:

1. Conditional Use Permit Application;
2. Letter of Authorization;
3. Tower Separation Exhibit;
4. Photo Simulations of the Tower;
5. Engineer's Certification Addressing Wind Speed;
6. Applicant's Affidavit;
7. Applicant's Collocation Letter;
8. Site Survey (Six (6) copies);
9. Site Plan (Six (6) copies); and
10. Cover and Capacity Maps.

A PROFESSIONAL CORPORATION

(210) 222-1100 • 112 E. PECAN STREET, SUITE 550 • SAN ANTONIO, TEXAS 78205-1517 • FAX (210) 222-2468

WRITER'S DIRECT DIAL (210) 222-1112

WRITER'S E-MAIL wbf Francis@francislawfirm.com

www.francislawfirm.com

NATURE OF THE ANTENNA SITE

The Applicant submits that,

1. The proposed Tower is a 150 foot wireless commercial facility - monopole.
2. As depicted on pages A-3 and A-6 of the Site Plan and Tower drawings and elevations “telecommunications shelter” will be enclosed by a six (6) foot board fence which “effectively screens the WTF site from view of the public right-of-way” [Sec. 6(f)(1)] as depicted on the photo simulations of the Tower; therefore Applicant submits that landscaping of the WTF is not required.

THE PROPOSED CONDITIONAL USE WILL MEET THE PURPOSE AND INTENT OF THE UNIFIED DEVELOPMENT ORDINANCE AND IS COMPATIBLE WITH THE SURROUNDING AREAS

The Tower is a 150 foot commercial monopole antenna facility. As indicated on the Site Plan and as depicted on the submitted photo simulations, the Tower will be located in an industrial park – the “Graham Road Industrial Park, Phase 1” and therefore, the Tower (i) will have no effect on the surrounding property; and (ii) will not create any potential for interference with the enjoyment of the use of surrounding properties.

As shown on the Coverage and Capacity Maps, the Tower will improve coverage as well as adding greater indoor coverage and provide additional capacity in the surrounding area preventing dropped calls and the designated location for the Tower is required in order to provide sufficient uninterrupted “coverage and capacity” for data, mobile service and 911 emergency calls in the area surrounding the Tower.

The inadequate and insufficient data, mobile service and 911 emergency call capacity and coverage in the area surrounding the Tower is unique to this specific area due to the fact that existing telecommunications towers do not provide sufficient uninterrupted telecommunications “coverage and capacity” for data, mobile service and 911 emergency calls for the area surrounding the Tower and the approval of the variance will result in “substantial justice being done.”

Because the proposed Tower will be an unmanned facility which will not require either water or wastewater service and because the maintenance and operation of the Tower facility will average approximately one truck trip per month (after construction and

installation of the collocation antennas and equipment) the Tower will have minimal impact on the surrounding infrastructure.

As stated in Applicant's affidavit, the proposed Tower will "meet or exceed the current standards and regulations of the FAA, the FCC, and any other agency of the Federal Government with the authority to regulate telecommunication facilities."

CO-LOCATION ON TOWER

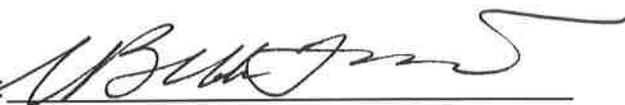
As indicated in Applicant's letter and as depicted on the elevation of the Tower which is a part of the Site Plan, the proposed Tower will be constructed in order to allow the collocation of four (4) telecommunications providers on the Tower.

REQUEST FOR APPROVAL

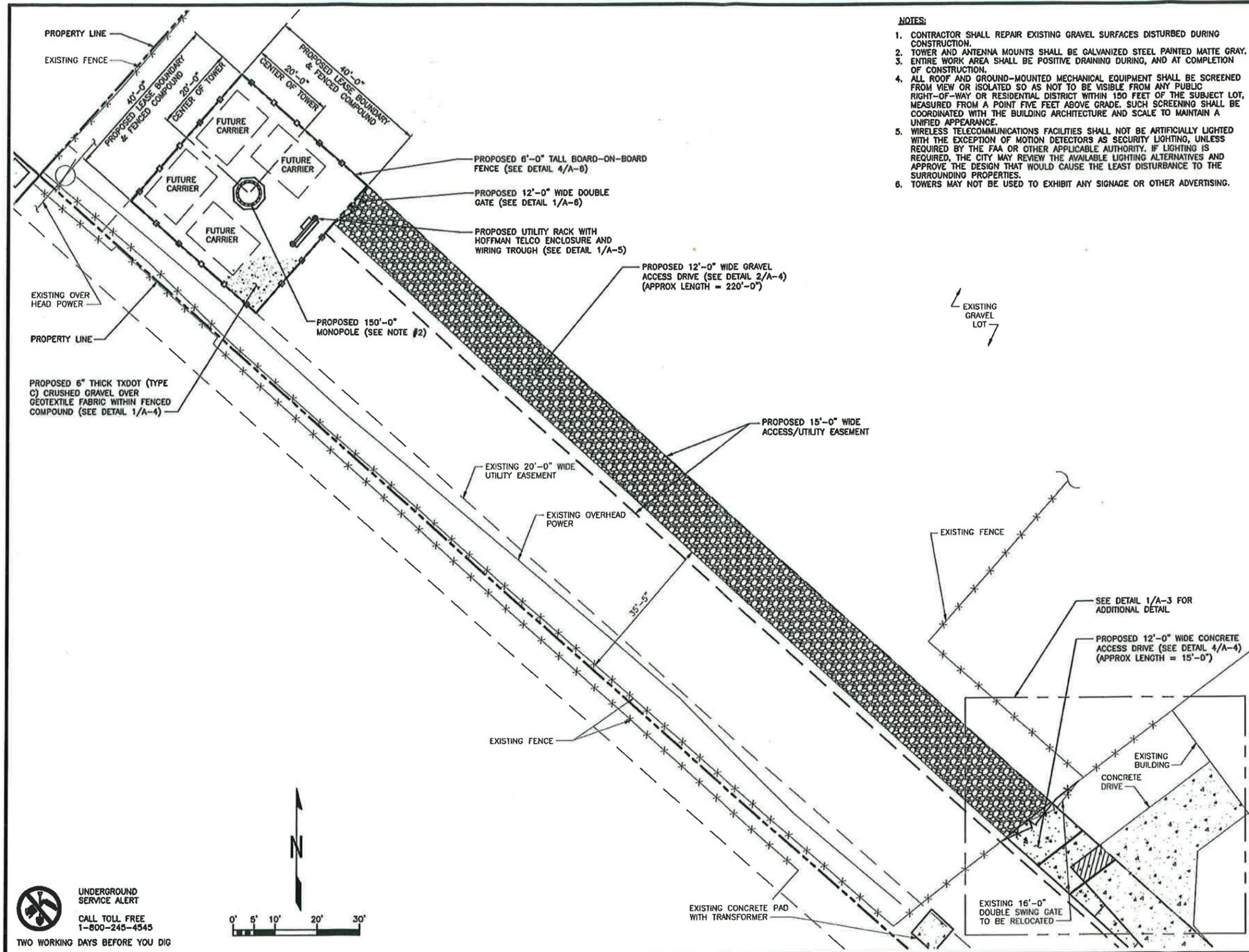
Applicant respectfully requests approval of its Application for a Conditional Use Permit for the construction of the proposed 150 foot wireless telecommunications facility.

Yours very truly,

The Francis Law Firm, P.C.

By: 

W. Bebb Francis, III
Counsel to Skyway Towers, LLC, Agent



- NOTES:**
1. CONTRACTOR SHALL REPAIR EXISTING GRAVEL SURFACES DISTURBED DURING CONSTRUCTION.
 2. TOWER AND ANTENNA MOUNTS SHALL BE GALVANIZED STEEL PAINTED MATTE GRAY.
 3. ENTIRE WORK AREA SHALL BE POSITIVE DRAINING DURING, AND AT COMPLETION OF CONSTRUCTION.
 4. ALL ROOF AND GROUND-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW OR ISOLATED SO AS NOT TO BE VISIBLE FROM ANY PUBLIC RIGHT-OF-WAY OR RESIDENTIAL DISTRICT WITHIN 150 FEET OF THE SUBJECT LOT, MEASURED FROM A POINT FIVE FEET ABOVE GRADE. SUCH SCREENING SHALL BE COORDINATED WITH THE BUILDING ARCHITECTURE AND SCALE TO MAINTAIN A UNIFIED APPEARANCE.
 5. WIRELESS TELECOMMUNICATIONS FACILITIES SHALL NOT BE ARTIFICIALLY LIGHTED WITH THE EXCEPTION OF MOTION DETECTORS AS SECURITY LIGHTING, UNLESS REQUIRED BY THE FAA OR OTHER APPLICABLE AUTHORITY. IF LIGHTING IS REQUIRED, THE CITY MAY REVIEW THE AVAILABLE LIGHTING ALTERNATIVES AND APPROVE THE DESIGN THAT WOULD CAUSE THE LEAST DISTURBANCE TO THE SURROUNDING PROPERTIES.
 6. TOWERS MAY NOT BE USED TO EXHIBIT ANY SIGNAGE OR OTHER ADVERTISING.



PLANS PREPARED FOR:



SKYWAY TOWERS
20525 Amberfield Drive, Suite 102
Land O' Lakes, Florida 34638
Office: (813) 960-6212

PLANS PREPARED BY:



2909 Hillcroft Avenue, Suite 321
Houston, Texas 77057
Phone: 913-438-7700
Fax: 913-438-7777

ENGINEERING LICENSE:

STATE OF **TEXAS**
STATE CERTIFICATE OF AUTHORIZATION #F-9947
ENGINEER: PG #: DISCIPLINE:
MLO MICHAEL L. OWENS 101537 STRUCTURAL/CIVIL SC
KV KEVIN VAHMAELE 116641 STRUCTURAL/CIVIL SC
TMS TERRANCE M. SUPER 84988 ELECTRICAL E
SDX SHELTON D. KEISLING 106605 ELECTRICAL E

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SUBMITTALS

DESCRIPTION	DATE	BY	REV
ISSUED FOR REVIEW	01/09/14	ES	A
REVISED PER CLIENT COMMENTS	02/11/14	MTD	B
ISSUED FOR CONSTRUCTION	02/24/14	MTD	0
REVISED PER CLIENT COMMENTS	08/11/14	MTD	1
REVISED PER CITY COMMENTS	10/03/14	MTD	2

SITE NAME:
FAITH INVESTMENTS

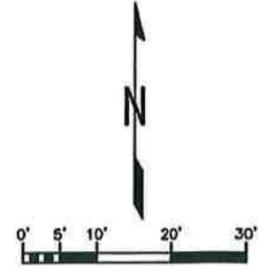
SITE NUMBER:
TX-09578

SITE ADDRESS:
**727 GRAHAM RD A
COLLEGE STATION, TEXAS
77845 (B911)**

SHEET DESCRIPTION:
OVERALL SITE PLAN

SSC #: _____ SHEET NUMBER:
A-1

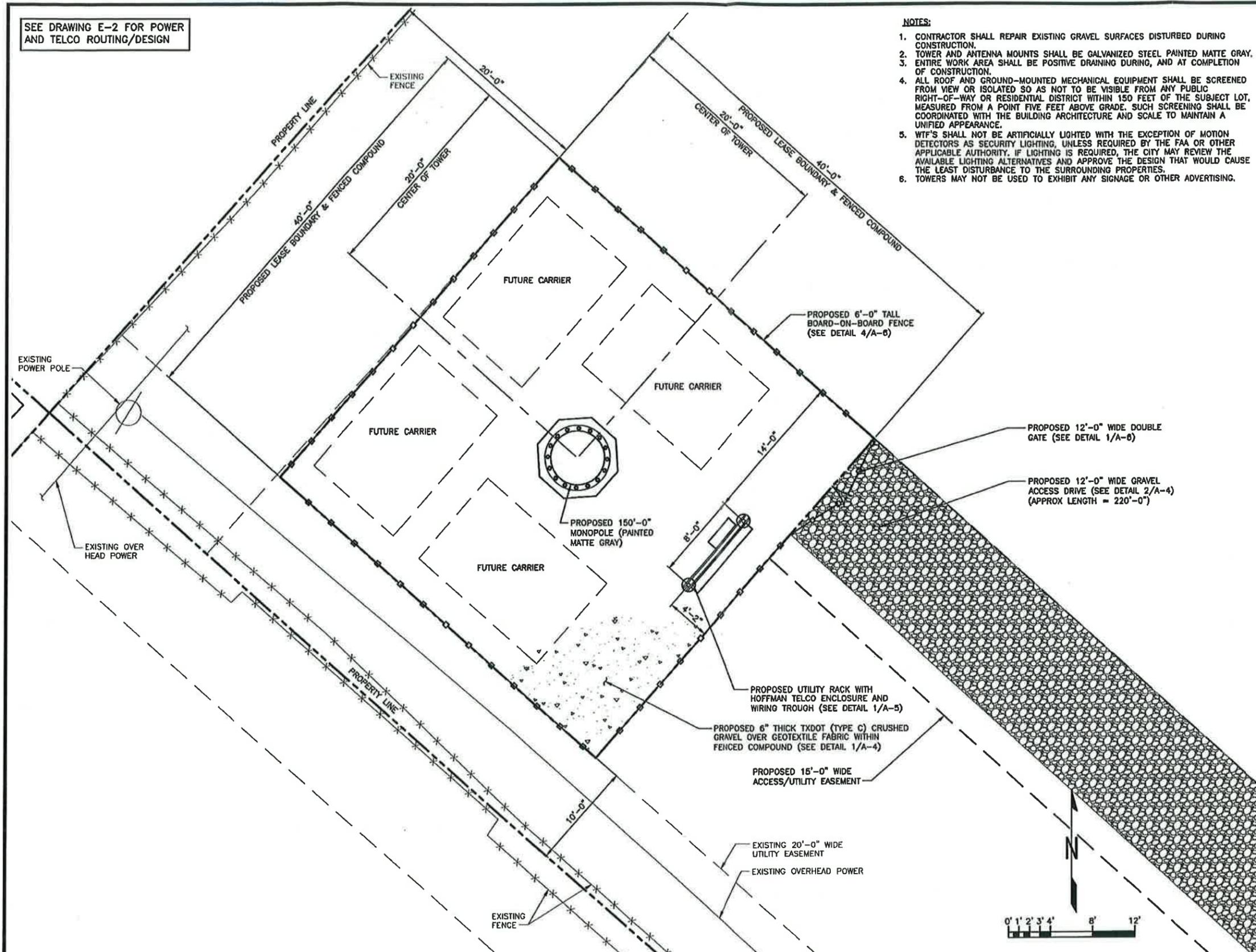
 UNDERGROUND SERVICE ALERT
CALL TOLL FREE 1-800-245-4545
TWO WORKING DAYS BEFORE YOU DIG



OVERALL SITE PLAN

14-232
10/20/14
9:30
AJ

SEE DRAWING E-2 FOR POWER AND TELCO ROUTING/DESIGN



NOTES:

1. CONTRACTOR SHALL REPAIR EXISTING GRAVEL SURFACES DISTURBED DURING CONSTRUCTION.
2. TOWER AND ANTENNA MOUNTS SHALL BE GALVANIZED STEEL PAINTED MATTE GRAY.
3. ENTIRE WORK AREA SHALL BE POSITIVE DRAINING DURING, AND AT COMPLETION OF CONSTRUCTION.
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5. WTF'S SHALL NOT BE ARTIFICIALLY LIGHTED WITH THE EXCEPTION OF MOTION DETECTORS AS SECURITY LIGHTING, UNLESS REQUIRED BY THE FAA OR OTHER APPLICABLE AUTHORITY. IF LIGHTING IS REQUIRED, THE CITY MAY REVIEW THE AVAILABLE LIGHTING ALTERNATIVES AND APPROVE THE DESIGN THAT WOULD CAUSE THE LEAST DISTURBANCE TO THE SURROUNDING PROPERTIES.
6. TOWERS MAY NOT BE USED TO EXHIBIT ANY SIGNAGE OR OTHER ADVERTISING.



