



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, December 4, 2014

5:30 PM

City Hall Council Chambers

1. Call the meeting to order.
2. Discussion of consent and regular agenda items.
3. [14-868](#) Discussion on Minor and Amending plats approved by Staff.
*Final Plat ~ Amending Plat ~ Greens Prairie Center Phase 2A, Block 5, Lots 2RA-12RA Case # 14-00900238 (J. Bullock)
*Final Plat ~ Minor Plat ~ Caprock Crossing Phase 5, Lots 1R & 2R, Block 1 and Greens Prairie Center Phase 1, Lots 1R, Block 1 Case # 14-00900253 (J. Cuarón)
4. Discussion of new development applications submitted to the City.
New Development Link: www.cstx.gov/newdev
5. [14-871](#) 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. [14-864](#) Presentation, possible action, and discussion regarding recommendations for future transportation projects. (D. Harmon)
7. [14-861](#) Presentation, possible action, and discussion regarding the Community Development Master Plan Phase 2 Report, including a review of social service providers, resources for those in need, and where gaps may exist. (B. Piscacek)

Attachments: [P&Z Phase II Memo.pdf](#)
8. [14-863](#) Presentation, possible action, and discussion regarding an update on the possible annexation of approximately 200 acres on the southwest side of the City, generally bordered by FM 2154, Greens Prairie Trail, and Royder Road. (L. Simms)

Attachments: [Memo](#)
[Annexation Area](#)
9. [14-874](#) Presentation, possible action, and discussion regarding an update on the following items:
* A rezoning of approximately 1.498 acres located at 13601 FM

2154, and more generally located south of the intersection of State Highway 40 and F.M. 2154, from PDD Planned Development District to PDD Planned Development District to amend the concept plan layout and uses. The Planning & Zoning Commission heard this item on November 6, 2014 and voted 5-0 to recommend approval. The City Council heard this item on November 24, 2014 and voted 7-0 to approve the request.

* A rezoning of approximately 2.2920 acres located at 2440 Harvey Mitchell Parkway South from R&D Research & Development to T Townhouse. The Planning & Zoning Commission heard this item on November 6, 2014 and voted 5-0 to recommend approval. The City Council heard this item on November 24, 2014 and voted 7-0 to approve the request.

* A rezoning of approximately 1 acre located at 218 Sterling Street from GS General Suburban to PDD Planned Development District. The Planning & Zoning Commission heard this item on November 6, 2014 and voted 5-0 to recommend approval. The City Council heard this item on November 24, 2014 and voted 7-0 to approve the request.

* A rezoning of approximately 2.236 acres generally located at the southwest corner of Rock Prairie Road West and Holleman Drive South from R Rural to SC Suburban Commercial. The Planning & Zoning Commission heard this item on November 6, 2014 and voted 5-0 to recommend approval. The City Council heard this item on November 24, 2014 and voted 7-0 to approve the request.

* A Conditional Use Permit for a Night Club/Bar/Tavern, more specifically the Annex Hookah Lounge, located at 2501 Texas Avenue. The Planning & Zoning Commission heard this item on November 6, 2014 and voted 5-0 to recommend approval. The City Council heard this item on November 24, 2014 and voted 7-0 to approve the request.

* A Conditional Use Permit for a wireless telecommunications facility located at 727 Graham Road A. The Planning & Zoning Commission heard this item on November 6, 2014 and voted 5-0 to recommend approval. The City Council heard this item on November 24, 2014 and voted 7-0 to approve the request.

* A rezoning of approximately 7.236 acres generally located at 2021 Harvey Mitchell Parkway South from C-3 Light Commercial, T Townhouse, and R Rural to T Townhouse and NAP Natural Areas Protected. The Planning & Zoning Commission heard this item on November 6, 2014 and voted 5-0 to recommend approval. The City Council heard this item on November 24, 2014 and voted 5-0-1 to approve the request.

10. [14-869](#) Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
* Thursday, December 18, 2014 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
* Monday, January 5, 2015 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
* Thursday, January 8, 2015 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
11. Discussion, review and possible action regarding the following meetings: Design Review Board
12. 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.
13. 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 November 26, 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 #: 14-868 **Version:** 1 **Name:** Minor/Amending Plats
Type: Updates **Status:** Agenda Ready
File created: 11/24/2014 **In control:** Planning and Zoning Commission Workshop
On agenda: 12/4/2014 **Final action:**
Title: Discussion on Minor and Amending plats approved by Staff.
*Final Plat ~ Amending Plat ~ Greens Prairie Center Phase 2A, Block 5, Lots 2RA-12RA Case # 14-00900238 (J. Bullock)
*Final Plat ~ Minor Plat ~ Caprock Crossing Phase 5, Lots 1R & 2R, Block 1 and Greens Prairie Center Phase 1, Lots 1R, Block 1 Case # 14-00900253 (J. Cuarón)
Sponsors: Brittany Caldwell
Indexes:
Code sections:
Attachments:

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

Discussion on Minor and Amending plats approved by Staff.
*Final Plat ~ Amending Plat ~ Greens Prairie Center Phase 2A, Block 5, Lots 2RA-12RA Case # 14-00900238 (J. Bullock)
*Final Plat ~ Minor Plat ~ Caprock Crossing Phase 5, Lots 1R & 2R, Block 1 and Greens Prairie Center Phase 1, Lots 1R, Block 1 Case # 14-00900253 (J. Cuarón)



Legislation Details (With Text)

File #: 14-871 **Version:** 1 **Name:** 2014 P&Z Plan of Work Update
Type: Updates **Status:** Agenda Ready
File created: 11/24/2014 **In control:** Planning and Zoning Commission Workshop
On agenda: 12/4/2014 **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: Jason Schubert
Indexes:
Code sections:
Attachments: [2014 P&Z Plan of Work](#)

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

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>9/10/14: Entered into contract with Kimley-Horn and Associates, Inc to evaluate intersections identified in neighborhood plans.</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> <p>9/10/14: Entered into contract with Kimley-Horn and Associates, Inc to update Thoroughfare Plan.</p>
Staff Assigned: P&DS Staff	Anticipated Completion: On-going

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

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



Legislation Details (With Text)

File #: 14-864 **Version:** 1 **Name:** Transportation Projects
Type: Updates **Status:** Agenda Ready
File created: 11/19/2014 **In control:** Planning and Zoning Commission Workshop
On agenda: 12/4/2014 **Final action:**
Title: Presentation, possible action, and discussion regarding recommendations for future transportation projects. (D. Harmon)
Sponsors:
Indexes:
Code sections:
Attachments:

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

Presentation, possible action, and discussion regarding recommendations for future transportation projects. **(D. Harmon)**



Legislation Details (With Text)

File #: 14-861 **Version:** 1 **Name:** Community Development Master Plan
Type: Updates **Status:** Agenda Ready
File created: 11/17/2014 **In control:** Planning and Zoning Commission Workshop
On agenda: 12/4/2014 **Final action:**
Title: Presentation, possible action, and discussion regarding the Community Development Master Plan Phase 2 Report, including a review of social service providers, resources for those in need, and where gaps may exist. (B. Piscacek)
Sponsors:
Indexes:
Code sections:
Attachments: [P&Z Phase II Memo.pdf](#)

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

Presentation, possible action, and discussion regarding the Community Development Master Plan Phase 2 Report, including a review of social service providers, resources for those in need, and where gaps may exist. (B. Piscacek)



MEMORANDUM

December 4, 2014

To: Planning & Zoning Commission

From: Community Services – Community Development Division

RE: Community Development Master Plan Update

Item: Presentation, possible action, and discussion regarding the Community Development Master Plan, including a review of social service providers, resources for those in need, and where gaps may exist.