PLANS PREPARED FOR:
SKYWAY TOWERS
20525 Amberfield Drive, Suite 102
Lind O' Lakes, Florida 34635
Office: (813) 960-6212

PLANS PREPARED BY:
SSC
2909 Hillcroft Avenue, Suite 321
Houston, Texas 77057
Phone: 913-438-7700
Fax: 913-438-7777

ENGINEERING LICENSE:
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ENGINEER: MICHAEL L. OWENS PE # 101537 DISCIPLINE: STRUCTURAL/CIVIL EC
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TMB TERRANCE M. SUPPER 84066 ELECTRICAL E
BOK SHELTON D. KEISLER 106995 ELECTRICAL E

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ISSUED FOR CONSTRUCTION		02/24/14	MTG	D
REVISED PER CLIENT COMMENTS		08/11/14	MTG	1
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SITE NAME:
FAITH INVESTMENTS

SITE NUMBER:
TX-09578

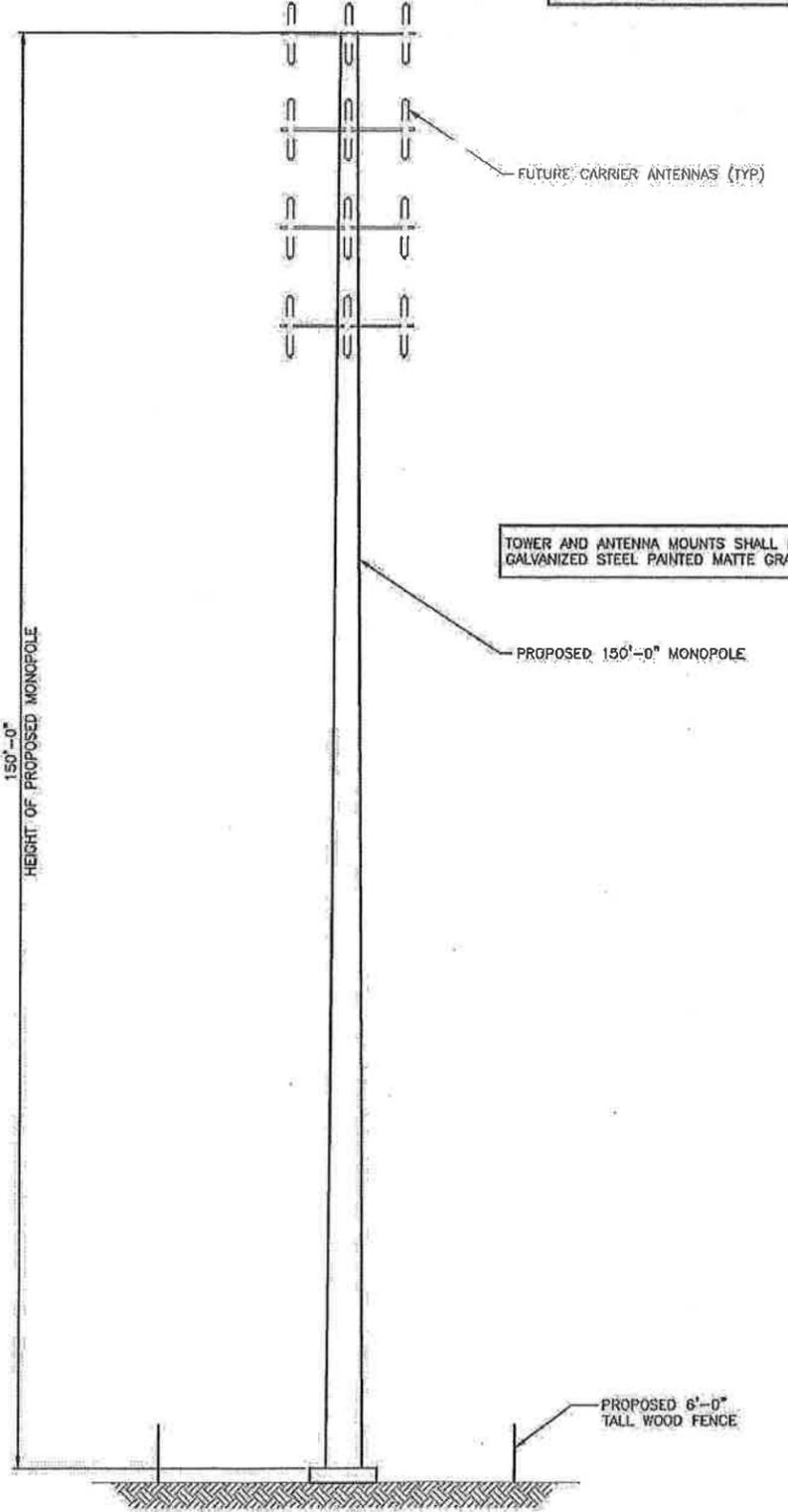
SITE ADDRESS:
**727 GRAHAM RD A
COLLEGE STATION, TEXAS
77845 (E911)**

SHEET DESCRIPTION:
ENLARGED SITE PLAN

SSC #:
SHEET NUMBER:
A-2

ENLARGED SITE PLAN

ANALYSIS AND DESIGN OF TOWER AND FOUNDATION BY OTHERS. REFER TO APPROPRIATE SHEETS FOR MORE INFORMATION. NO ERECTION OR MODIFICATION OF TOWER AND FOUNDATION SHALL BE MADE WITHOUT APPROVAL OF STRUCTURAL ENGINEER.

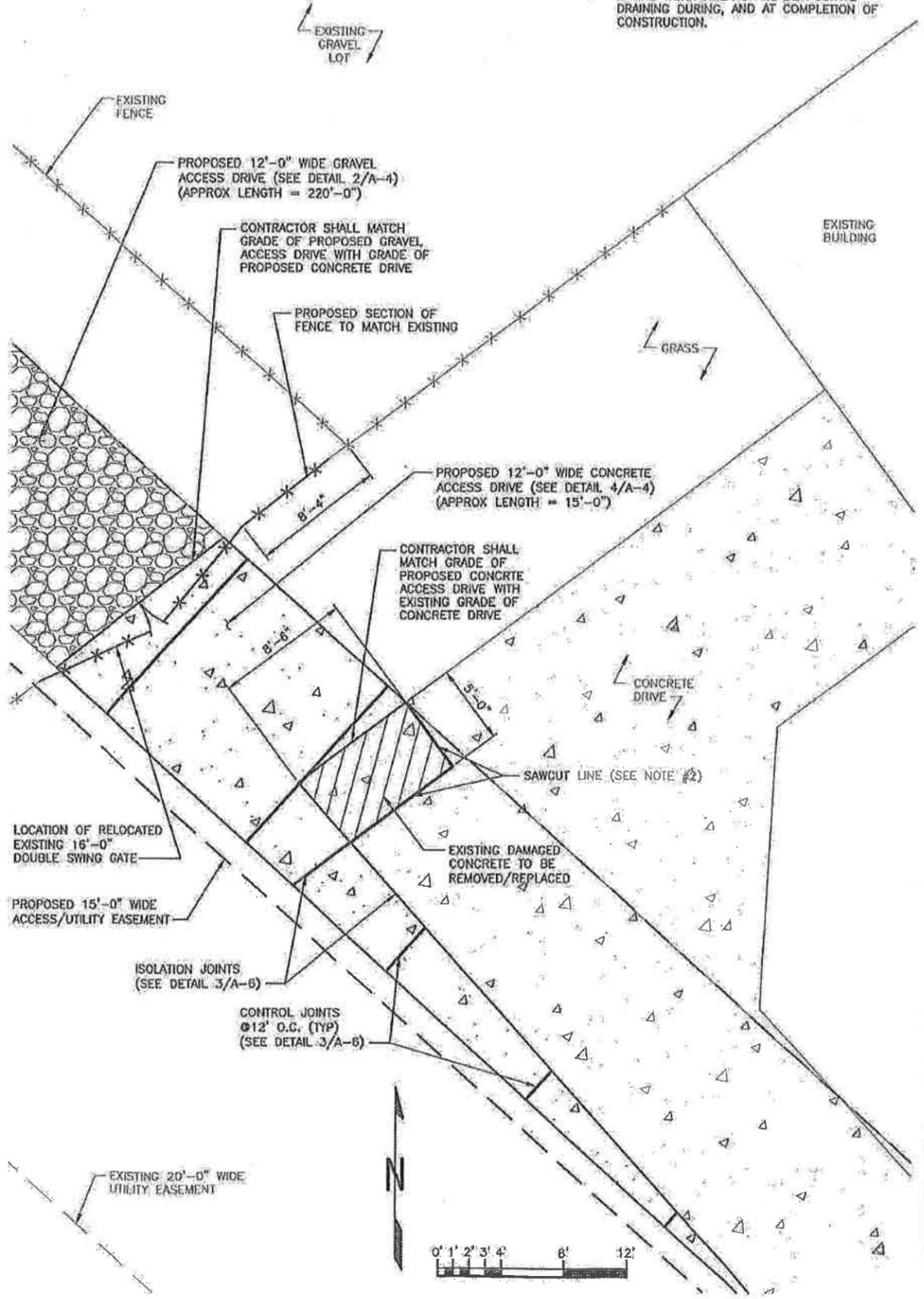


TOWER ELEVATION

2

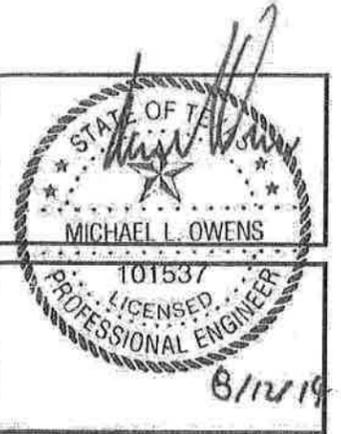
NOTES:

1. CONTRACTOR SHALL REPAIR EXISTING GRAVEL SURFACES DISTURBED DURING CONSTRUCTION. SAWCUT SHALL BE MADE WITH A CONCRETE SAW MEETING THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS.
2. ENTIRE WORK AREA SHALL BE POSITIVE DRAINING DURING, AND AT COMPLETION OF CONSTRUCTION.



ENLARGED ACCESS DRIVE PLAN

1



PLANS PREPARED FOR:

SKYWAY TOWERS
 20525 Amberford Drive, Suite 102
 Land O' Lakes, Florida 34638
 Office: (813) 980-6212

PLANS PREPARED BY:

 2909 Hillcroft Avenue, Suite 321
 Houston, Texas 77057
 Phone: 913-438-7700
 Fax: 913-438-7777

ENGINEERING LICENSE:
 STATE OF TEXAS
 STATE CERTIFICATE OF AUTHORIZATION #7-5047
 ENGINEER: MICHAEL L. OWENS
 DISCIPLINE: STRUCTURAL/CIVIL
 NO. 101537
 EXPIRES: 08/31/2019

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SITE NAME:
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**727 GRAHAM RD A
 COLLEGE STATION, TEXAS
 77845 (E911)**

SHEET DESCRIPTION:
**TOWER ELEVATION
 & DETAILS**

SSC #:
 SHEET NUMBER:
A-3

LOCATION MAP



SKYWAY TOWERS

SITE NAME:
TX-09578 FAITH INVESTMENTS
SITE ADDRESS:
GRAHAM ROAD, COLLEGE STATION, TX 77845

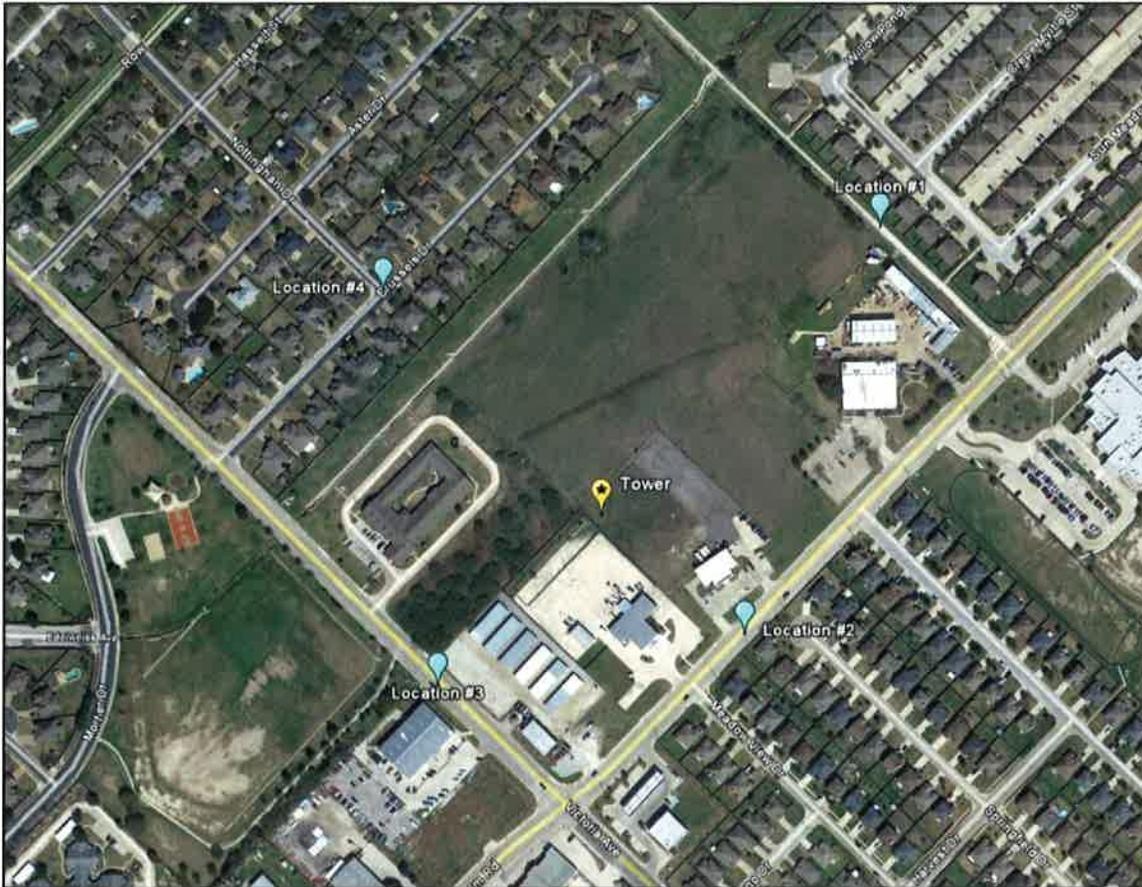


PHOTO RENDERING PROVIDED BY TOWER ENGINEERING PROFESSIONALS, INC.



PHOTO LOCATION 1

CURRENT VIEW



SKYWAY TOWERS

SITE NAME:
TX-09578 FAITH INVESTMENTS
SITE ADDRESS:
GRAHAM ROAD, COLLEGE STATION, TX 77845
VIEW FROM:
LOCATION 1 (SEE MAP BELOW)

PHOTO RENDERING



PHOTO RENDERING PROVIDED BY TOWER ENGINEERING PROFESSIONALS, INC.



PHOTO LOCATION 2

CURRENT VIEW



SKYWAY TOWERS

SITE NAME:

TX-09578 FAITH INVESTMENTS

SITE ADDRESS:

GRAHAM ROAD, COLLEGE STATION, TX 77845

VIEW FROM:

LOCATION 2 (SEE MAP BELOW)

PHOTO RENDERING



PHOTO RENDERING PROVIDED BY TOWER ENGINEERING PROFESSIONALS, INC.