Background: For over three decades, the City of College Station has administered programs designed to serve the needs of low- and moderate-income residents. The Community Development Division facilitates such efforts in large part with funds received from the U.S. Department of Housing and Urban Development (HUD) via the Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME). While these funds have contributed in a variety of ways to improving conditions community-wide, regulatory requirements and limited resources have compelled the division to reassess how most effectively the City can assist its residents most in need. With the intent to help maintain a minimum quality of life for all and to wisely focus resources, staff has undertaken the community development master planning process.

On December 5, 2013, Community Development staff presented their initial findings to the Planning & Zoning Commission regarding the first phase of this master plan effort. This included a review of local demographics with an emphasis on the low- and moderate-income population. Many obstacles, barriers, and challenges faced by this group in the areas of employment, housing, financial security, transportation, and health care were examined.

The second phase of this analysis is to evaluate current programs and resources that address the needs outlined in the existing conditions report. This report includes a comprehensive list of providers (and the social services and resources they offer) among six core classifications – modeled after those in Phase One: employment; housing; financial security, banking and lending; transportation; healthcare; and family services. This effort to systematically review needs and services leads to identifying where potential gaps in assistance exist.

To supplement the collection and evaluation of services, staff gathered stakeholder feedback regarding household needs and service provision through a “Community Needs Assessment Survey” and two focus groups with representatives from area nonprofit organizations.

A third phase of the master plan is currently underway. This document will seek to discover opportunities for intervention through comprehensive benchmarking of other communities' responses to similar gaps.

The Phase Two report is accessible online on the City's website at: <http://www.cstx.gov/index.aspx?page=3891>. For reference, a link to *Phase One: Existing Conditions* may also be found on the same webpage.



Legislation Details (With Text)

File #: 14-863 **Version:** 1 **Name:** Annexation Update
Type: Updates **Status:** Agenda Ready
File created: 11/18/2014 **In control:** Planning and Zoning Commission Workshop
On agenda: 12/4/2014 **Final action:**
Title: Presentation, possible action, and discussion regarding an update on the possible annexation of approximately 200 acres on the southwest side of the City, generally bordered by FM 2154, Greens Prairie Trail, and Royder Road. (L. Simms)
Sponsors: Lance Simms
Indexes:
Code sections:
Attachments: [Memo](#)
[Annexation Area](#)

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

Presentation, possible action, and discussion regarding an update on the possible annexation of approximately 200 acres on the southwest side of the City, generally bordered by FM 2154, Greens Prairie Trail, and Royder Road. (L. Simms)



CITY OF COLLEGE STATION

Planning & Development Services

1101 Texas Avenue, PO Box 9960

College Station, Texas 77842

Phone 979.764.3570 / Fax 979.764.3496

MEMORANDUM

TO: Planning & Zoning Commission

FROM: Lance Simms, Director of Planning & Development Services

DATE: 18 November 2014

SUBJECT: Annexation Update

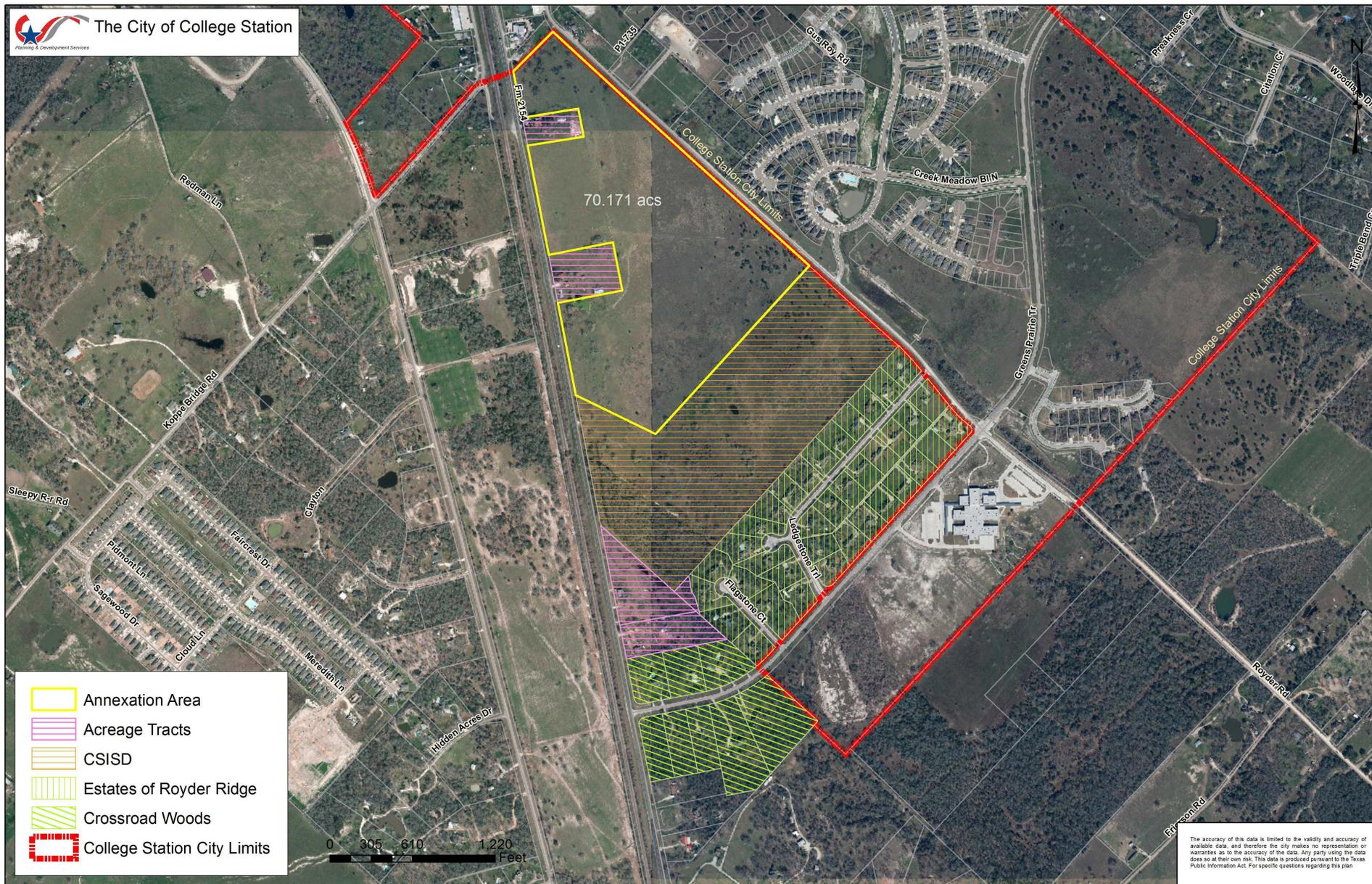
Item

Presentation, possible action, and discussion regarding an update on the possible annexation of approximately 200 acres on the southwest side of the City, generally bordered by FM 2154, Greens Prairie Trail, and Royder Road.

Background

In August, the City Council granted a petition to annex approximately 70 acres (bordered by yellow in the attached map). As part of the discussion, the City Council also expressed an interest in annexing additional areas as well (shown as hatched in the attached map).

The purpose of this workshop item is to update the Planning & Zoning Commission on the annexation process, timeline, and staff's progress to date.



- Annexation Area
- Acreage Tracts
- CSISD
- Estates of Royder Ridge
- Crossroad Woods
- College Station City Limits

0 365 610 1,220 Feet

The accuracy of this data is limited to the validity and accuracy of available data, and therefore the city makes no representation or warranties as to the accuracy of the data. Any party using the data does so at their own risk. This data is produced pursuant to the Texas Public Information Act. For specific questions regarding this plan.



Legislation Details (With Text)

File #: 14-874 **Version:** 1 **Name:**

Type: Updates **Status:** Agenda Ready

File created: 11/25/2014 **In control:** Planning and Zoning Commission Workshop

On agenda: 12/4/2014 **Final action:**

Title: Presentation, possible action, and discussion regarding an update on the following items:
 * A rezoning of approximately 1.498 acres located at 13601 FM 2154, and more generally located south of the intersection of State Highway 40 and F.M. 2154, from PDD Planned Development District to PDD Planned Development District to amend the concept plan layout and uses. The Planning & Zoning Commission heard this item on November 6, 2014 and voted 5-0 to recommend approval. The City Council heard this item on November 24, 2014 and voted 7-0 to approve the request.
 * A rezoning of approximately 2.2920 acres located at 2440 Harvey Mitchell Parkway South from R&D Research & Development to T Townhouse. The Planning & Zoning Commission heard this item on November 6, 2014 and voted 5-0 to recommend approval. The City Council heard this item on November 24, 2014 and voted 7-0 to approve the request.
 * A rezoning of approximately 1 acre located at 218 Sterling Street from GS General Suburban to PDD Planned Development District. The Planning & Zoning Commission heard this item on November 6, 2014 and voted 5-0 to recommend approval. The City Council heard this item on November 24, 2014 and voted 7-0 to approve the request.
 * A rezoning of approximately 2.236 acres generally located at the southwest corner of Rock Prairie Road West and Holleman Drive South from R Rural to SC Suburban Commercial. The Planning & Zoning Commission heard this item on November 6, 2014 and voted 5-0 to recommend approval. The City Council heard this item on November 24, 2014 and voted 7-0 to approve the request.
 * A Conditional Use Permit for a Night Club/Bar/Tavern, more specifically the Annex Hookah Lounge, located at 2501 Texas Avenue. The Planning & Zoning Commission heard this item on November 6, 2014 and voted 5-0 to recommend approval. The City Council heard this item on November 24, 2014 and voted 7-0 to approve the request.
 * A Conditional Use Permit for a wireless telecommunications facility located at 727 Graham Road A. The Planning & Zoning Commission heard this item on November 6, 2014 and voted 5-0 to recommend approval. The City Council heard this item on November 24, 2014 and voted 7-0 to approve the request.
 * A rezoning of approximately 7.236 acres generally located at 2021 Harvey Mitchell Parkway South from C-3 Light Commercial, T Townhouse, and R Rural to T Townhouse and NAP Natural Areas Protected. The Planning & Zoning Commission heard this item on November 6, 2014 and voted 5-0 to recommend approval. The City Council heard this item on November 24, 2014 and voted 5-0-1 to approve the request.

Sponsors:

Indexes:

Code sections:

Attachments:

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

Presentation, possible action, and discussion regarding an update on the following items:

* A rezoning of approximately 1.498 acres located at 13601 FM 2154, and more generally located south of the intersection of State Highway 40 and F.M. 2154, from PDD Planned Development District to PDD Planned Development District to amend the concept plan layout and uses. The

Planning & Zoning Commission heard this item on November 6, 2014 and voted 5-0 to recommend approval. The City Council heard this item on November 24, 2014 and voted 7-0 to approve the request.

* A rezoning of approximately 2.2920 acres located at 2440 Harvey Mitchell Parkway South from R&D Research & Development to T Townhouse. The Planning & Zoning Commission heard this item on November 6, 2014 and voted 5-0 to recommend approval. The City Council heard this item on November 24, 2014 and voted 7-0 to approve the request.

* A rezoning of approximately 1 acre located at 218 Sterling Street from GS General Suburban to PDD Planned Development District. The Planning & Zoning Commission heard this item on November 6, 2014 and voted 5-0 to recommend approval. The City Council heard this item on November 24, 2014 and voted 7-0 to approve the request.

* A rezoning of approximately 2.236 acres generally located at the southwest corner of Rock Prairie Road West and Holleman Drive South from R Rural to SC Suburban Commercial. The Planning & Zoning Commission heard this item on November 6, 2014 and voted 5-0 to recommend approval. The City Council heard this item on November 24, 2014 and voted 7-0 to approve the request.

* A Conditional Use Permit for a Night Club/Bar/Tavern, more specifically the Annex Hookah Lounge, located at 2501 Texas Avenue. The Planning & Zoning Commission heard this item on November 6, 2014 and voted 5-0 to recommend approval. The City Council heard this item on November 24, 2014 and voted 7-0 to approve the request.

* A Conditional Use Permit for a wireless telecommunications facility located at 727 Graham Road A. The Planning & Zoning Commission heard this item on November 6, 2014 and voted 5-0 to recommend approval. The City Council heard this item on November 24, 2014 and voted 7-0 to approve the request.

* A rezoning of approximately 7.236 acres generally located at 2021 Harvey Mitchell Parkway South from C-3 Light Commercial, T Townhouse, and R Rural to T Townhouse and NAP Natural Areas Protected. The Planning & Zoning Commission heard this item on November 6, 2014 and voted 5-0 to recommend approval. The City Council heard this item on November 24, 2014 and voted 5-0-1 to approve the request.



Legislation Details (With Text)

File #: 14-869 **Version:** 1 **Name:** Upcoming Meetings
Type: Updates **Status:** Agenda Ready
File created: 11/24/2014 **In control:** Planning and Zoning Commission Workshop
On agenda: 12/4/2014 **Final action:**

Title: Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
* Thursday, December 18, 2014 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
* Monday, January 5, 2015 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
* Thursday, January 8, 2015 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.

Sponsors: Brittany Caldwell

Indexes:

Code sections:

Attachments:

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

Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
* Thursday, December 18, 2014 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
* Monday, January 5, 2015 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
* Thursday, January 8, 2015 ~ City Council 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, December 4, 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.)

Regular Agenda

4. [14-872](#) 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 and M-2 Heavy Industrial to PDD Planned Development District for approximately 36.86 acres for the property generally located at 1800 Wellborn Road, and more generally located between Wellborn Road and Jones-Butler Road, north of Harvey Mitchell Parkway, being 36.86 acres in the Crawford Burnett League, A-7, College Station, Brazos County, Texas, and being the same called 14.58 acre tract of land conveyed to Cherokee Limited, recorded in Volume 323, Page 735, and the called 7.76 acre tract conveyed to Navajo Ltd.; as recorded in Vol. 337, Page 500, of the Brazos County Deed Records and the two tracts conveyed to Palomares Construction Co. called 12.58 acres, Tract 1, as recorded in Vol. 2508, Page 234, and all of called 2 acres, called Tract 2, as recorded in Vol. 2507, Page 180, of the Brazos County Official Records. Case #14-00900132 (J. Prochazka) (Note: Final action on this item is scheduled for the December 18, 2014 City Council

meeting -subject to change)

Attachments:

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

5. [14-865](#) Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance" of the Code of Ordinances of the City of College Station, Texas by the creation and amendment of multi-family residential and mixed-use zoning districts in compliance with the Comprehensive Plan. Case #13-00900237 (J. Prochazka) (Note: Final action on this item is scheduled for the December 18, 2014 City Council meeting - subject to change)

Attachments:

[Staff Report](#)
[MF Multi-Family Concept Sheet](#)
[MU Mixed Use Concept Sheet](#)
[Redlined UDO](#)

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.