PHOTO LOCATION 3

CURRENT VIEW





SKYWAY TOWERS

SITE NAME:
TX-09578 FAITH INVESTMENTS

SITE ADDRESS:
GRAHAM ROAD, COLLEGE STATION, TX 77845

VIEW FROM:
LOCATION 3 (SEE MAP BELOW)

PHOTO RENDERING

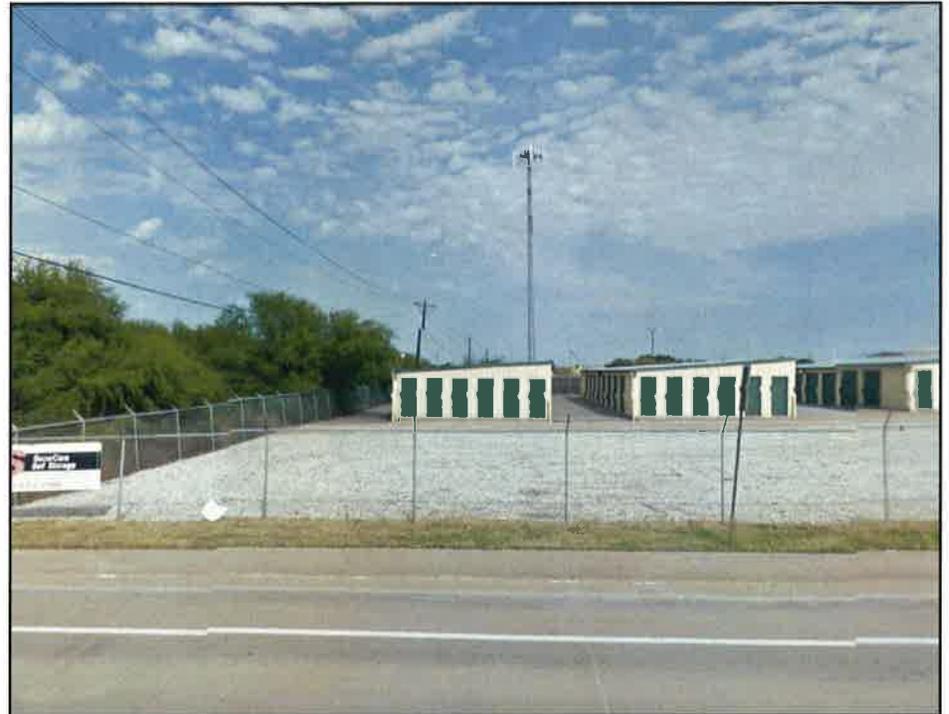


PHOTO RENDERING PROVIDED BY TOWER ENGINEERING PROFESSIONALS, INC.



PHOTO LOCATION 4

CURRENT VIEW



SKYWAY TOWERS

SITE NAME:

TX-09578 FAITH INVESTMENTS

SITE ADDRESS:

GRAHAM ROAD, COLLEGE STATION, TX 77845

VIEW FROM:

LOCATION 4 (SEE MAP BELOW)

PHOTO RENDERING



PHOTO RENDERING PROVIDED BY TOWER ENGINEERING PROFESSIONALS, INC.





Legislation Details (With Text)

File #: 14-812 **Version:** 1 **Name:** Sterling Heights PDD rezoning
Type: Rezoning **Status:** Agenda Ready
File created: 10/28/2014 **In control:** Planning and Zoning Commission Regular
On agenda: 11/6/2014 **Final action:**

Title: 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 GS General Suburban to PDD Planned Development District for approximately 1 acre for the property being Morgan Rector League, A-46, in the City of College Station, Brazos County, Texas as recorded in Volume 11874, Page 38, of the Brazos County Official Records, generally located at 218 Sterling Street. Case #14-00900240 (J. Schubert) (Note: Final action on this item is scheduled for the November 24, 2014 City Council meeting - subject to change)

Sponsors: Jason Schubert

Indexes:

Code sections:

Attachments: [Staff Report](#)
[Application](#)
[Rezoning Map](#)
[Concept Plan](#)

Date	Ver.	Action By	Action	Result
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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 GS General Suburban to PDD Planned Development District for approximately 1 acre for the property being Morgan Rector League, A-46, in the City of College Station, Brazos County, Texas as recorded in Volume 11874, Page 38, of the Brazos County Official Records, generally located at 218 Sterling Street. Case #14-00900240 (J. Schubert) (Note: Final action on this item is scheduled for the November 24, 2014 City Council meeting - subject to change)



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

**REZONING REQUEST
FOR
STERLING HEIGHTS
14-00900240**

REQUEST: GS General Suburban to PDD Planned Development District

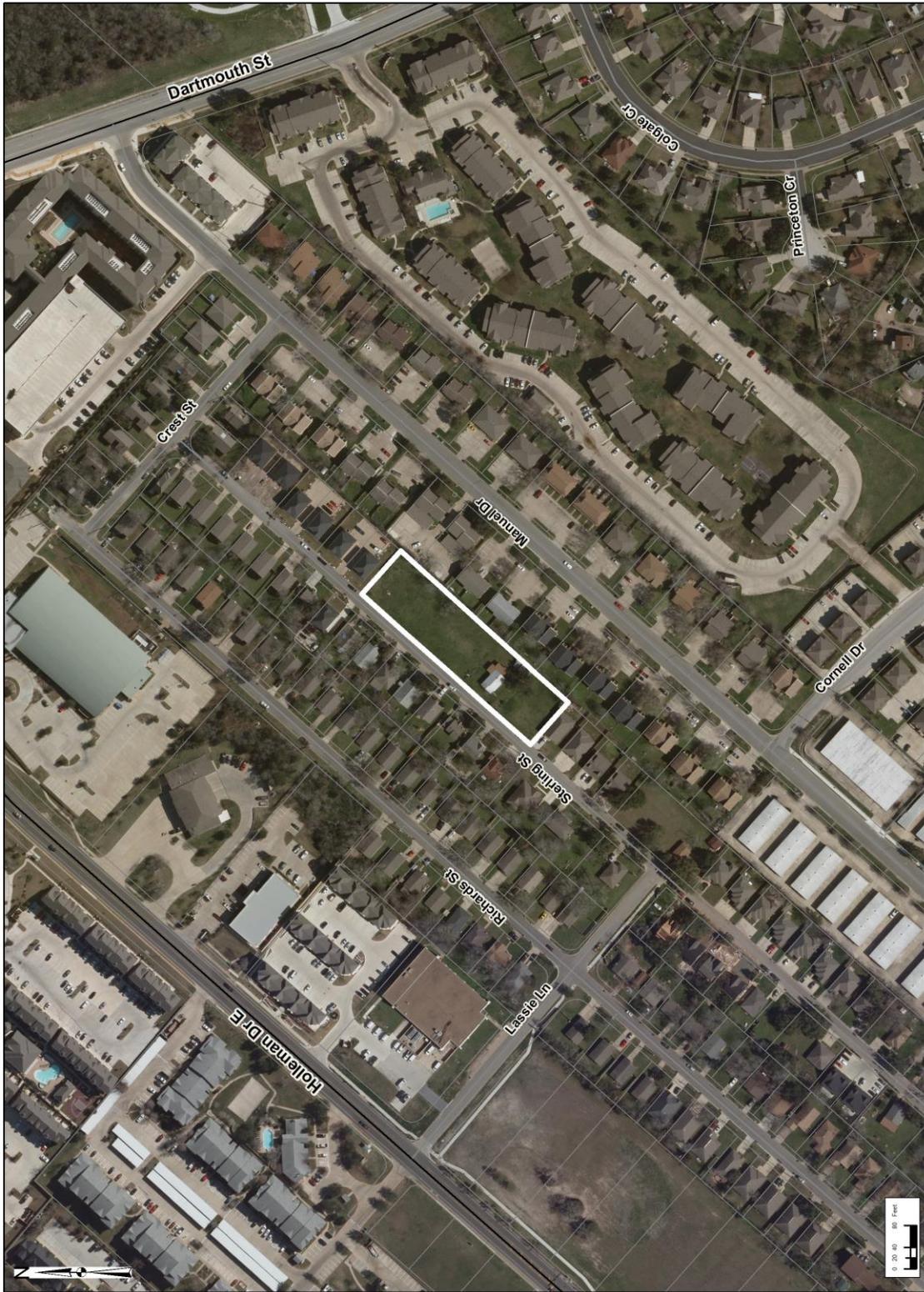
SCALE: 1.007 acres

LOCATION: 218 Sterling Street,
Being Morgan Rector League, A-46, in the City of College Station,
Brazos County, Texas as recorded in Volume 11874, Page 38, of
the Brazos County Official Records.

APPLICANT: Oscar Parulian, owner

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

RECOMMENDATION: Staff recommends approval of the rezoning request.

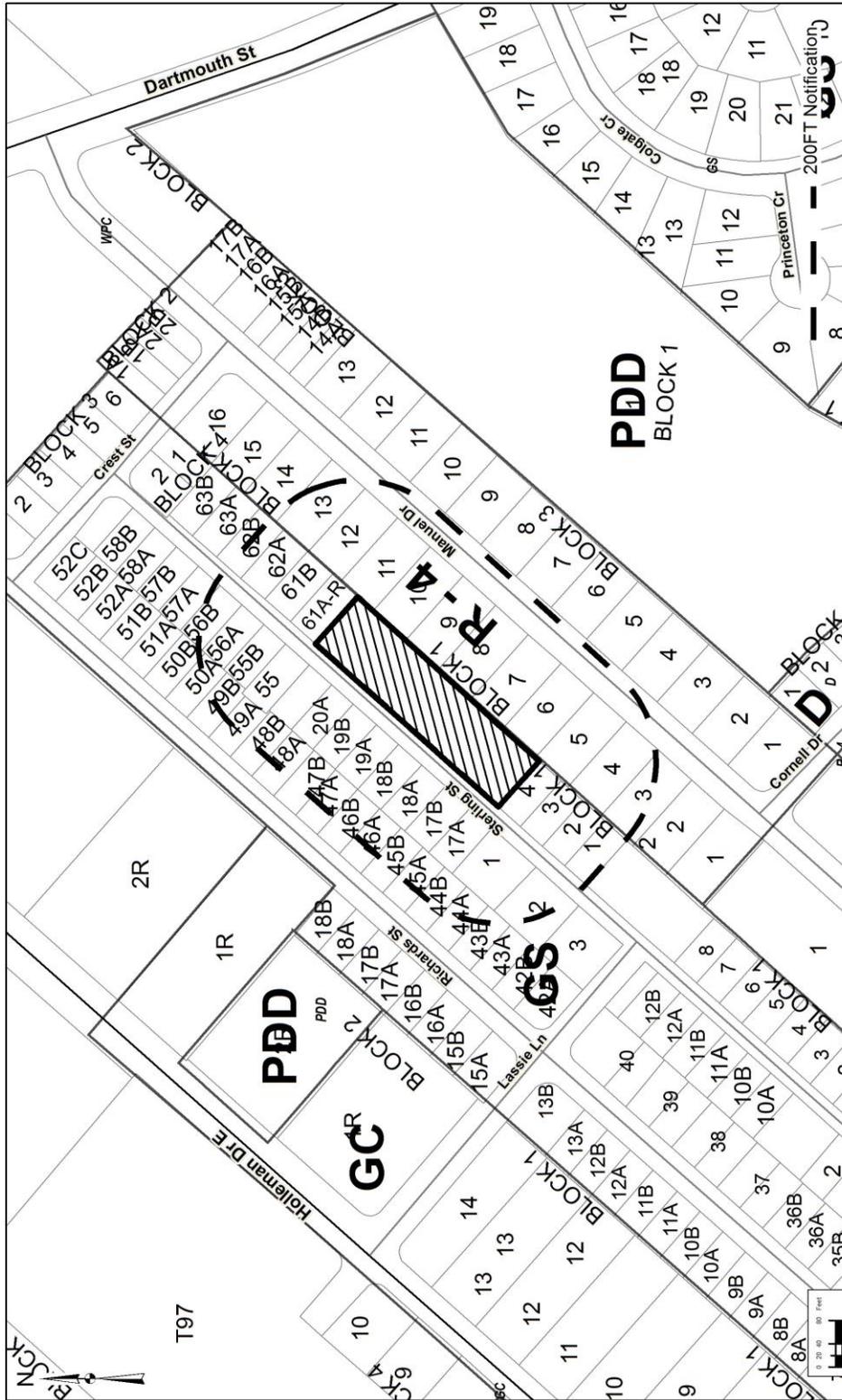


REZONING
Case: 14-240

STERLING HEIGHTS

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	R&D	Commercial-Industrial	R&D	Research and Development	RDD	Redevelopment District
		BP	Business Park	P-MUD	Planned Mixed-Use Development	KO	Krenek Tap Overlay

DEVELOPMENT REVIEW

STERLING HEIGHTS

REZONING

Case: 14-240

NOTIFICATIONS

Advertised Commission Hearing Date: November 6, 2014
Advertised Council Hearing Date: November 24, 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:

None

Property owner notices mailed: 25
Contacts in support: None at the time of staff report.
Contacts in opposition: None at the time of staff report.
Inquiry contacts: One

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North(across Sterling Street)	Urban	GS General Suburban	Single-Family
South	Urban	R-4 Multi-Family	Fourplexes
East	Urban	GS General Suburban	Single-Family
West	Urban	GS General Suburban	Single-Family

DEVELOPMENT HISTORY

Annexation: May 1969 and February 1971
Zoning: R-1 Single-Family Residential (upon annexation, renamed GS General Suburban (2012)
Final Plat: Not platted
Site development: One single-family residence.

REVIEW CRITERIA

- 1. Consistency with the Comprehensive Plan:** The subject property is designated as Urban on the Comprehensive Plan Future Land Use and Character Map. The Urban designation is intended for intense level of development activities and will tend to consist of townhomes, duplexes, and high-density apartments. The subject property is located on a residential street in an area dominant with single-family housing. The Urban designation acknowledges the transition of this single-family neighborhood area to a residential area of greater density.
- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The zoning and developed uses in the area across the street and to the side of the subject property are single-family residential. The area behind this property is developed as fourplexes that access Manuel Drive. Being located adjacent to single-family, the proposed multi-family units would need to comply with the single-family height protection and buffer standards in the Unified Development Ordinance (UDO). The height protection requires multi-family buildings to be no taller than a foot for every two feet they are located away from an adjacent single-family property line.

The buffer section requires a ten-foot buffer yard with landscaping and a minimum 6-foot fence along common property lines with single-family. As shown on the Concept Plan, the proposed parking is located at the side and rear of the proposed buildings and the buildings will be limited to between 24 and 35 feet in height. The zoning for the adjacent single-family limits their height to 35 feet. As a multi-family project, this development will also be required to provide streetscape trees along the front of the development. While these standards do not entirely ensure compatibility of the proposed development to the existing, adjacent single-family homes, it does soften the impact of it as this area transitions to higher density over time.

- 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 subject property is suitable for the proposed zoning as it is located in a residential area that is anticipated to redevelop into higher density and is in proximity to other multi-family developments. The general trend in the area has been to develop rental housing units.
- 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 existing zoning is suitable for the property as the recent trend in the area has been to construct rental housing units that fill vacant lots or replace aging single-family homes. The subject property could subdivide to create up to eight single-family lots.
- 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 subject property is likely marketable with the existing zoning that would allow additional single-family on the street. The applicant perceives there is an “oversupply of big houses with too many bedrooms in the existing market is not a desirable situation” and desires to provide a different residential product with smaller units.
- 6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** There is an existing 6-inch water line located along the north side of Sterling Street. Sanitary sewer service to the tract may be provided via an existing 6-inch sanitary sewer main in an easement at the rear of the property. With site development, all utility extensions and fire flow analysis must meet the minimum requirements of the BCS Unified Design Guidelines. Drainage is generally to the northeast within the Wolf Pen Creek Drainage Basin. There is no FEMA regulated floodplain identified on the tract. The development will be required to comply with the City’s drainage ordinance.

REVIEW OF CONCEPT PLAN

The Concept Plan provides an illustration of the general layout of the proposed building and parking areas as well as other site related features. In proposing a PDD, an applicant may also request variations to the general platting and site development standards provided that those variations are outweighed by demonstrated community benefits of the proposed development. The Unified Development Ordinance provides the following review criteria as the basis for reviewing PDD Concept Plans:

- 1.** The proposal will constitute an environment of sustained stability and will be in harmony with the character of the surrounding area;
- 2.** The proposal is in conformity with the policies, goals, and objectives of the Comprehensive

Plan, and any subsequently adopted Plans, and will be consistent with the intent and purpose of this Section;

3. The proposal is compatible with existing or permitted uses on abutting sites and will not adversely affect adjacent development;
4. Every dwelling unit need not front on a public street but shall have access to a public street directly or via a court, walkway, public area, or area owned by a homeowners association;
5. The development includes provision of adequate public improvements, including, but not limited to, parks, schools, and other public facilities;
6. The development will not be detrimental to the public health, safety, welfare, or materially injurious to properties or improvements in the vicinity; and
7. The development will not adversely affect the safety and convenience of vehicular, bicycle, or pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonably anticipated in the area considering existing zoning and land uses in the area.