7. 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 November 26, 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 #: 14-872 **Version:** 1 **Name:** BCS Jones Butler Rezoning

Type: Rezoning **Status:** Agenda Ready

File created: 11/25/2014 **In control:** Planning and Zoning Commission Regular

On agenda: 12/4/2014 **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 and M-2 Heavy Industrial to PDD Planned Development District for approximately 36.86 acres for the property generally located at 1800 Wellborn Road, and more generally located between Wellborn Road and Jones-Butler Road, north of Harvey Mitchell Parkway, being 36.86 acres in the Crawford Burnett League, A-7, College Station, Brazos County, Texas, and being the same called 14.58 acre tract of land conveyed to Cherokee Limited, recorded in Volume 323, Page 735, and the called 7.76 acre tract conveyed to Navajo Ltd.; as recorded in Vol. 337, Page 500, of the Brazos County Deed Records and the two tracts conveyed to Palomares Construction Co. called 12.58 acres, Tract 1, as recorded in Vol. 2508, Page 234, and all of called 2 acres, called Tract 2, as recorded in Vol. 2507, Page 180, of the Brazos County Official Records. Case #14-00900132 (J. Prochazka) (Note: Final action on this item is scheduled for the December 18, 2014 City Council meeting -subject to change)

Sponsors: Jennifer Prochazka

Indexes:

Code sections:

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

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

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 and M-2 Heavy Industrial to PDD Planned Development District for approximately 36.86 acres for the property generally located at 1800 Wellborn Road, and more generally located between Wellborn Road and Jones-Butler Road, north of Harvey Mitchell Parkway, being 36.86 acres in the Crawford Burnett League, A-7, College Station, Brazos County, Texas, and being the same called 14.58 acre tract of land conveyed to Cherokee Limited, recorded in Volume 323, Page 735, and the called 7.76 acre tract conveyed to Navajo Ltd.; as recorded in Vol. 337, Page 500, of the Brazos County Deed Records and the two tracts conveyed to Palomares Construction Co. called 12.58 acres, Tract 1, as recorded in Vol. 2508, Page 234, and all of called 2 acres, called Tract 2, as recorded in Vol. 2507, Page 180, of the Brazos County Official Records. Case #14-00900132 (J. Prochazka) (Note: Final action on this item is scheduled for the December 18, 2014 City Council meeting -subject to change)



FOR OFFICE USE ONLY	
CASE NO.:	14-132
DATE SUBMITTED:	5-28-14
TIME:	9:00
STAFF:	AJ

ZONING MAP AMENDMENT (REZONING) APPLICATION PLANNED DISTRICTS

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

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

MINIMUM SUBMITTAL REQUIREMENTS:

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

ADDRESS 1800 Wellborn Road, Wellborn Road, Harvey Mitchell Parkway South, and Wellborn Road

LEGAL DESCRIPTION (Lot, Block, Subdivision) Crawford Burnett, Tract 61, 62, 66, and 165

GENERAL LOCATION OF PROPERTY IF NOT PLATTED:

Located at the northwest corner of the intersection of Wellborn Road (FM2154) and Harvey Mitchell Parkway South (FM2818).

TOTAL ACREAGE 36.86 acres

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

Name Mitchell & Morgan, LLP C/O Veronica Morgan, PE 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 BCS Jones Butler 37.26, LP E-mail ccooper@caldwellcos.com
Street Address 7904 North Sam Houston Parkway West, 4th Floor
City Houston State Texas Zip Code 77064
Phone Number 713.690.0000 Fax Number _____

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

Name Caldwell Companies C/O Clint Cooper E-mail ccooper@caldwellcos.com
Street Address 1700 Research Parkway, Suite 110
City College Station State Texas Zip Code 77845
Phone Number (979) 260-7000 Fax Number 281-664-6704

This property was conveyed to owner by deed dated 6/25/2014 and recorded in Volume 12106, Page 015 of the Brazos County Official Records.

Existing Zoning GS and M-2 Proposed Zoning PDD (W/ R-4 basis & Controlled density)

Present Use of Property Vacant - Undeveloped (450 Units Max)

Proposed Use of Property Multi-Family

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

Multi-Family

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

If P-MUD:

Approximate percentage of residential land uses: N/A

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

REZONING SUPPORTING INFORMATION

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

The property is currently zoned general suburban (GS) and Heavy Industrial (M-2), both of which are no longer compatible with the developments that have been constructed around the subject property.

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 land use plan currently shows this property designated as U - Urban. This zoning change request 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 is currently zoned general suburban (GS) and Heavy Industrial (M-2), both of which are no longer compatible with the developments that have been constructed around the subject property. It would be more appropriate for this property to be used as planned in the approved Comprehensive Plan.

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

The U- Urban category shown on the Land Use Plan is meant to accommodate multi-family housing, especially in a fashion that is more dense than GS - General Suburban would allow. The property and its proximity to TAMU and the surrounding street infrastructure is ideal for a multi-family project.

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

The property with its proximity to the railroad track is suitable for heavy industrial but by the same token its proximity to the park and student housing makes it unsuitable for heavy industrial users. The U - Urban category shown on the Land Use Plan is the most appropriate land use for this property.

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

The property is not marketable for heavy industrial uses nor the single family (GS) general suburban uses. The uses surrounding this property are mainly student housing and locating single family housing at this location would not sell well unless it was marketed to students. Also development of the property as General Suburban (GS) would have this property developing at a density much less than what is desired for student housing this close to Texas A&M University.

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

It is in compliance with the Land Use Plan and promotes higher density student population in proximity to the Texas A&M University

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

The purpose of the development is to provide student housing close to the Texas A&M University Campus.

CONCEPT PLAN SUPPORTING INFORMATION

1. What is the range of future building heights?

The units will have a maximum building height of 45 feet, while the maximum height of the clubhouse is 55 feet.

2. Provide a general statement regarding the proposed drainage.

The drainage from the project will enter the two existing ponds on the property and be detained before leaving the property boundary. We will be making modifications to the ponds to allow them to act as detention. We will also be asking to reclaim a portion of the "flood prone" area. This property that we are designating as "flood prone" is located in a Zone X area on the FEMA FIRM map panel 48041C0305F.

3. List the general bulk or dimensional variations sought.

*1. The project **may** contain one, two, three, four, five and six bedroom units onsite and the units **may** be rented by the bedroom.
2. We would also ask to be allowed to construct the buildings with a 10 foot separation between each building.
3. Allow for block length variances along Wellborn Road, FM2818 and Jones-Butler Road.
4. Allow for single detached units and duplexes to be constructed within the PDD (R-4 based) category.*

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

The project is retaining the existing ponds and significant natural vegetation in the floodplain area to provide an amenity to the project.

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 project is retaining the majority of the floodplain and the two existing ponds on the property. This along with the fact that we are creating student housing in an area surrounded by student housing and planned for student housing makes it ideal.

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

The Comprehensive Plan has a stated goal that student housing is desired close to campus to alleviate problems with student traffic on thoroughfares further away from campus.

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

The Concept Plan is for a multi-family development similar in nature to the three developments which surround this property.

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

All dwelling units will have access to an internal parking lot with drive aisles. These parking lots will then take access to the public street system. One driveway will be taken from FM2818 and a second driveway onto Jones-Butler Road.

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

The project will include public utilities and will contribute to the parks system by contributing, per City ordinance (fees/land) to parkland for this park zone.

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

The concept plan provides for student housing similar to other developments in the area. This use and density of development can be handled by the current Thoroughfare system and utilities in the area. The project will comply with all safety and welfare ordinances of the City.

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.

A traffic impact analysis has been performed for this project and it illustrates that the site traffic can be adequately and safely handled on Jones-Butler and the surrounding street systems. As part of the PDD Zone, we are requesting to limit density to 450 units on the property. This will minimize the traffic impacts from the development. Jones Butler has bike lanes and sidewalks to help with bike and pedestrian traffic to the University.

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

[Handwritten signature]

VP

Date

10.14.14



Jennifer Prochazka, AICP
Principal Planner
City of College Station
P.O. Box 9960
College Station, TX 77842

November 17, 2014

RE: BCS JONES BUTLER (REZ) – WAIVER REQUEST

Dear Jennifer:

We are requesting a PDD rezoning for the subject property. We would like to use the R-4 zoning district as our base zoning for this PDD. We are asking for the following bulk or dimensional variations:

Block Length Waiver

We are requesting a block length waiver for the property. We understand that we do not need to request a block length waiver for Wellborn Road because of the location of the railroad. However, we are requesting this block length waiver for all other property boundaries (i.e. FM 2818, Jones-Butler and our northern property line).

This property contains a significant area that is inundated with stormwater during the 100-year storm event. It currently is designated as Zone X on the FEMA FIRM map panel 48041C0305F. This flood prone area, along with the fact that this property is the last to develop in the area bounded by Holleman Drive, Wellborn Road and FM2818 and all other developments have set the block length standard, is why we are asking for this waiver. The block length requirement imposed on this property does not seem to make sense when it is a multi-family product that will have internal sidewalks and drives that connect to the street systems at the entrance drives. As for vehicular movement, there is not an adjacent development that has “stubbed” out access to this property to meet a lesser block length. In addition, TxDOT will allow us only one driveway curb cut onto FM2818, so meeting block length along that roadway will be problematic. Although not a public street connection, this development will have one driveway to Jones-Butler which will provide access for both vehicles and pedestrians to the public street and sidewalk system on Jones Butler Road.

Unit Types

The product we are proposing has a mix of unit types and bedroom counts. It is a mix of building sizes and styles with a bedroom mix ranging from two to six bedroom units with an average of 4.25 bedrooms/unit. There will be several single detached units as well as duplexes constructed within this PDD (R-4 based) category. This product is one that is gaining popularity in many college towns. The increased bedroom count allows for a more affordable product for students. In this case, the increased density from these bedrooms is appropriate given the location is within biking distance from the University. The desire in the City of College Station Comprehensive Plan has always been to increase student housing densities closer to campus to help with traffic congestion in the City. This increased bedroom mix will encourage this.

Understanding that some concern may stem from the five and six bedroom units and that several ordinances, namely traffic, sanitation and parkland dedication utilize an assumed bedroom density per unit and that these higher bedroom counts might skew the results from these calculations we offer the following:

1. **Sanitation** – we will be providing compactors onsite which will alleviate the concern for the calculation for dumpsters based upon dwelling unit count.
2. **Traffic** – we have modified our traffic analysis runs to a bedroom basis instead of a dwelling unit basis.
3. **Parkland** – given that we would be allowed to have all four bedroom units we would be willing to pay the cost differential from the 4 bedroom/unit basis to our average 4.25 bedroom/unit basis or whatever is ultimately permitted on the site if it is less than the 4.25 bedrooms / unit.

For instance:

Parkland Dedication based upon 4 bedroom units

4 bedrooms * 200 units = 800 bedrooms

200 units * \$1636/unit = \$327,200 parkland fees due

Proposed Bedrooms Onsite = 850

850 bedrooms – 800 bedrooms for 200 units = extra 50 bedrooms

Assume all 4 bedroom units

50 bedrooms / 4 bedrooms per unit = an extra 12.5 units to get same # of beds without 5 and 6 bed units

13 units * \$1636/unit = \$21,268 extra parkland dedication fees

More than 4 Unrelated

Because the requested product is for more than four bedrooms, it makes logical sense that there will be more than four unrelated people in the five and six bedroom units. Our request for more than four unrelated individuals in a unit is within a PDD zoning category and this product is NOT located close to single family residential property. Although one might argue how many unrelated individuals is too many for a single dwelling unit, it is our opinion that six individuals, when each room is provided with a bathroom facility, is not too much for a shared living and kitchen space. The market which is demanding these higher bedroom count units will also demand that the shared areas be of sufficient size to accommodate the higher student population occupying the space. Really, the cap on the number of unrelated persons per unit in a multi-family development stemmed from a health and safety issue. Namely, could a one bedroom unit with one bathroom handle five people trying to cram into that living space? The type of products offered to student housing have changed over the years and now it is very unusual to have shared bathroom facilities in the multi-family housing developments. We usually find that each bedroom has its own bathroom included.

Building Separation

It is our desire to have a minimum 10-foot building separation between buildings. This will allow us the ultimate amount of flexibility to create shared green spaces within our development for the units to enjoy.

Rationale for Request

The rationale for the above requests is that we are dealing with an innovative design concept that does not "fit" with the current regulations. Students are showing that they desire living in a complex that is not a "cookie cutter" row after row of apartment buildings. This complex will have a mix of unit types, styles and sizes with centralized green spaces including the large green space shown as flood prone area. In addition, the student housing market is showing that students do not mind sharing a common living space with more students as long as they have their own private living area and bath. Increasing the bedroom density will allow for a more affordable product for the students. In addition, given the product that is being considered in this location we believe the block length requirement is really not applicable. If it were applicable, the large flood prone area and driveway spacing requirements make it difficult if not impossible to meet the block length requirements in the ordinance.

Density

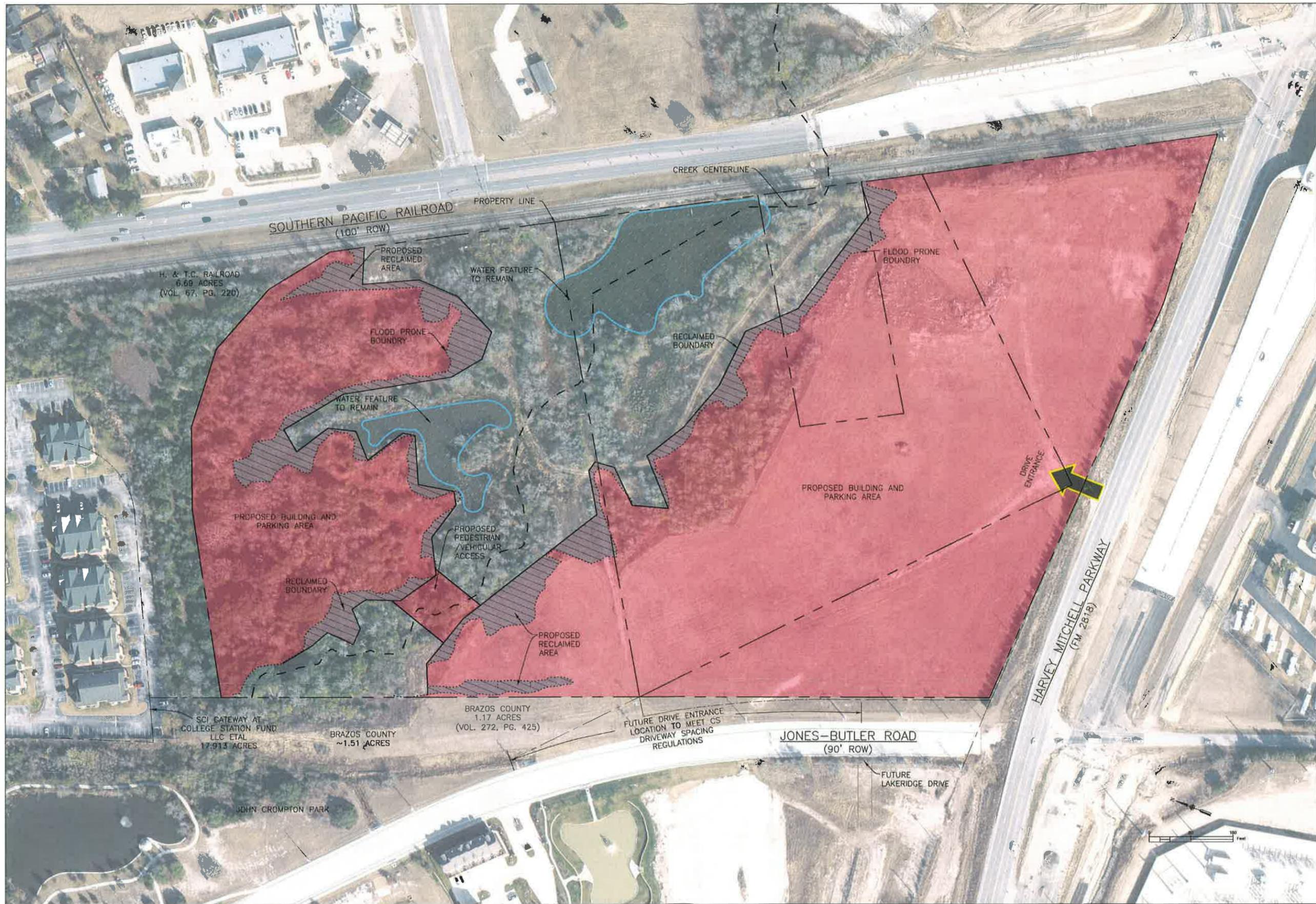
The maximum density on the property based upon developable area is = 7 du/acre. The maximum density that we are requesting on the property based upon total area = 6du/acre.