General

The Concept Plan proposes multi-family buildings based on R-4 Multi-Family zoning requirements. The buildings will front Sterling Street with parking areas to the side and rear. There will be a maximum of 24 triplex/multi-family units and each unit will have a maximum of two bedrooms. Buildings will range between 24 and 35 feet in height. Buffer yards are required on the two sides as the project is adjacent to single-family dwellings. The buildings are also centered along the Sterling Street frontage to meet the single-family height protection which requires multi-family buildings to be at least 2 feet away from an adjacent single-family property line for every one foot in building height.

Meritorious Modifications and Community Benefits

The applicant has requested two meritorious modifications to R-4 Multi-Family zoning:

- *Reduce minimum front setback from 15 feet to 10 feet.* With side or rear parking is provided, the standard 25-foot front building setback may be reduced to 15 feet. With the platting of this property, a right-of-way dedication of approximately 7.5 feet is anticipated to help address the existing right-of-way width deficiency. Being a multi-family project, streetscape trees will be required along Sterling Street at a rate of one tree per 32 feet of frontage; and
- *Increase maximum density from 20 units per acre to 24 units per acre.* With the increase in unit per acre density, the applicant has proposed to restrict the units to a maximum of 2 bedrooms per unit. The applicant is seeking the increased unit density in order to provide 1 or 2-bedroom units but not lose the potential bedrooms that would be allowed if developing a product with higher bedroom count per unit. With 20 units per acre, theoretically there could be 80 bedrooms on this property while the self-imposed limitation to a maximum of 2 bedrooms per unit restricts the development to up to 48 total bedrooms.

The applicant has stated the following community benefits:

- This development will provide a modern, high efficient, healthy, environmentally friendly housing choice for more people who want near proximity to the Texas A&M campus, and have pedestrian access to the Wolf Pen Creek park amenities;
- The building in front, parking in back design provides for a higher density housing close to campus;

- This development will draw renters away from core portions of residential neighborhoods in the vicinity easing traffic and parking congestion, while providing safer more sustainable family-conducive environment in those neighborhoods;
- The project will use non-polluting lighting fixtures that will not allow light to filter into neighborhood and allow the project to remain compatible with its surroundings; and
- The development complies with the city land use plan “Urban” by pulling the buildings closer to the street to create the “urban feel.”

STAFF RECOMMENDATION

Staff recommends approval of the rezoning request.

SUPPORTING MATERIALS

1. Application
2. Rezoning Map
3. Concept Plan



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

ZONING MAP AMENDMENT (REZONING) APPLICATION PLANNED DISTRICTS

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

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

MINIMUM SUBMITTAL REQUIREMENTS:

- \$315 - 1,165 Rezoning Application Fee.
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Traffic Impact Analysis or calculations of projected vehicle trips showing that a TIA is not necessary for the proposed request.
- One (1) copy of a fully dimensioned Rezoning Map on 24"x36" paper showing:
 - a. Land affected;
 - b. Legal description of area of proposed change;
 - c. Present zoning;
 - d. Zoning classification of all abutting land; and
 - e. All public and private rights-of-way and easements bounding and intersecting subject land.
- Written legal description of subject property (metes & bounds or lot & block of subdivision, whichever is applicable).
- A CAD (dxf/dwg) - model space State Plane NAD 83 or GIS (shp) digital file (e-mailed to PDSDigitalSubmittal@cstx.gov).
- Six (6) 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 Sterling Heights

ADDRESS 218 Sterling St. College Station, TX 77840

LEGAL DESCRIPTION (Lot, Block, Subdivision) _____

GENERAL LOCATION OF PROPERTY IF NOT PLATTED:

See Metes and Bounds Description

TOTAL ACREAGE 1.007AC

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

Name Oscar Parulian E-mail oscar@united-rico.com
Street Address 727 Graham Rd.
City College Station State TX Zip Code 77845
Phone Number 979-229-3535 Fax Number 979-268-4230

PROPERTY OWNER'S INFORMATION:

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

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

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

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

Existing Zoning GS (General Suburban) Proposed Zoning PDD

Present Use of Property Vacant Lots

Proposed Use of Property Residential Triplex/Multi-family Development

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

Residential Triplex/Multi-family Development

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

If P-MUD:

Approximate percentage of residential land uses: _____

Approximate percentage of non-residential land uses: _____

REZONING SUPPORTING INFORMATION

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

The College Station housing market has expanded in recent years resulting in an oversupply of 3 and 4 bedrooms rental units. In respond to that and to meet the specific needs of a nice and quiet niche market, we are proposing a development with a unit mix that consists of 1 & 2 bedroom units. The zoning change is in respond to the current market needs of a development with 1 & 2 bedrooms mix near the Wolf Pen Creek area.

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 change is in accordance with the comprehensive plan for the area. The area is designated as urban on the future land use plan. This land use designation is generally for areas that should have a very intense level of development activities. These areas will tend to consist of townhouses, duplexes, triplexes and high-density apartments. The Wolf Pen Creek area is a very desirable area for this type of development. This type of development is helpful to reduce the stressed on on-street parking.

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?

This area has been redeveloped for the last several years to serve the students housing. The proposed development will be sensitive to the design and character of the existing neighborhood. The development will meet all UDO standards.

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

The property suitable for triplex/multifamily uses as described in the designated as "Urban" on the future land use plan. Adequate utilities are present for the proposed development. The development has only two street access point and parking along the rear instead of the front, providing a much improved landscape across the front.

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

Since the current zoning is General Suburban (GS), this development will align with future land use plan. This development is appropriate as it is best use of the property.

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

We believed the oversupply of big houses with too many bedrooms in the existing market is not a desirable situation. This development will improve the marketability and feasibility of the development in respond to the UDO's regulation of the parking and the enforcement of the no more than 4 unrelated residents in a unit.

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

This development will give alternative housing to the general population. We believe this will improve the on-street parking because of ample parking at the rear of the development. The proposed PDD will better serve and control the "no more than 4 unrelated residents" housing issue. This development will improve the quality living and presentation to the neighborhood. This development will fulfill the future land use plan in the comprehensive plan for the area with higher density housing near/close to TAMU campus.

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

The purpose is to provide alternative high quality housing at a reasonable pricing and still be profitable. This development is in response to the demands of the community of College Station residents for a quality living and still meets the intended comprehensive plan of the city. The PDD will encourage responsible development of the site in a manner that is compatible with future land use. This development will use sound energy efficient housing principles in accordance with the US Green Building Council.

CONCEPT PLAN SUPPORTING INFORMATION

1. What is the range of future building heights?

The future buildings will range from 24' to 35' from the finished first door to the parapet wall.

2. Provide a general statement regarding the proposed drainage.

Drainage will sheet flow and be carried via small diameter underground piping to curb and gutter street.

3. List the general bulk or dimensional variations sought.

See note on Meritorius Modifications.

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

See note on Community Benefits.

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 provides modern redevelopment of under utilized land, housing for the residents that will be desired for many years to come and a higher density housing near/close to the TAMU campus.

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

The proposed PDD is in conformity with the "Urban" designation of the future land use plan. Urban-This land use designation is generally for areas that should have a very intense level of development activities. These areas will tend to consist of townhouses, duplexes, triplexes and high-density apartments. The proximity of this development to TAMU campus makes this a very desirable project.

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 provides the prescribed buffering and set backs for the joining single family housing to the sides of the property to multifamily housing. The property to the back is already zone R-4.

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

The dwelling units front on a public street.

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

The development will meet all UDO requirements for public improvements.

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.

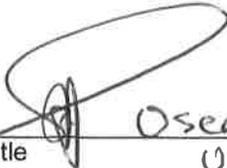
The plan enhances the area by providing high quality alternative housing in an under utilized area. Neighborhood property safety and value have been carefully thought through.

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.

While the project proposes a high density units, the density of bedrooms and vehicles may not be any higher than that of multiple single family lots with a high number of bedrooms. By providing only two access points of vehicle entry and providing ample parking to the sides and rear of the project, the project discourages on-street parking often found in large student oriented houses in the area. By providing housing within the bus system, and biking distance to campus, this project reduces the overall impact on public infrastructure.

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 Osear Parulian
Owner

9-10-14.
Date

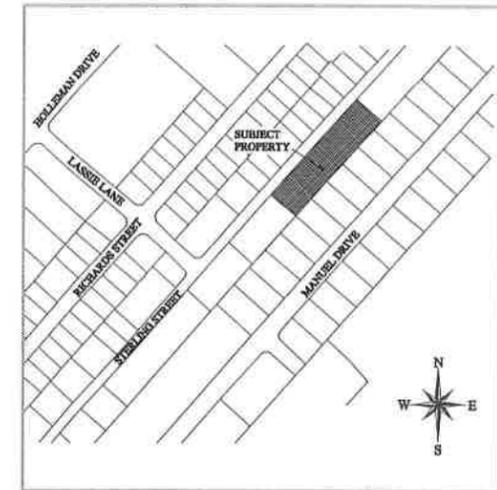
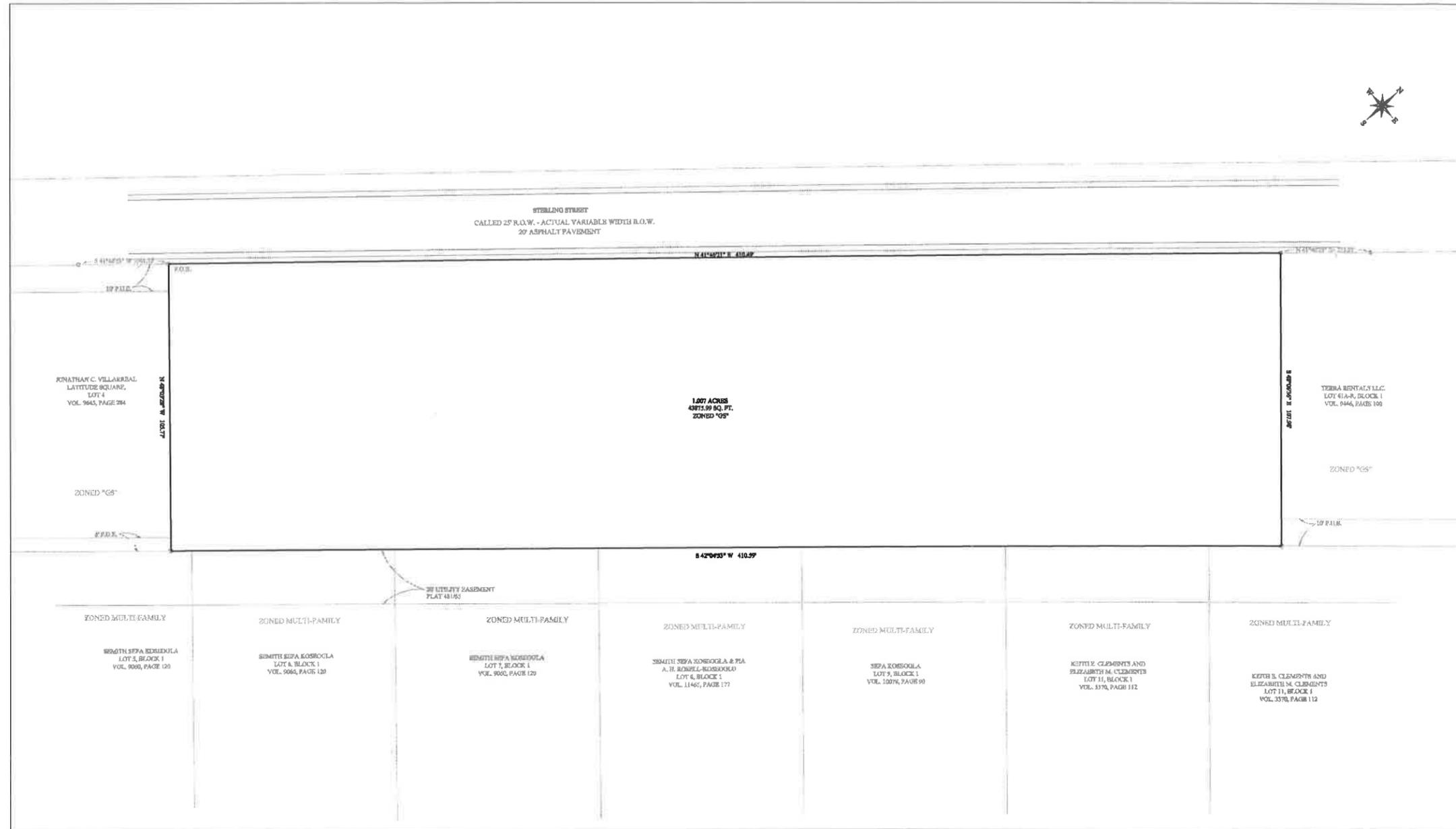
STERLING HEIGHTS

Meritorious Modifications:

- 1) UDO Section 5.2 – Alterations in building setback and density requirements from R-4 use.
 - a. Minimum Front Setback from 15' to 10'
 - b. Maximum number of dwelling units per acre from 20 to 24.

Community Benefits:

- 1) This development provided a modern, highly efficient, healthy, environmentally friendly housing choice for more people who want near proximity to the Texas A&M Campus, and have pedestrian access to the Wolf Pen Creek park amenities.
- 2) The building in front, parking in back design provides for a higher density housing close to campus.
- 3) This development will draw renters away from core portions of residential neighborhoods in the vicinity easing traffic and parking congestion, while providing safer more sustainable family-conducive environment in those neighborhoods.
- 4) The project will use non-polluting lighting fixtures that will not allow light to filter into neighborhood and allow the project to remain compatible with its surroundings.
- 5) This development complies with city land use plan "Urban". By pulling the buildings closer to the street this create the "Urban feel".