Sincerely,



Veronica J.B. Morgan, PE, CFM
Managing Partner

Cc: File



T.979.260.6963
F.979.260.3564

TX. FIRM # F-1443
3204 Earl Rudder Fwy S
COLLEGE STATION, TX 77845

PLAN & DESIGN SPECIALISTS IN
CIVIL ENGINEERING • HYDRAULICS
HYDROLOGIC • UTILITIES • STREETS
SITE PLANS • SUBDIVISIONS
www.mitchellmorgan.com

111.18.18.18
111.18.18.18
111.18.18.18
111.18.18.18
111.18.18.18

OCT 2014
Designed by: VJBM
Drawn by: KB
Checked by: VJBM, JM

Prepared For:
Clint Cooper
BCS Jones Butler 37.26 LP
7504 N 30th Pl
Houston, TX 77064

Revisions

CONCEPT PLAN
36.86 Acre Tract of Land
College Station, Texas

1

11.18.14
11.18.14
11.18.14
11.18.14

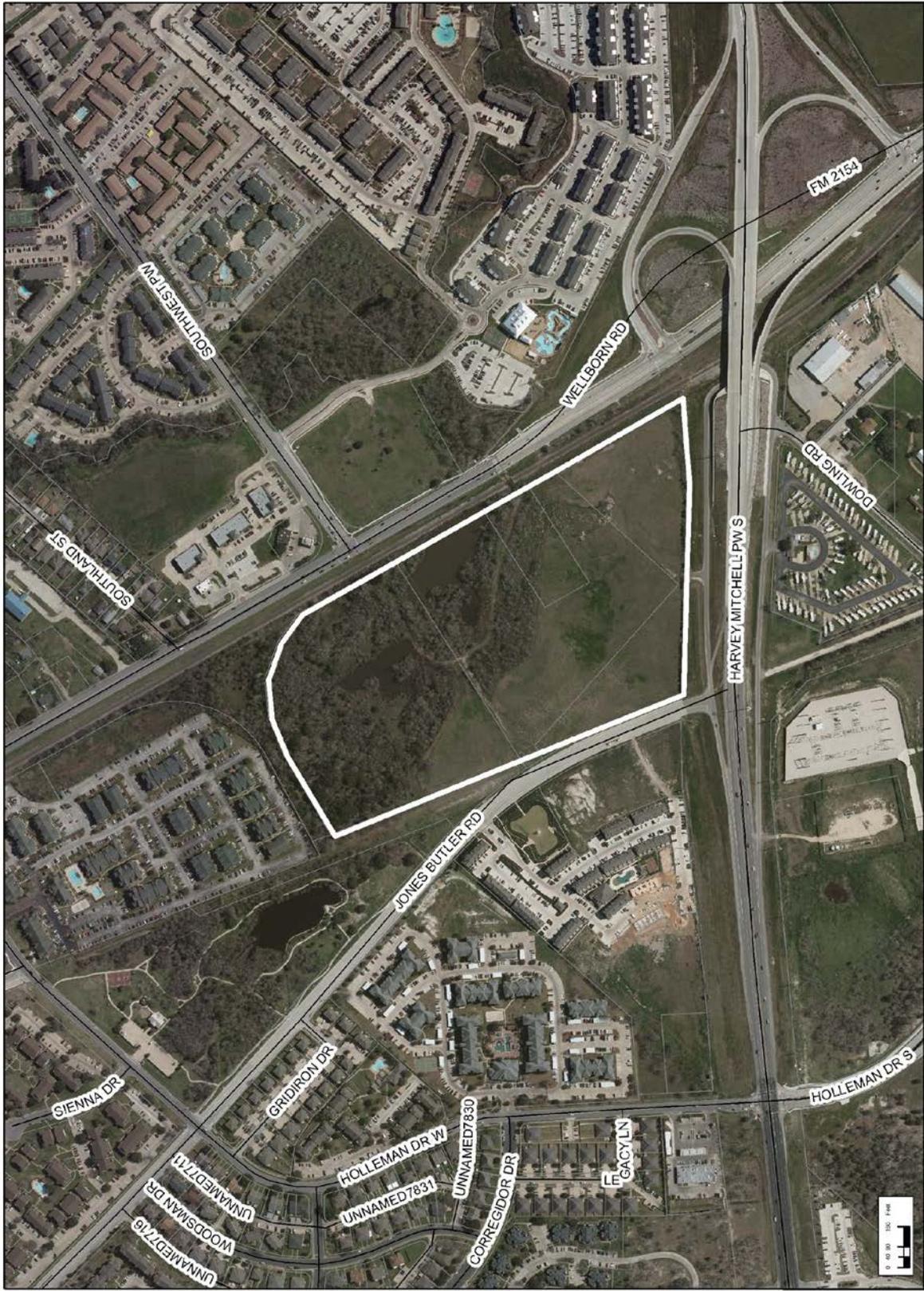
Tuesday 14



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

**REZONING REQUEST
FOR
BCS JONES BUTLER
14-00900132**

- REQUEST:** GS General Suburban and M-2 Heavy Industrial to PDD Planned Development District for multi-family residential
- SCALE:** 36.86 acres
- LOCATION:** 1800 Wellborn Road, and more generally located between Wellborn Road and Jones-Butler Road, north of Harvey Mitchell Parkway, being 36.86 acres in the Crawford Burnett League, A-7, College Station, Brazos County, Texas, and being the same called 14.58 acre tract of land conveyed to Cherokee Limited, recorded in Volume 323, Page 735, and the called 7.76 acre tract conveyed to Navajo Ltd.; as recorded in Vol. 337, Page 500, of the Brazos County Deed Records and the two tracts conveyed to Palomares Construction Co. called 12.58 acres, Tract 1, as recorded in Vol. 2508, Page 234, and all of called 2 acres, called Tract 2, as recorded in Vol. 2507, Page 180, of the Brazos County Official Records.
- APPLICANT:** Veronica Morgan, P.E., Mitchell & Morgan, LLP
- PROJECT MANAGER:** Jennifer Prochazka, AICP, Principal Planner
jprochazka@cstx.gov
- RECOMMENDATION:** Staff recommends approval of the rezoning request with the condition that the impacts of any floodplain alterations be contained within the subject property.



REZONING

Case: 14-132

BCS JONES BUTLER

DEVELOPMENT REVIEW



NOTIFICATIONS

Advertised Commission Hearing Date: December 4, 2014
Advertised Council Hearing Date: December 18, 2014

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

N/A

Property owner notices mailed: 12
Contacts in support: None as of date of Staff Report
Contacts in opposition: None as of date of Staff Report
Inquiry contacts: None as of date of Staff Report

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Urban	R-4 Multi-Family	Apartment Complex
South (across Harvey Mitchell Parkway)	Urban	GS General Suburban and M-2 Heavy Industrial	RV Park and Industrial Sales
East (across Wellborn Road)	General Commercial, Urban and Natural Areas Reserved	PDD Planned Development District	Vacant and Apartment Complex
West	Urban, Natural Areas Reserved, and Natural Areas Protected	GS General Suburban and R-4 Multi-Family	Crompton Park and Apartment Complex

DEVELOPMENT HISTORY

Annexation: A small portion at the northern end of the property was annexed in 1958 and the remainder was annexed in 1969.
Zoning: GS General Suburban and M-2 Heavy Industrial (dates unknown)
Final Plat: Unplatted
Site development: Vacant

REVIEW CRITERIA

1. Consistency with the Comprehensive Plan: The subject property is designated as Urban and Natural Areas Reserved on the Comprehensive Plan Future Land Use and Character Map.

The Urban designation is described as a very intense level of development activities, consisting of townhomes, duplexes and high-density apartments.

Natural Areas Reserved is described as being for areas that represent a constraint to development and that should be preserved for their natural function or open space qualities. These areas include floodplains and riparian buffers, as well as recreation facilities.

The proposed PDD zoning includes multi-family housing and generally preserves flood-prone areas. At the time of site development, further drainage analysis will identify the limits of the 100-year floodplain and the impacts of reclaiming portions of the “flood prone” areas. The request is in compliance with the City’s Future Land Use & Character Map.

- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The subject property is currently zoned GS General Suburban and M-2 Heavy Industrial, neither district is compatible with the multi-family housing that has been developed around the subject property. The proposed PDD for multi-family housing is consistent with the character and development 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:** The proposed PDD zoning permits multi-family housing, as anticipated by the City’s Comprehensive Plan Future Land Use and Character Map. The subject property is surrounded by multi-family development and is in close proximity to Texas A&M University. Approximately 10 acres is depicted on the Concept Plan as “flood prone” and is largely proposed to remain undeveloped. Approximately two acres along the fringes of the “flood-prone” area is proposed to be reclaimed for development. At the time of site development, further drainage analysis will identify the limits of the 100-year floodplain and the impacts of reclaiming portions of the “flood prone” areas.
- 4. Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The property is currently zoned M-2 Heavy Industrial and GS General Suburban. Properties located to the west of the railroad track in this area have been zoned and /or developed for industrial uses since the 1950s. Because of its proximity to Texas A&M University and the growth of A&M, the area has become desirable for multi-family student housing. The surrounding multi-family development and City park make this property undesirable for heavy industrial development. Single-family is also not a desirable development type in this area, surrounded by existing multi-family housing, a railroad, and major roadways.
- 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 indicates that the property is not marketable for heavy industrial uses nor single-family uses. The uses surrounding this property are primarily multi-family student housing.
- 6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** There are existing 8- and 18-inch waterlines along Jones-Butler Road and crossing the property which are available to serve the tract. There are also 16- and 18-inch sanitary sewer lines bisecting the property. There is currently capacity in the existing sanitary sewer system to support the proposed development. Detention is required in this area, where stormwater from the site generally discharges to the east within the Bee Creek Drainage Basin. With site development, further drainage analysis will identify the limits of the 100-year floodplain and the impacts of reclaiming portions of the “flood prone” areas. Drainage and other public infrastructure required with site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines.

A Traffic Impact analysis was performed for the development. In order to mitigate the traffic impacts of the development, Holleman Drive West at Jones-Butler Road will need to be widened and restriped to provide left turn lanes on the westbound and eastbound approaches. The City is in the process of converting that intersection to a four-way stop. The applicant is also proposing to limit the number of bedrooms in the development to 850 in order to avoid additional impacts to the surrounding roadways.

SUMMARY OF CONCEPT PLAN

The proposed PDD Planned Development District zoning uses a base zoning district of R-4 Multi-family. Approximately eight acres of the development is intended to remain as natural open space, both as a site amenity and for the natural conveyance of flood water (ie: flood prone areas). The development is intended to provide student housing in close proximity to the Texas A&M University campus. The PDD includes a variety of unit types and bedroom counts.

Meritorious modifications are included below. All other standards of the R-4 district would be met with development.

Density: The maximum density on the property is 6 dwelling units/acre. The maximum density on the developable area (outside of floodprone areas) is 7 dwelling units/acre. Based on the Traffic Impact Analysis, the project is proposed to be capped at 850 bedrooms.

Range of future building heights: units will have a maximum building height of 45 feet and the clubhouse will be a maximum of 55 feet.

Drainage: The drainage from the project will enter the two existing ponds on the property and be detained before leaving the property boundary. Modifications to the ponds are proposed to allow them to act as detention. The applicant is requesting to reclaim a portion of the “flood prone” area. This portion of the property shown as “flood prone” is located in a Zone X area on the FEMA FIRM map panel 48041C0305F.

Meritorious Modifications

The following modifications are proposed through this rezoning request:

Block Length: The applicant requests a block length waiver for the property. The subdivision regulations require that blocks be no longer than 660 feet in areas designated as Urban on the City’s Future Land Use and Character Map. Based on this standard, a street or public way would be required along Harvey Mitchell Parkway and Jones-Butler Road. The applicant indicates that a significant amount of the property is “flood-prone” and the remainder of the area is already built out so that a street to break block length would only serve to connect Harvey Mitchell Parkway and Jones-Butler Road through this multi-family development.

Block Perimeter: The applicant requests a block perimeter waiver for the property. The Unified Development Ordinance allows for a maximum 2,000 foot block perimeter in Urban areas. The Block Perimeter is the outside edge of a block, being the total of the blockfaces for each block. The subject property is the last to develop in the area where the block pattern is established. The property is bound by railroad right-of-way on two sides and is divided by a significant “flood-prone” area.

Unit Types: The applicant requests to utilize single detached units, duplex units, and multi-family structures together on a single multi-family tract. R-4 Multi-Family does not permit single-unit structures and duplexes to be built as a part of a multi-family complex. The proposed MF Multi-family zoning district does permit these unit types as a part of a multi-family development, however this district is not yet available.

More than Four Unrelated: In addition, the proposal includes a variety of bedroom counts within its units, ranging from two to six bedrooms, with an average of 4.25 bedrooms per dwelling unit. The number of bedrooms in each unit is not regulated by the Unified Development Ordinance, however it may have an effect on the number of unrelated residents that reside together in the units. The applicant states that units with increased bedroom counts allow for a more affordable product for students and is a new trend in multi-family housing in many college towns. The applicant believes that the increased bed count (and ultimately persons per unit) is appropriate based on the property's close proximity to Texas A&M University. The Comprehensive Plan seeks to locate multi-family student housing in Urban areas close to campus.

The applicant requests that up to six unrelated individuals be permitted to reside within a unit in this development as it is not in close proximity to single-family residential property. The applicant has stated that each room will be provided with a bathroom facility and that the shared facilities for the (up to) six unrelated individuals would include living areas and kitchen facilities. The proposal includes an average of 4.25 bedrooms per unit with a maximum bedroom count on the property of 850.

There are several standards in the Unified Development Ordinance that are determined based on dwelling unit counts instead of bedroom counts.

- **Sanitation** (number of required dumpsters)– the applicant is providing compactors onsite alleviating the need for dumpsters based on a per unit count.
- **Traffic** – the applicant has modified the traffic impact analysis based on bedrooms.
- **Parkland Dedication** – the applicant has proposed to pay additional parkland dedication fees based on the increased beds per dwelling unit. Since the standard zoning and parkland dedication would allow up to four unrelated individuals per unit and the proposed PDD would permit an average of 4.25 beds per unit, the applicant has proposed to pay a prorated parkland fee based on the additional 0.25 persons per dwelling unit proposed with the zoning.