SURVEY LEGEND

SUBJECT PROPERTY LINE	ADJACENT PROPERTY LINE	UTILITY easement	CHAIN-LINK FENCE	SEWER MANHOLE	WATER METER	WATER VALVE	ELECTRIC METER	POWER POLES	SEWER	GAS METER	EXISTING POLES	SEWER CLEANOUT
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1. 12" IRON ROD WITH MAROON PLASTIC CAP MARKED "12" 1122 - ATM SURVY 0517
 2. 18" IRON ROD WITH YELLOW PLASTIC CAP MARKED "18" 4518" FOUND
 3. 12" IRON ROD WITH YELLOW PLASTIC CAP MARKED "12" 4518" FOUND

SCALE: 1" = 20'

File name: 14-0660-STERLING-218 - R39115.DWG
Plot date: 09/26/14

GENERAL NOTES
1. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM,
CENTRAL ZONE, NAD83(2011) EPOCH 2010

ZONING MAP
1.077 ACRES
COLLEGE STATION
EXISTING ZONING
GS
PROPOSED ZONING
PDD
MORGAN RECTOR LEAGUE, A-46
COLLEGE STATION, BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER: ORCA FARJULIAN UNITED REALTY & INV. CO. 727 GRAHAM ROAD COLLEGE STATION TX 77845	SURVEYOR: ATM Surveying P.O. Box 10313, College Station, TX 77840 PHONE: (979) 890-9201 email: adam@atmsurveying.com www.ATMSurveying.com - FIRM #101794-00
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14-240
10/23/14
1:00
AJ



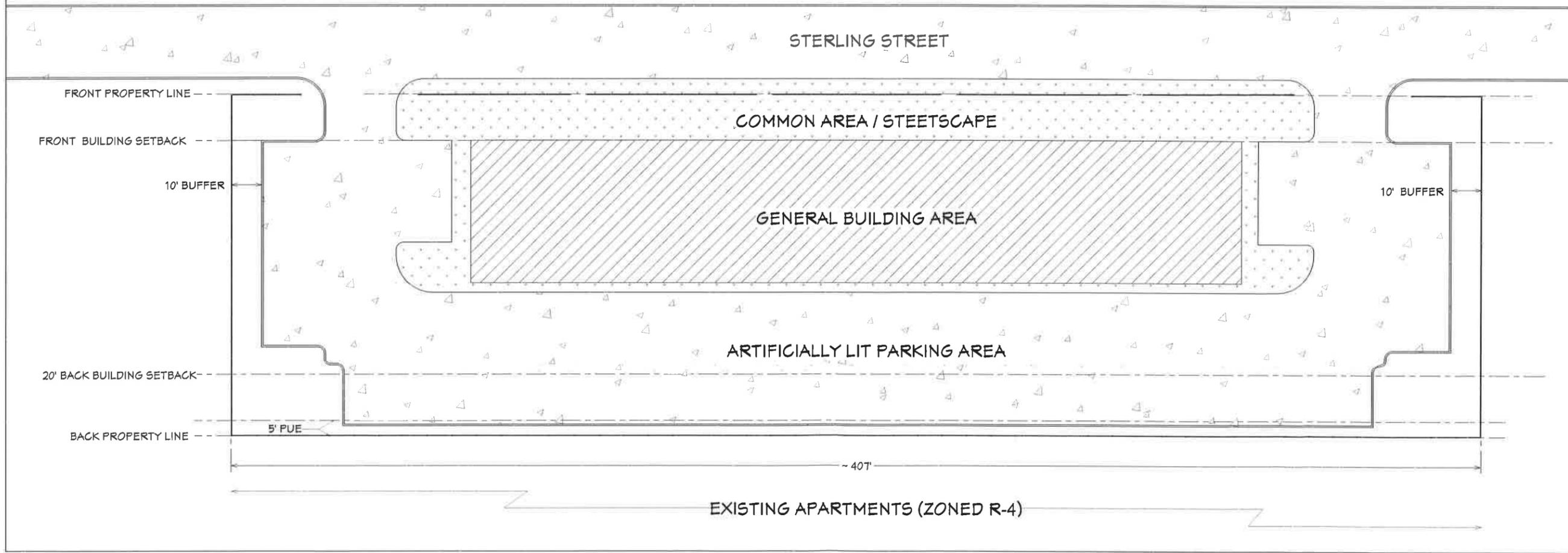
AERIAL VIEW OF SITE LOCATION

STERLING HEIGHTS:

- TRIPLEX / MULTIFAMILY
- MAXIMUM OF 24 UNITS
- ALL UNITS WILL HAVE A MAXIMUM OF 2 BEDROOMS
- BUILDING HEIGHT RANGES FROM 24' TO 35'
FROM FINISHED FIRST FLOOR TO THE PARAPET WALL
- DEVELOPMENT BASED ON R-4 MULTI-FAMILY ZONING REQUIREMENTS WITH SOME MODIFICATIONS



NOTE:
THIS PROPERTY IS COMPLETELY OUT OF THE 100-YEAR FLOODPLAIN



SITE CONCEPT PLAN

NUMBER	DATE	REVISION TABLE	DESCRIPTION
A	9/27/14	MBB	FOR REVIEW
B	9/27/14	MBB	FOR REVIEW
C	10/17/14	MBB	FOR REVIEW

OWNER / APPLICANT / DEVELOPER:
OSCAR PARULIAN
121 GRAHAM ROAD,
COLLEGE STATION, TX
479-260-1200

1 ACRE TRACT
218 STERLING STREET
COLLEGE STATION

DRAWINGS PROVIDED BY:
THE BEN BROWN GROUP
479-794-2002
THINKBENBROWN@GMAIL.COM

DATE:
10/6/2014

SCALE:
AS NOTED

SHEET:
P-1

14-240
10/17/14
2:00
AJ



Legislation Details (With Text)

File #:	14-773	Version:	1	Name:	Annex Hookah Lounge Conditional Use Permit - Use
Type:	Rezoning	Status:		Status:	Agenda Ready
File created:	10/23/2014	In control:		In control:	Planning and Zoning Commission Regular
On agenda:	11/6/2014	Final action:		Final action:	

Title: Public hearing, presentation, possible action, and discussion on a Conditional Use Permit for a Night Club/Bar/Tavern, more specifically the Annex Hookah Lounge, consisting of approximately 2,426 square feet of the Park Place Shopping Plaza being Park Place, Block 1, Lot 1, generally located at 2501 Texas Avenue South, Suite C-107, more generally located at the southeast corner of Texas Avenue South and Southwest Parkway. Case #14-00900249 (J. Bullock) (Note: Final action on this item is scheduled for the November 24, 2014 City Council meeting - subject to change)

Sponsors:

Indexes:

Code sections:

Attachments: [Staff Report](#)
[Application](#)
[Conditional Use Permit Plan](#)

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion on a Conditional Use Permit for a Night Club/Bar/Tavern, more specifically the Annex Hookah Lounge, consisting of approximately 2,426 square feet of the Park Place Shopping Plaza being Park Place, Block 1, Lot 1, generally located at 2501 Texas Avenue South, Suite C-107, more generally located at the southeast corner of Texas Avenue South and Southwest Parkway. Case #14-00900249 (J. Bullock) (Note: Final action on this item is scheduled for the November 24, 2014 City Council meeting - subject to change)



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

**CONDITIONAL USE PERMIT
FOR
2501 Texas Avenue South, Suite C-107
14-00900249**

REQUEST: Night Club/Bar/Tavern, more specifically a hookah lounge

SCALE: 2,426 square feet in an existing shopping center

LOCATION: 2501 Texas Avenue South, Suite C-107

APPLICANT: Alex Neuendorf

PROJECT MANAGER: Jessica Bullock, Staff Planner
jbullock@cstx.gov

SUMMARY: Night Club/Bar/Tavern requires a Conditional Use Permit in GC General Commercial. The applicant wants to open a hookah lounge in a lease space of the Park Place Shopping Center.

RECOMMENDATION: Staff recommends approval of the Conditional Use Permit.



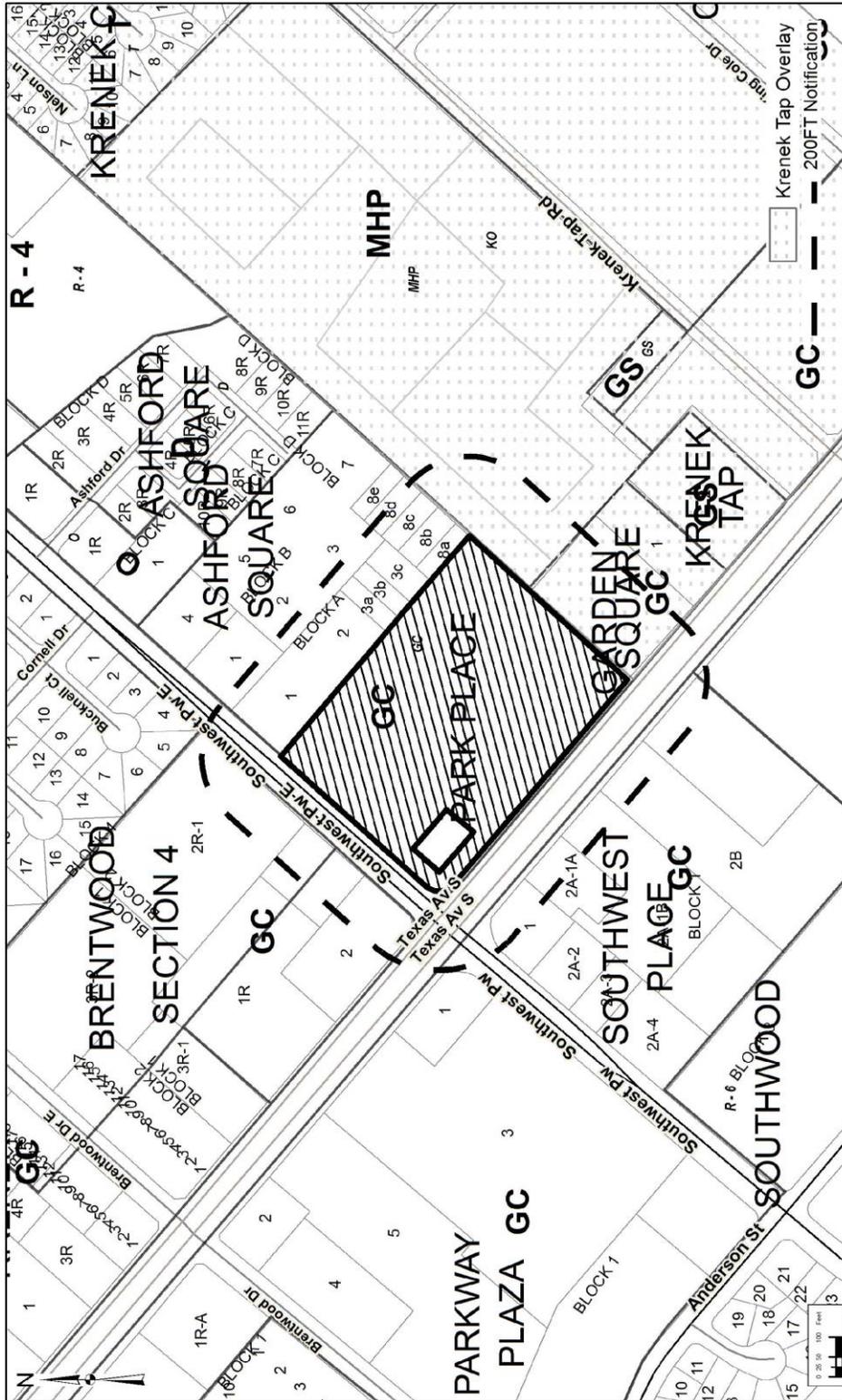
Case: 14-249

THE ANNEX HOOKAH LOUNGE

DEVELOPMENT REVIEW



CONDITIONAL USE



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-MJD	Planned Mixed-Use Development	KO	Krenek Tap Overlay



DEVELOPMENT REVIEW

THE ANNEX HOOKAH LOUNGE

CONDITIONAL USE

Case: 14-249

NOTIFICATIONS

Advertised Commission Hearing Date: November 6, 2014
Advertised Council Hearing Date: November 24, 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:

Oak Forest Home Park

Property owner notices mailed: 23
Contacts in support: None
Contacts in opposition: None
Inquiry contacts: None

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North (across Southwest Parkway)	General Commercial	GC General Commercial	Retail and Service, Bank
South	Urban	GC General Commercial and MHP Manufactured Home Park with the Krenek Tap Overlay	Manufactured Home Park and Shopping Center
East	Urban	GC General Commercial	Bank, Offices
West (across Texas Avenue South)	General Commercial	GC General Commercial	Hotel, Personal Service Shop, Restaurant

DEVELOPMENT HISTORY

Annexation: May 1969
Zoning: C-1 General Commercial (1982)
Renamed GC General Commercial (2012)
Final Plat: June 1984
Site development: Shopping Center

REVIEW CRITERIA

- 1. The proposed use shall meet the purpose and intent of the Unified Development Ordinance (UDO) and meet all minimum standards for this type of use per the UDO.**
The applicant will be located in the Park Place Plaza Shopping center, in an existing tenant space. The applicant is not proposing any changes to the building exterior or site plan so it will meet all minimum standards. The proposed use requires a Conditional Use Permit to be located in GC General Commercial zoning.

2. **The proposed use shall be consistent with the development policies and goals and objectives as embodied in the Comprehensive Plan for development in the City.**
The subject tract is shown on the Comprehensive Plan Future Land Use and Character Map as Urban which allows for general commercial uses.
3. **The proposed use shall not be detrimental to the health, welfare, or safety of the surrounding neighborhood or its occupants, not be substantially or permanently injurious to neighboring property.** The approximate distance to the nearest church is 400 feet, child care facility is 300 feet, and residential property is 300 feet using shortest distance. The applicant estimates that the noise levels will be between 30 and 45 d.b.a as heard from all property lines which meets the code limits of 55-65 d.b.a. The hours of operations will be from noon to midnight on Sunday through Thursday and noon to 2 a.m. on Friday and Saturday. The applicant anticipates there will be 3 initial employees. There will be no sales of alcoholic beverages and no one under the age of 18 will be admitted.
4. **The proposed site plan and circulation plan shall be harmonious with the character of the surrounding area.** The applicant will go into an existing lease space. The building façade and site will not be altered.
5. **The proposed use shall not negatively impact existing uses in the area or in the City through impacts on public infrastructure such as roads, parking facilities, electrical, or water and sewer systems, or on public services such as police and fire protection, solid waste collection, or the ability of existing infrastructure and services to adequately provide services.** This use will not negatively impact public infrastructure or services beyond what is expected in GC General Commercial. The shopping plaza is still under the allowable percentage of intense commercial uses.
6. **The proposed use shall not negatively impact existing uses in the area or in the City.** Existing uses in the shopping center include a coffee house, gun store, Korean restaurant, pregnancy outreach center, tutoring facility, bar, massage parlor, and nail salon. The addition of this use will not negatively impact what is existing.

STAFF RECOMMENDATION

Staff recommends approval of the Conditional Use Permit.

SUPPORTING MATERIALS

1. Application
2. Conditional Use Permit Plan



FOR OFFICE USE ONLY	
CASE NO.:	<u>14-209</u>
DATE SUBMITTED:	<u>9/2/14</u>
TIME:	<u>10:15</u>
STAFF:	<u>SS</u>

CONDITIONAL USE PERMIT APPLICATION GENERAL

(Check all applicable)

- | | |
|--|--|
| <input type="checkbox"/> Commercial day care in R-4, R-6, or R-7 | <input type="checkbox"/> RV Park in A-O or C-1 |
| <input type="checkbox"/> Drive-in/thru window in WPC | <input type="checkbox"/> Retail Sales and Service - Alcohol in WPC |
| <input type="checkbox"/> Multifamily in WPC | <input type="checkbox"/> Educational facility, outdoor instruction in A-OR |
| <input checked="" type="checkbox"/> Night Club in P-MUD or C-1 | <input type="checkbox"/> Parking as a primary use in A-P |
| <input type="checkbox"/> Hotel in A-O or A-OR | <input type="checkbox"/> Commercial Amusements in C-3 |

MINIMUM SUBMITTAL REQUIREMENTS:

- \$1,165 Conditional Use Permit Fee.
- \$932 Site Plan Application Fee (if applicable).
- \$350 Non-Residential Architectural Standards Building Review Application Fee (if applicable).
- \$600 (minimum) Development Permit Application / Public Infrastructure Review and Inspection Fee. Fee is 1% of acceptable Engineer's Estimate for public infrastructure, \$600 minimum (if fee is > \$600, the balance is due prior to the issuance of any plans or development permit).
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Six (6) copies of site plan. **NOTE:** Proposed development in Wolf Pen Creek must be reviewed by the Design Review Board. When staff has completed their technical review of the proposal, it will be scheduled for consideration by the Design Review Board. Ten (10) copies of all current design plans and color samples will be required for the Board.
- One (1) folded copy of the landscape plan (if applicable).
- One (1) copy of the following for Non-Residential Architectural Standards building review (if applicable):
 - Building elevations to scale for all buildings.
 - List of building materials for all facades and screening.
 - Color samples or list of colors to be used from the approved color palette.
- Two (2) copies of the grading, drainage, and erosion control plans with supporting drainage report.
- Two (2) copies of the public infrastructure plans and supporting documents (if applicable).
- Traffic Impact Analysis or calculations of projected vehicle trips showing that a TIA is not necessary for the proposed request (if applicable).
- The attached Site Plan, Conceptual Site Plan, and Non-Residential Architectural Standards Building Review checklists with all items checked off or a brief explanation as to why they are not checked off (as applicable).

Date of Optional Preapplication or Stormwater Management Conference _____

NAME OF PROJECT The Annex Hookah Lounge, LLC

ADDRESS 2501 Texas Ave. S. Suite C-107, College Station, Tx 77840

LEGAL DESCRIPTION (Lot, Block, Subdivision) Park Place, Block 1 Lot 1

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

Name Alex Neuendorf E-mail alexkn7213@gmail.com

Street Address 21 Gramercy Park Dr. #1025

City Bryan State Tx Zip Code 77802

Phone Number 832-527-2935 Fax Number _____

PROPERTY OWNER'S INFORMATION:

Name Ron Frank E-mail 2501texasavenue@gmail.com
Street Address 1251 Pin Oak Rd Suite 13
City Katy State Tx Zip Code 77494
Phone Number 979-987-1115 Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

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

Present use of property _____
Proposed use of property _____
Current zoning of property _____
Number of parking spaces required _____ Number of parking spaces provided _____
Total Acreage _____ Floodplain Acreage _____
Building square feet _____
Is there Special Flood Hazard Area (Zone A or Zone AE on FEMA FIRM panels) on the property? Yes No

FOR MULTI-FAMILY IN WPC:

Number of one bedroom units _____
Total number of two bedroom units _____
Number of two bedroom units with bedrooms > 132 sq. ft. _____
Number of two bedroom units with bedrooms < 132 sq. ft. _____
Total number of three bedroom units _____
Total number of four bedroom units _____
Total number of housing units _____

PARKLAND DEDICATION (residential development will require parkland dedication at the time of building permit)

_____ dwelling units (DU) X \$ _____ per unit = \$ _____ Total
Number of acres in floodplain _____
Number of acres in detention _____
Number of acres in greenways _____
Date approved by the Parks & Recreation Advisory Board _____

APPLICATION WILL NOT BE CONSIDERED COMPLETE WITHOUT THE FOLLOWING INFORMATION ADDRESSED:

1. Provide a detailed explanation of the proposed use including hours of operation, anticipated traffic, total building capacity, number of employees, number of students, number of children, ages of children, etc., as applicable.

See Attached

2. Explain how the proposed conditional use will meet the purpose and intent of the Unified Development Ordinance and how the use will meet all of the minimum standards established in the UDO for this type of use including parking, landscaping, and screening of offensive areas (trash, loading areas, transformers, utility connections, etc.).

See Attached

3. Explain how the proposed use is consistent with Comprehensive Plan.

See Attached

4. Explain how the proposed use is compatible with the surrounding areas.

See Attached

5. Explain how the proposed site plan and circulation plan will be harmonious with the character of the surrounding area.

See Attached

6. Explain how infrastructure impacts will be minimized, including traffic impacts.

See Attached

7. Explain the effects of the use will have on the environment.

See Attached

IN ADDITION, FOR NIGHT CLUBS, BARS, OR TAVERNS:

8. Approximate the distance to the nearest residential area and indicate the housing type (single family, duplex, multi-family, etc.).

See Attached

9. The College Station Codes limit noise levels to 65 d.b.a. from 7:00 A.M. to 10:00 P.M. and to 55 d.b.a. from 10:00 P.M. to 7:00 A.M.. Estimate the noise levels produced from the proposed use as heard from all property lines.

See Attached

10. Approximate the distance to the nearest church, school, or hospital. These measurements must be taken from front door, along property lines, to front door.

See Attached

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

9/25/14
Date

1. Provide a detailed explanation of the proposed use including hours of operation, anticipated traffic, total building capacity, number of employees, number of students, number of children, ages of children, etc., as applicable.

The applicant is requesting approval of a conditional use permit to allow the operation of a hookah lounge on the subject property. The applicant would be a tenant of an already existing building and commercial development space (Park Place Plaza). The space will be approximately 2300 square feet. The hours of operation will be from noon to midnight on Sundays through Thursdays and from noon until 2 a.m. on Fridays and Saturdays. The applicant anticipates that there will be 3 initial employees. The applicant does not anticipate that there will be a significant increase in traffic in the area due to the presence of the proposed business. There will be no sales of alcoholic beverages on the premises. No one under the age of 18 will be admitted onto the premises of the business.

2. Explain how the proposed conditional use will meet the purpose and intent of the Unified Development Ordinance and how the use will meet all of the minimum standards established in the UDO for this type of use including parking, landscaping, and screening of offensive areas (trash, loading areas, transformers, utility connections, etc.).

The location is designated as a General Commercial district (C-1). The stated purpose of the C-1 zoning district is "to provide locations for general commercial purposes, that is, retail sales and service uses that function to serve the entire community and its visitors." A hookah lounge at this location will conform to those objectives. If approved, a hookah lounge facility will meet all of the minimum standards established by the UDO. Parking, landscaping, and screening of offensive areas has already been developed.

3. Explain how the proposed use is consistent with Comprehensive Plan.

The Comprehensive Plan designates the area as "urban." A hookah lounge at this location will not impact rural areas or harm places with a unique character and identity. The location has been vacant for some time. A hookah lounge furthers the purpose of developing the location with a general commercial use rather than continuing the long-term vacancy of the location.

4. Explain how the proposed use is compatible with the surrounding areas.

The proposed location is in a commercial center, Park Place Plaza. Nearby businesses include a coffee house, a gun store, a Korean restaurant, a pregnancy outreach center, a tutoring facility, a bar, a massage parlor, and a nail salon. The proposed use is compatible with the surrounding area as it fits with the general commercial character of the surrounding area and provides a service that is not currently being met in that area.

5. Explain how the proposed site plan and circulation plan will be harmonious with the character of the surrounding area.

The applicant proposes no structural changes to the buildings on the site. The premise's harmony with the character of the surrounding area will therefore not be altered.

6. Explain how infrastructure impacts will be minimized, including traffic impacts.

The applicant does not believe that the proposed use of the property for a hookah lounge creates a greater impact on infrastructure than other uses that are permitted by right in a C-1 zoning district, without prior conditional use approval. The applicant expects that the impact on existing infrastructure will be minimal. The proposed use will not impose a strain on roads, parking facilities, electrical, water, sewer systems, or public services such as police and fire protection. There will be no additional impact concerning erosion, flood, water damage, fire, or other hazards. The proposed use will not affect the ability of existing infrastructure and services to adequately provide services.

7. Explain the effects of the use will have on the environment.

The proposed use will not have an effect on the environment. The applicant proposes no structural changes to the buildings on the site.

8. Approximate the distance to the nearest residential area and indicate the housing type (single family, duplex, multi-family, etc.).

The approximate distance to the nearest residential area is .2 miles. The housing type is a trailer park.

9. The College Station Codes limit noise levels to 65 d.b.a. from 7:00 A.M. to 10:00 P.M. and to 55 d.b.a. from 10 P.M. to 7:00 A.M. Estimate the noise levels produced from the proposed use as heard from all property lines.

The noise levels will not exceed the noise level limits set forth in the College Station Codes. The applicant estimates that the noise levels produced from the proposed use to be between 30 and 45 d.b.a. as heard from all property lines as applicant intends for the lounge to be a relaxed social atmosphere with the background music not overpowering conversations.

10. Approximate the distance to the nearest church, school, or hospital. These measurements must be taken from front door, along property lines, to front door.

The approximate distance from the nearest church is .2 miles.

2501 TEXAS AVENUE, LLC

1251 Pin Oak Road, Suite 13,

Katy, Texas 77494

(979) 987-1115

2501texasavenue@gmail.com

September 25, 2014

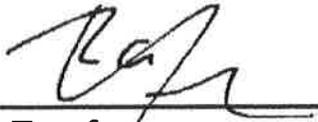
City of College Station
PO Box 9960
College Station, Texas 77842

Re: 2501 Texas Avenue: Suite C:107 Hookah Lounge

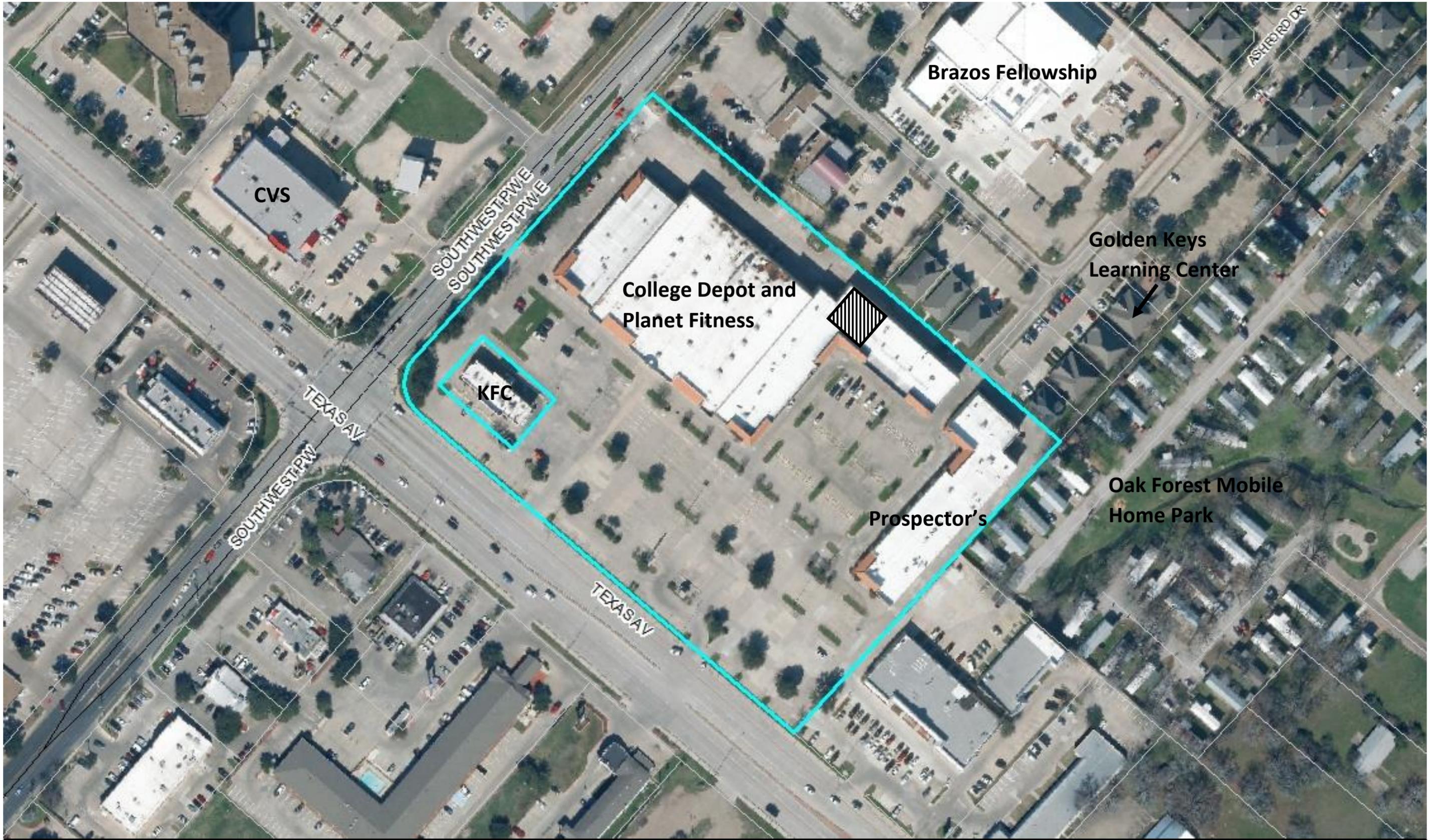
To whom it may concern,

I am the manager and one of the owners of 2501 Texas Avenue, LLC, the entity that is owns the shopping center at 2501 Texas Avenue.

On behalf of 2501 Texas Avenue, LLC, the owner and landlord of this property, we are aware that Annex Hookah Lounge will be operating a hookah lounge in this shopping center and that they will need a conditional use permit.



Ron Frank



DEVELOPMENT REVIEW

THE ANNEX HOOKAH LOUNGE

Case:
14-249

CONDITIONAL USE



Legislation Details (With Text)

File #: 14-794 **Version:** 1 **Name:** 2818 Townhomes
Type: Rezoning **Status:** Agenda Ready
File created: 10/27/2014 **In control:** City Council Regular
On agenda: 11/6/2014 **Final action:**
Title: 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 R&D Research & Development to T Townhouse for approximately 2.2895 being Morgan Rector League, Abstract No. 46, in the City of College Station, Brazos County, Texas and being all of the called 2.2895 acre tract described in the deed from Chuck Ellison, Trustee for the Dartmouth Joint Venture to Stacy Diane Tremont Trust #1 recorded in Volume 2545, Page 67 of the Official Records of Brazos County, Texas, generally located at 2440 Harvey Mitchell Parkway South. Case #14-00900254 (J. Cuarón) (Note: Final action on this item is scheduled for the November 24, 2014 City Council meeting - subject to change)

Sponsors:

Indexes:

Code sections:

Attachments: [Staff Report](#)
[Application](#)
[Rezoning Map](#)

Date	Ver.	Action By	Action	Result
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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 R&D Research & Development to T Townhouse for approximately 2.2895 being Morgan Rector League, Abstract No. 46, in the City of College Station, Brazos County, Texas and being all of the called 2.2895 acre tract described in the deed from Chuck Ellison, Trustee for the Dartmouth Joint Venture to Stacy Diane Tremont Trust #1 recorded in Volume 2545, Page 67 of the Official Records of Brazos County, Texas, generally located at 2440 Harvey Mitchell Parkway South. Case #14-00900254 (J. Cuarón) (Note: Final action on this item is scheduled for the November 24, 2014 City Council meeting - subject to change)



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

**REZONING REQUEST
FOR
2818 TOWNHOMES
14-00900254**

REQUEST: R&D Research & Development to T Townhouse

SCALE: 2.2920 acres

LOCATION: 2440 Harvey Mitchell Parkway South, being Morgan Rector League, Abstract No. 46, in the City of College Station, Brazos County, Texas and being all of the called 2.2920 acre tract described in the deed from Chuck Ellison, Trustee for the Dartmouth Joint Venture to Stacy Diane Tremont Trust #1 recorded in Volume 2545, Page 67 of the Official Records of Brazos County, Texas.

APPLICANT: James Batenhorst, Mitchell & Morgan, LLC.

PROJECT MANAGER: Jerry Cuarón, Staff Planner
gcuaron@cstx.gov

RECOMMENDATION: Staff recommends approval of the rezoning request.

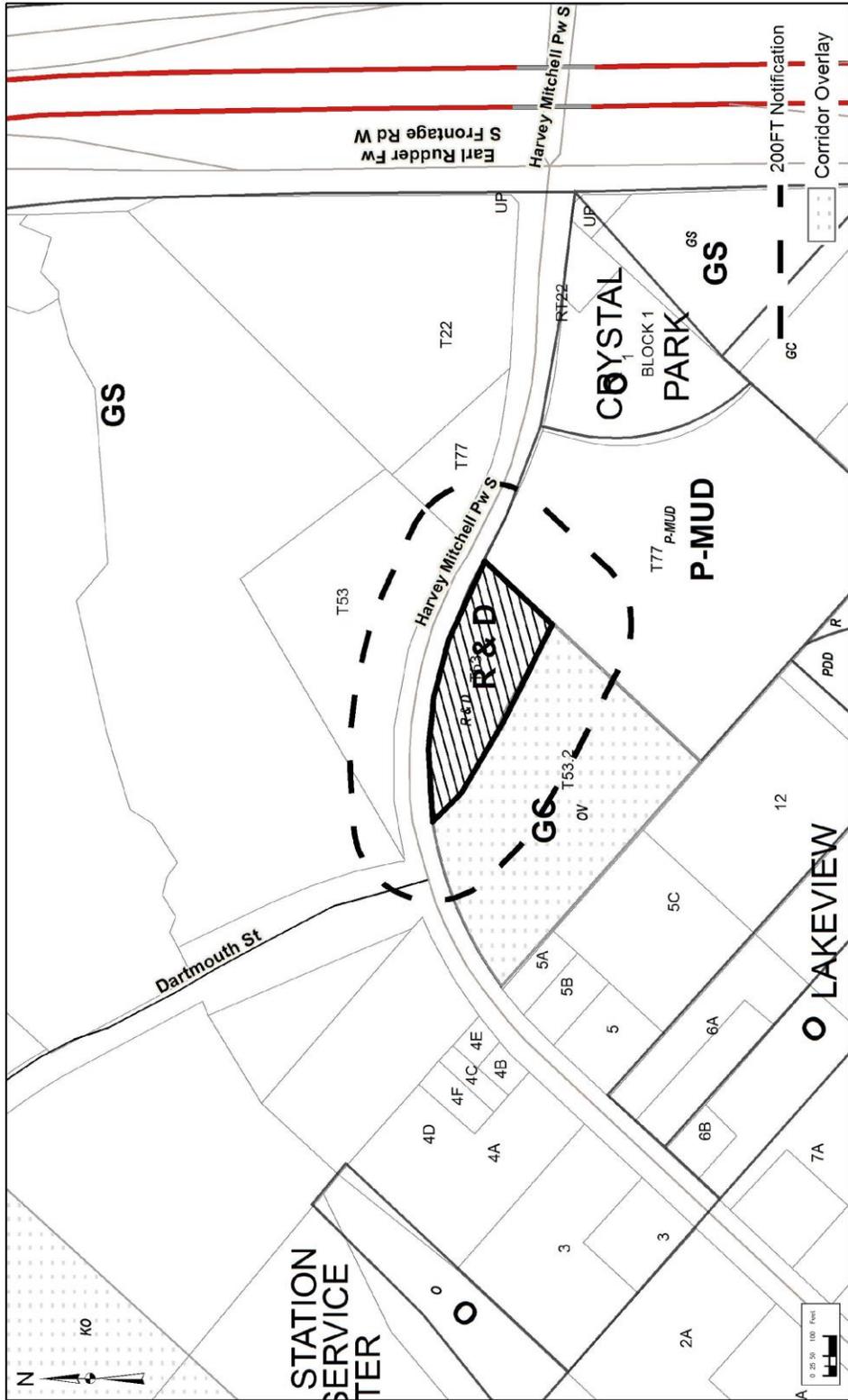


REZONING
Case: 14-254

2818 TOWNHOMES

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	WFC	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

DEVELOPMENT REVIEW

2818 TOWNHOMES

Case: 14-254

REZONING

NOTIFICATIONS

Advertised Commission Hearing Date: November 6, 2014
Advertised Council Hearing Date: November 24, 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:

None

Property owner notices mailed: Seven
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 (across Harvey Mitchell Parkway South)	General Commercial	GS General Suburban	Vacant
South	Urban	GC General Commercial and Overlay, P-MUD Planned Mixed-Use District	Vacant
East	Urban	P-MUD Planned Mixed-Use District	Vacant
West	Urban	GC General Commercial and Overlay	Vacant

DEVELOPMENT HISTORY

Annexation: February 1971
Zoning: R-1 Single Family Residential (upon annexation)
R&D Research & Development in September 1998
Final Plat: Unplatted
Site development: Vacant

REVIEW CRITERIA

- 1. Consistency with the Comprehensive Plan:** The subject parcel is shown on the Comprehensive Future Land Use and Character Map as Urban. Urban is generally for areas that should have a very intense level of development activities. These areas will tend to consist of townhomes, duplexes, and high-density apartments. The subject parcel is located in the Harvey Mitchell District. This area includes a large floodplain and significant road frontage along Harvey Mitchell Parkway South and Texas Avenue. The focus of the district plan should be the development of an urban area that incorporates the significant natural features of the area and that incorporates design elements that positively contribute to two significant entries the City. The Harvey Mitchell District has not been completed but as part of the Comprehensive Plan Five-Year Evaluation & Appraisal Report it was identified as the next area to be studied. T Townhouse zoning is appropriate for this land use designation.
- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The area is largely vacant and has current land uses that are in transition to single family homes.
- 3. Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment:** T Townhouse is suitable for this property though driveway access will not be allowed to Harvey Mitchell Parkway South, a major arterial on the Thoroughfare Plan. This design is what is anticipated for this project.
- 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:** R&D Research & Development is a retired district and was intended for administrative and professional offices, and research and development oriented light industrial uses. R&D Research and Development is not what is intended for the area on the Comprehensive Plan Future Land Use and Character Map.
- 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 application states that T Townhouses are highly desirable in the College Station marketplace as they are individually sold lots and structures.
- 6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** The subject tract has a 24-inch water line along Harvey Mitchell Parkway South. Future development of the tract will have to meet the City's minimum fire flow requirements. The subject tract currently has no sewer access, and will need to extend the 8-inch sewer line on Harvey Mitchell Parkway South, or 18-inch on State Highway 6 with this development. The subject tract is not located within a FEMA regulated Special Flood Hazard Area per FEMA FIRM panel 310F. Drainage will be reviewed in accordance with the City of College Station Drainage Policy and Design Standards. The Thoroughfare Plan identifies Harvey Mitchell Parkway South as a six-lane Major Arterial and is currently constructed as four-lanes with a center turn lane. The amount

of traffic produced by this development is minimal and should not have a detrimental impact on surrounding roadways.

STAFF RECOMMENDATION

Staff recommends approval of the rezoning requested.

SUPPORTING MATERIALS

1. Application
2. Rezoning map



FOR OFFICE USE ONLY	
CASE NO.:	<u>14-254</u>
DATE SUBMITTED:	<u>10/01/14</u>
TIME:	<u>3:20</u>
STAFF:	<u>AJ</u>

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 pdsdigitalsubmittal@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 July 30, 2014

NAME OF PROJECT 2818 Townhomes

ADDRESS Harvey Mitchell Parkway South

LEGAL DESCRIPTION (Lot, Block, Subdivision) A004601, M Rector (ICL), Tract 53, 2.2895 Acres

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:
Located generally to the southeast of the Dartmouth Street and Harvey Mitchell Parkway South (FM2818) intersection.

TOTAL ACREAGE 2.2895 Acres

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

Name Mitchell & Morgan, LLP C/O James Batenhorst E-mail james@mitchellandmorgan.com

Street Address 3204 Earl Rudder Freeway South

City College Station State Texas Zip Code 77845

Phone Number 979-260-6963 Fax Number 979-260-3564

PROPERTY OWNER'S INFORMATION:

Name Lubbock National Bank C/O Arnold Mincey E-mail amincey@lubbocknational.com

Street Address P.O. Box 6100

City Lubbock State Texas Zip Code 79493

Phone Number 806-761-4109 Fax Number _____

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

Name Miles Construction C/O Bo Miles E-mail milesconstruction@gmail.com
Street Address 3091 University Drive East
City Bryan State Texas Zip Code 77802
Phone Number 979-774-0123 Fax Number 979-693-8100

This property was conveyed to owner by deed dated 1/31/2006 and recorded in Volume 7135, Page 136 of the Brazos County Official Records.

Existing Zoning R&D - Research & Development Proposed Zoning T - Townhouse

Present Use of Property Vacant & Undeveloped

Proposed Use of Property Townhomes

REZONING SUPPORTING INFORMATION

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

This zone change is warranted not due to changed or changing conditions but rather to bring the zoning on the property into compliance with the land use plan which shows this property as U - Urban.

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

Yes. It is in compliance with the Comprehensive Plan.

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

This area is largely vacant or has current land uses that are in transition (i.e. single family houses). This zoning to T - Townhomes is compatible with the future land use of U - Urban of this area.

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

The townhouse use is suitable for this property as long as driveways are to the rear and not to FM2818. This design element is what is intended for this project.

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

The current zoning district is R&D - Research and Development. The property may be suitable for R&D but it is not what is intended on the Land Use Plan for this property.

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

Townhouses (individually sold lots and structures) are highly desirable in the College Station market place.

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

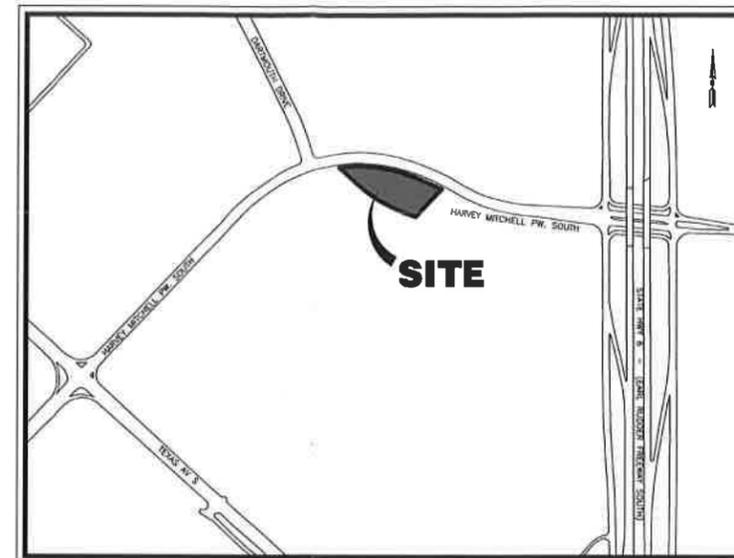
Having townhouses that face FM2818 (design similar to Broadstone Ranch and River Oaks on Holleman) will help beautify this roadway corridor. It will provide a nice break to other developments which will occur with parking along FM2818.

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.

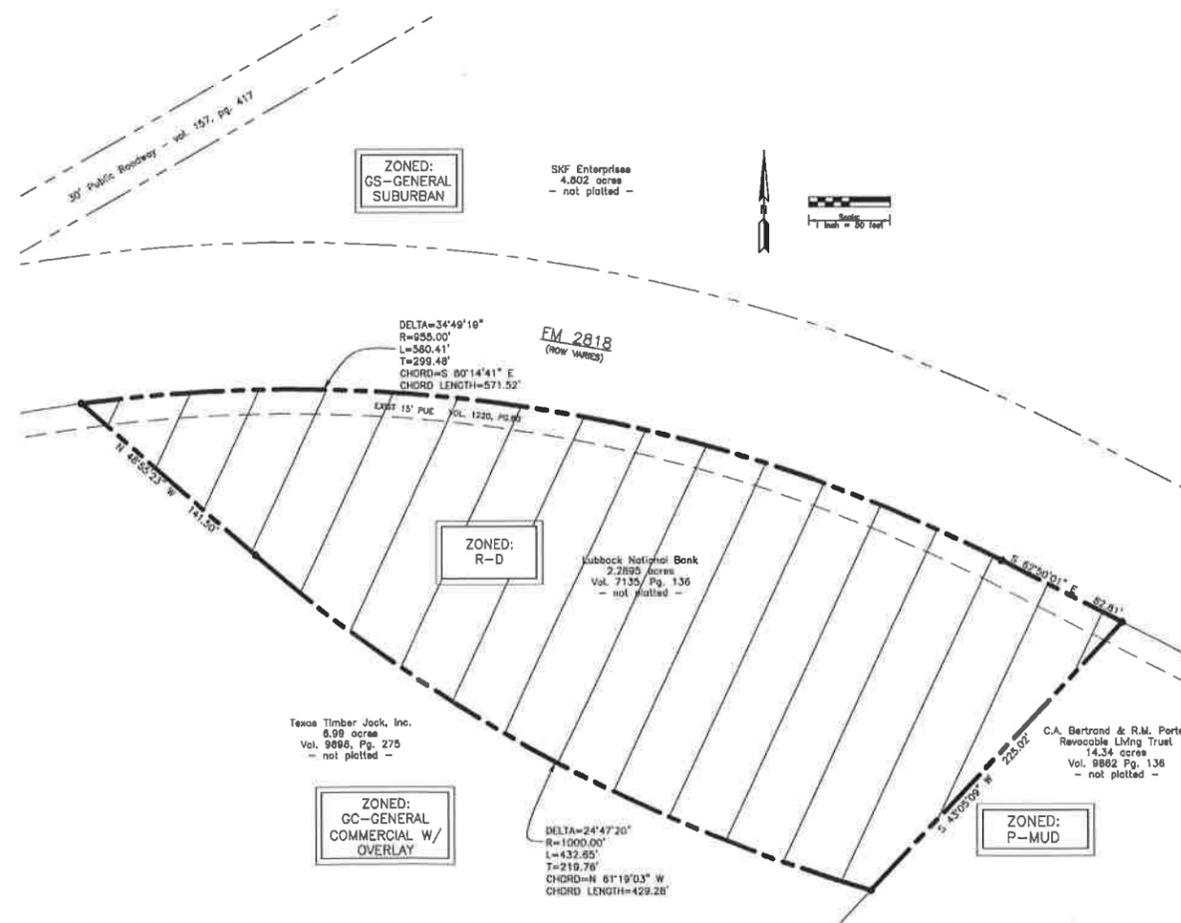
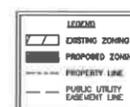
At Spring Vice President
Signature and title

9-16-14
Date

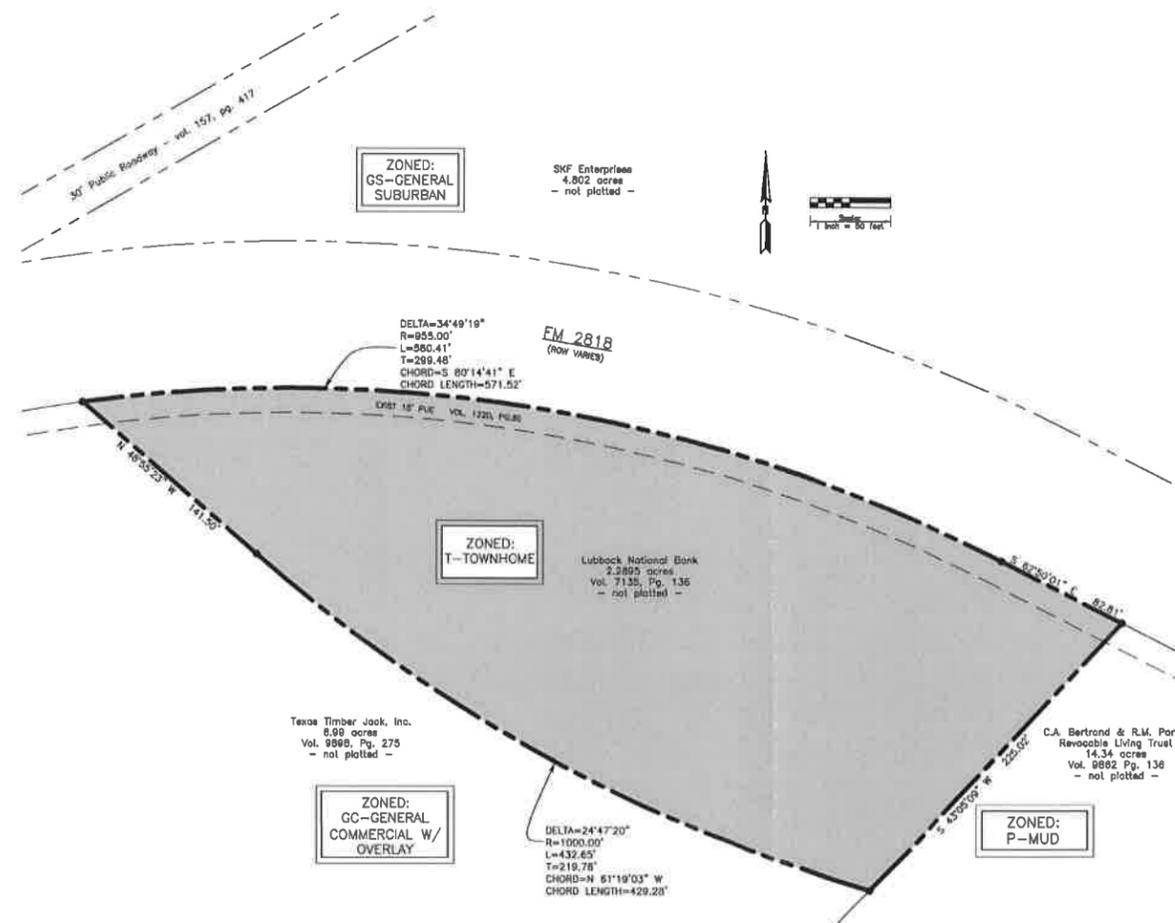
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8.57
80



VICINITY MAP
(N.T.S.)



EXISTING ZONING



PROPOSED ZONING



Legislation Details (With Text)

File #: 14-785 **Version:** 1 **Name:** Holleman and Rock Prairie Rezoning
Type: Rezoning **Status:** Agenda Ready
File created: 10/27/2014 **In control:** Planning and Zoning Commission Regular
On agenda: 11/6/2014 **Final action:**
Title: 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 R Rural to SC Suburban Commercial for approximately 2.2 acres being a portion of Lot 1, Block 1, Jackson Estates, Phase One, according to the plat recorded in volume 9762, page 159 of the official public records of Brazos County, Texas and being the same tract of land as described by a deed to the JH Driving Range, LLC recorded in volume 9816, page 120 of the official public records of Brazos County, Texas, generally located at 3751 Rock Prairie Road West, more generally located at the southwest corner of Rock Prairie Road West and Holleman Drive South. Case #14-00900259 (J. Bullock) (Note: Final action on this item is scheduled for the November 24th City Council meeting - subject to change)

Sponsors:

Indexes:

Code sections:

Attachments: [Staff Report](#)
[Application](#)
[Rezoning Map](#)

Date	Ver.	Action By	Action	Result
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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 R Rural to SC Suburban Commercial for approximately 2.2 acres being a portion of Lot 1, Block 1, Jackson Estates, Phase One, according to the plat recorded in volume 9762, page 159 of the official public records of Brazos County, Texas and being the same tract of land as described by a deed to the JH Driving Range, LLC recorded in volume 9816, page 120 of the official public records of Brazos County, Texas, generally located at 3751 Rock Prairie Road West, more generally located at the southwest corner of Rock Prairie Road West and Holleman Drive South. Case #14-00900259 (J. Bullock) (Note: Final action on this item is scheduled for the November 24th City Council meeting - subject to change)



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

**REZONING REQUEST
FOR
HOLLEMAN & ROCK PRAIRIE
14-00900259**

REQUEST: R Rural to SC Suburban Commercial

SCALE: Approximately 2.2 acres

LOCATION: 3751 Rock Prairie Road West
Being a portion of Lot 1, Block 1, Jackson Estates, Phase One, according to the plat recorded in volume 9762, page 159 of the official public records of Brazos County, Texas and being the same tract of land as described by a deed to the JH Driving Range, LLC recorded in volume 9816, page 120 of the official public records of Brazos County, Texas, generally located at the southwest corner of Rock Prairie Road West and Holleman Drive South.

APPLICANT: RME Consulting Engineers

PROJECT MANAGER: Jessica Bullock, Staff Planner
jbullock@cstx.gov

RECOMMENDATION: Staff recommends approval of the rezoning.



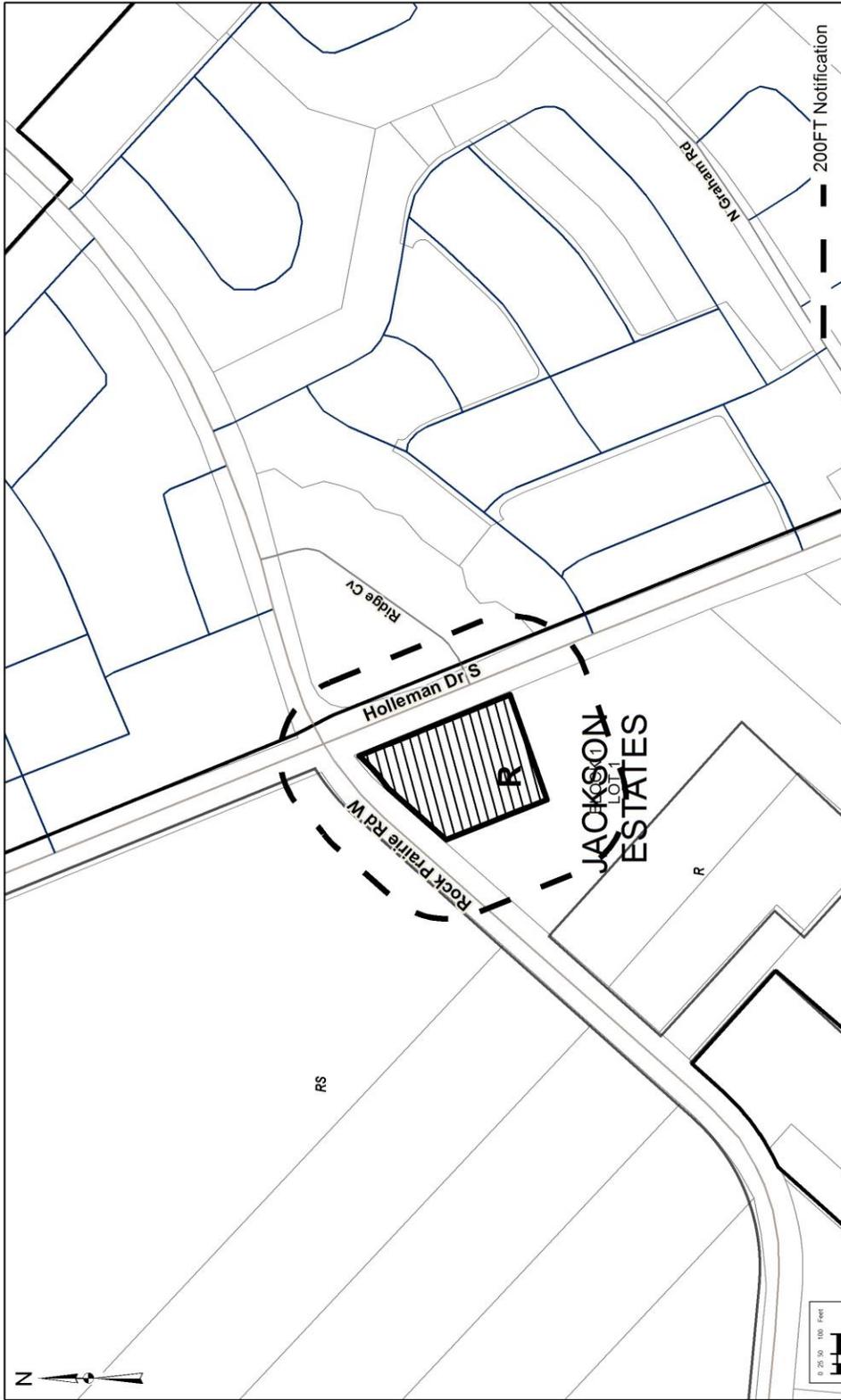
REZONING

Case: 14-259

HOLLEMAN DR & ROCK PRAIRIE RD W

DEVELOPMENT REVIEW





Zoning Districts

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

	DEVELOPMENT REVIEW	HOLLEMAN DR & ROCK PRAIRIE RD W	Case: 14-259	REZONING
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NOTIFICATIONS

Advertised Commission Hearing Date: November 6, 2014
Advertised Council Hearing Date: November 24, 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:

None

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

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North (across Rock Prairie Road West)	Restricted Suburban	RS Restricted Suburban	Vacant
South	Restricted Suburban	R Rural	Vacant
East (across Holleman Drive South)	Urban	(N/A) ETJ Extraterritorial Jurisdiction	Manufactured Home Park
West	Restricted Suburban	R Rural	Driving Range

DEVELOPMENT HISTORY

Annexation: March 2008
Zoning: A-O Agricultural Open upon annexation (2008)
Renamed R Rural (2013)
Final Plat: August 2010
Site development: Undeveloped

REVIEW CRITERIA

- 1. Consistency with the Comprehensive Plan:** The applicant requested a Comprehensive Plan amendment to change the Future Land Use and Character Map from Restricted Suburban to Suburban Commercial which was approved by City Council on August 25th, 2014. Suburban Commercial is intended for concentrations of commercial activities that cater primarily to nearby residents versus the larger community or region. Generally, these areas tend to be small in size and located adjacent to major roads (arterials and collectors). Design of these structures is compatible in size, roof type and pitch, architecture, and lot coverage with the surrounding single-family residential use. The applicant intends to develop a commercial convenience store with is consistent with this change.
- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The proposed rezoning of SC Suburban Commercial allows for low-density commercial uses with a design that is compatible with the

character of suburban single-family neighborhoods. Buildings have a more residential character and scale, and sites are heavily landscaped to minimize the impacts of non-residential uses and associated parking areas on adjacent residential zoning districts. It allows for a range of uses, with the impacts mitigated through buffering and architecture of the buildings.

Properties located to the east across Holleman Drive South are designated as Urban on the Future Land Use and Character Map and developed as a manufactured home park in the ETJ. The City does not have zoning or land use control in the ETJ.

Adjacent to the west is the Jackson Hole Driving Range – developed as a permitted use in the R Rural zoning district, leaving just a little over 300 feet along Rock Prairie Road West for future development.

To the north, across Rock Prairie Road West, a Preliminary Plan was recently approved for Mission Ranch, a Restricted Suburban single-family subdivision.

- 3. Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment:** The subject property is the remaining undeveloped portion of Jackson Hole Estates. With just over 300 feet of frontage along Rock Prairie Road West, SC Suburban Commercial will allow for more appropriate development between the commercial use (driving range) and a major intersection. The applicant would like to develop a commercial convenience store. This type of development is a compatible fit for transitional uses between the surrounding existing developments (i.e. driving range and manufactured home community).
- 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 subject property is currently zoned R Rural which it received upon annexation. The neighboring driving range did not need to be rezoned because the use is permitted under the zoning. The property is seeking SC Suburban Commercial in order to provide commercial activity on the corner that will serve the neighboring residential uses. Existing land features help to provide a desirable Suburban Commercial Development. These desirable conditions are as follows: (1) the existing creek traverses the property and is parallel to Holleman Drive South. This natural feature will provide approximately a 120-foot wide buffer with the manufactured home community located across Holleman Drive South. (2) US Army Corps of Engineers restrictions will minimize disturbance to the existing tributary. (3) These natural features will minimize the intensity of the Suburban Commercial development. (4) The “light” commercial uses (i.e. Jackson Hole Driving Range & the proposed development) will provide reasonable transitional uses to the residential uses in the surrounding area.
- 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:** Holleman Drive South and Rock Prairie Road West are currently built to a 2-lane rural section. Holleman Drive South is designated a 4-lane major collector and Rock Prairie Road West is designated a 2-lane major collector on the City’s Thoroughfare Plan. Bordered by these streets and a commercial use, it will be difficult to market the subject property for a use permitted under its current zoning of R Rural.

6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use: Water service will be provided by the Wellborn Special Utilities District via existing 12-inch water lines located along Rock Prairie Road West and Holleman Drive South. A fire flow analysis meeting the minimum requirements of the BCS Unified Design Guidelines will need to be submitted and approved prior to a final plat being forwarded to the Planning & Zoning Commission. There are currently no existing sanitary sewer mains available to serve this property, so an On-Site Sewage Facility (septic system) will be required to sewer the lot. The septic system must be installed and maintained in accordance with Brazos County Health Department regulations. Drainage is generally to the south within the Hope's Creek Drainage Basin. There is no FEMA regulated floodplain identified on the tract. The development will be required to comply with the City's drainage ordinance.

Staff estimates the current traffic on Holleman Drive South to be approximately 5,300 VPD. Holleman Drive South has a capacity of 10,000 VPD in its current configuration. Based on the trips generated by the site, no further traffic impact analysis would be required.

STAFF RECOMMENDATION

Staff recommends approval of the rezoning.

SUPPORTING MATERIALS

1. Application
2. Rezoning map



FOR OFFICE USE ONLY	
CASE NO.:	<u>14-259</u>
DATE SUBMITTED:	<u>10/08/14</u>
TIME:	<u>3:05</u>
STAFF:	<u>AJ</u>

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 pdsdigitalsubmittal@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 _____

NAME OF PROJECT Holleman & Rock Prairie

ADDRESS _____

LEGAL DESCRIPTION (Lot, Block, Subdivision) ~~2.236~~ 2.196 Ac out of Lot 1, Block One of Jackson Estates, Phase One

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:
Southwest corner of Holleman & Rock Prairie Road West

TOTAL ACREAGE ~~2.196~~ 2.236

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

Name RME Consulting Engineers E-mail rabon@rmengineer.com

Street Address PO Box 9253

City College Station State TX Zip Code 77842

Phone Number (979) 764-0704 Fax Number (979) 764-0704

PROPERTY OWNER'S INFORMATION:

Name JH Driving Range LLC E-mail _____

Street Address 3751 Rock Prairie Road West

City College Station State TX Zip Code 77845

Phone Number _____ Fax Number _____

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

Name Sam Trinh E-mail samtrinh@verizon.net

Street Address _____

City _____ State _____ Zip Code _____

Phone Number (979) 575-4545 Fax Number (979) 823-5196

This property was conveyed to owner by deed dated August 4, 2010 and recorded in Volume 9762, Page 159 of the Brazos County Official Records.

Existing Zoning R Proposed Zoning SC

Present Use of Property Vacant

Proposed Use of Property C-Store

REZONING SUPPORTING INFORMATION

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

This rezoning will be in line with the recently approved Land Use Classification and allow for the site development of a commercial convenience store development.

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

Yes.

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?

Suburban Commercial would be ideal at the "hard" corner of Rock Prairie Road West and Holleman Drive. Also this type of development is a compatible fit for transitional uses between the surrounding existing developments (i.e. driving range and manufactured home community).

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

Same as on Comment #3.

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

See Comment #7. For these reasons the property would be very difficult to develop as Restricted Residential and achieve a financially reasonable density.

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

Same as on Comment #5.

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

Existing land features help to provide a desirable Suburban Commercial development. These desirable conditions are as follows: (1) The existing creek traverses the property and is parallel to Holleman Drive. This natural feature will provide an approx. 120' wide buffer with the "adjacent" manufactured home community. (2) USACE restrictions will minimize disturbance to the existing tributary. (3) These natural features will minimize the intensity of the Suburban Commercial development. (4) The "light" commercial uses (i.e. Jackson Hole Driving Range & this subject development) will provide reasonable transitional uses to the Restricted Residential on the north side of Rock Prairie Road West.

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.

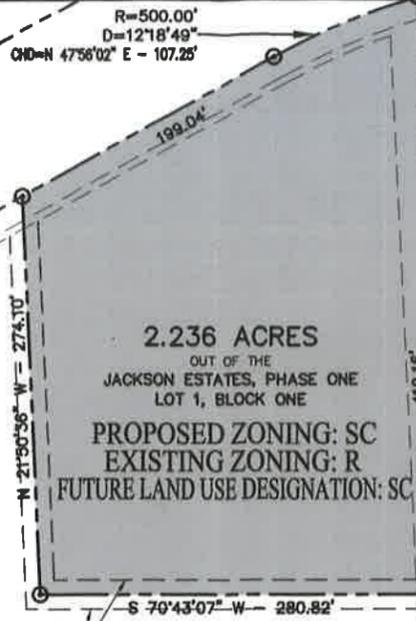

Signature and title

9-03-14
Date



EXISTING ZONING: RS
 FUTURE LAND USE DESIGNATION: RS

(MINOR ARTERIAL)
 ROCK PRAIRIE ROAD WEST
 (100' RIGHT-OF-WAY)



EXISTING ZONING: R
 FUTURE LAND USE DESIGNATION: RS

JACKSON HOLE DRIVING RANGE -
 PROPOSED LOT 1R, BLOCK ONE
 12.22 ACRES

EXISTING ZONING: R
 FUTURE LAND USE DESIGNATION: RS

EXISTING ZONING: R
 FUTURE LAND USE DESIGNATION: RS

EXISTING ZONING: R
 FUTURE LAND USE DESIGNATION: RS

(MAJOR COLLECTOR)
 HOLLEMAN DRIVE SOUTH
 (125' RIGHT-OF-WAY)

EXISTING ZONING: R
 FUTURE LAND USE DESIGNATION: U



VICINITY MAP

ZONING NAMES:	
R =	RURAL
RS =	RESTRICTED SUBURBAN
SC =	SUBURBAN COMMERCIAL
U =	URBAN

REZONING EXHIBIT
 FOR
2.236 ACRES
 OUT OF THE
JACKSON ESTATES, PH 1
 LOT ONE, BLOCK ONE
 VOLUME 9762, PAGE 159
 CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS

CLIENT INFORMATION	
	
SAM TRINH 4405 REGAL OAKS DRIVE COLLEGE STATION, TX 77845 EMAIL: SAMTRINH@VERIZON.NET PH: (979) 575-4545 FX: (979) 823-5198	
FILENAME:	SCALE:
SUBMITTED DATE: 10/8/14	REVISIONS: 10/20/14
3800 S.H. No. 6 SOUTH, STE. 108G <77845> POST OFFICE BOX 9253 COLLEGE STATION, TEXAS 77842 EMAIL: civil@rmeengineer.com OFFICE - (979) 764-0704 FAX - (979) 764-0704 TEXAS FIRM REGISTRATION No. F-4695	DRAWN BY: R.A.M. CHECKED BY: FIELD BOOK: N/A PAGES: N/A RME CONSULTING ENGINEERS CLIENT NO. PROJECT NO. 237 - 0524

14-2591
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