Building Separation: The applicant requests a minimum 10-foot building separation between structures. The Unified Development Ordinance requires a minimum of 15 feet. The applicant has stated that the reduced separation will allow for flexibility to create shared green spaces within the development.

Community Benefits and Additional Enhancements

The applicant offers the following as community benefits and/or project enhancements: the proposal is an innovative design concept that does not “fit” into an existing zoning district. Students are showing that they desire living in a more diverse built environment. In addition, increased bedrooms per unit can provide more affordable student housing. The proposed development will have a mix of unit types, styles and sizes with centralized green spaces including the large green spaces shown as “flood prone” on the Concept Plan. The proposal also includes a bus shelter on Jones-Butler Road.

STAFF RECOMMENDATION

Staff recommends approval of the rezoning request with the condition that the impacts of any floodplain alterations be contained within the subject property.

SUPPORTING MATERIALS

1. Application
2. Rezoning Map
3. Concept Plan



Legislation Details (With Text)

File #:	14-865	Version:	1	Name:	Multi-Family and Mixed-Use Districts
Type:	Unified Development Ordinance	Status:		Status:	Agenda Ready
File created:	11/21/2014	In control:		In control:	Planning and Zoning Commission Regular
On agenda:	12/4/2014	Final action:		Final action:	
Title:	Public Hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance" of the Code of Ordinances of the City of College Station, Texas by the creation and amendment of multi-family residential and mixed-use zoning districts in compliance with the Comprehensive Plan. Case #13-00900237 (J. Prochazka) (Note: Final action on this item is scheduled for the December 18, 2014 City Council meeting - subject to change)				
Sponsors:	Jennifer Prochazka				
Indexes:					
Code sections:					
Attachments:	Staff Report MF Multi-Family Concept Sheet MU Mixed Use Concept Sheet Redlined UDO				

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

Public Hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance" of the Code of Ordinances of the City of College Station, Texas by the creation and amendment of multi-family residential and mixed-use zoning districts in compliance with the Comprehensive Plan. Case #13-00900237 (J. Prochazka) (Note: Final action on this item is scheduled for the December 18, 2014 City Council meeting - subject to change)



MEMORANDUM

DATE: December 4, 2014

TO: The Planning & Zoning Commission

FROM: Jennifer Prochazka, AICP, Principal Planner

SUBJECT: **Multi-Family and Mixed-Use Zoning Districts (13-00900237)**

Item: Public Hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance" of the Code of Ordinances of the City of College Station, Texas by the creation and amendment of multi-family residential and mixed-use zoning districts in compliance with the Comprehensive Plan.

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

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

The Comprehensive Plan identifies 15 unique Future Land Use and Character designations and calls for the creation of zoning districts that align with the objectives of the Plan as one means of implementation. The intent is that new zoning districts will be developed for each of the land use classifications- to both align with the intent of the Comprehensive Plan and to simplify the nomenclature. The new zoning districts have been divided into three categories for their development: non-residential, residential, and growth areas.

Item Summary: Staff has worked with a sub-committee of the Planning and Zoning Commission to develop the concepts and language for proposed the "MF Multi-Family" and "MU Mixed-Use" districts based on direction in the Comprehensive Plan and input from stakeholder groups. Our existing multi-family districts, "R-4 Multi-Family" and "R-6 High Density Multi-Family," are proposed to be "retired" with the amendment. Retired districts remain active for those properties with the zoning designations, but may not be requested to be applied to other properties in the future. The districts to be created and retired through this process include:

New Zoning Districts - Proposed

"MF Multi-Family"

"MU Mixed-Use"

Retired Zoning Districts - Proposed

"R-4 Multi-Family"

"R-6 High-Density Multi-Family"

Stakeholder meetings were held on December 13, 2013 and January 31, 2014 to discuss the creation of our multi-family and mixed-use zoning districts. The purpose of the meetings was to discuss concept creation for the new districts based on the direction of the Comprehensive Plan. Information gathered during these meetings was reviewed by the Planning & Zoning Commission Sub-committee and was used in the creation of the ordinance language. Once specific ordinance language was developed, stakeholders were again asked to provide comments.

Attachments:

1. Zoning District Summary Sheets
2. Redlined applicable UDO Sections

MF Multi-Family Concepts

Purpose Statement

This district is generally for areas that will have an intense level of development. These areas are intended to be flexible, allowing for single-unit and two-unit structures, high-density apartments, and the option for mixed-use development.

1. Non-Residential uses permitted as a maximum of 50% of the area incorporated within the same building footprint. (NRA applies to the commercial portion)

Comprehensive Plan

This zoning is appropriate in areas designated Urban in the Comprehensive Plan.

Intent

The intent of the MF district is that it replaces the existing R-4 and R-6 districts as our new multi-family district, with additional opportunities, such as varied housing types and the potential for mixed-uses, if desired by the property owner/developer. There is one primary difference that would be required with a MF Multi-Family development compared to the current R-4 and R-6 multi-family developments.

- A minimum density of 12 du/acre would be required because of the new unit types that would be available for multi-family projects, including duplexes and detached row housing on a common multi-family lot.

R-4 Multi-Family and R-6 High-Density Multi-Family districts will be retired. Existing R-4 and R-6 designated properties will retain these designations and all their rights. R-4 and R-6 will not be available districts for future rezoning.

Permitted Uses

Boarding and Rooming House
Extended Care Facility/Convalescent/ Nursing Home
Dormitory
Single-Unit Structure
Two-Unit Structure
Fraternity/Sorority
Multi-Family
Educational Facility, Primary & Secondary
Government Facilities (P*)
Parks
Places of Worship (P*)
Daycare, Commercial (C)
SOB (P*)
Utility (P*)
WTF – Unregulated

If mixed-use is proposed, the following uses are also permitted:

Educational Facility, Indoor Instruction

Educational Facility, Tutoring
Health Care, Medical Clinics
Animal Care Facility, Indoor
Art Studio/Gallery
Commercial Amusements
Conference/Convention Center
Daycare, Commercial
Dry Cleaners
Health Club/Sports Facility, Indoor
Health Club/Sports Facility, Outdoor
Hotel
Night Club, Bar or Tavern (C)
Offices
Personal Service Shop
Printing/Copy Shop
Radio/TV Station/Studios
Restaurants
Retail Sales and Service
Theater

MF Multi-Family Concepts

Multi-Family Dimensional Standards:

- Minimum Lot Area – None
 - Minimum Lot width – None
 - Minimum Lot Depth – None
 - Minimum Front Setback – 15'
 - Maximum Front Setback - None
 - Minimum Side Setback – 7.5'
 - Minimum Side Street Setback – 15'
 - Minimum Rear Setback – 20'
-

Additional Standards

DENSITY:

- **Maximum Density** – 30 du/acre
- Minimum density based on unit numbers to deal with mix of housing types – single-unit dwellings, two-unit dwellings, etc.
Minimum Density – 12 du/acre. 8 is the maximum in the General Suburban district and 13-15 is around the average density of projects in CS.

HEIGHT:

- No maximum height, except as Section 7.2.H Single-Family Protection applies, and airport height restrictions.

PARKING:

- Allow reduction in required parking for non-residential uses to create a more pedestrian friendly environment

BUFFERING:

- No buffering required within the development
- Multi-family buffer required along perimeter

SIGNS:

- Standard multi-family signage permitted.
- Non-residential uses may utilize similar sign standards to WPC.

MU Mixed-Use Concepts

Purpose Statement

This district is intended for areas that should have the most intense development activities and will consist of residential, commercial, and office uses in vertical mixed-use structures.

Comprehensive Plan

This zoning is appropriate in areas designated Urban Mixed Use or Redevelopment (where stated) in the Comprehensive Plan.

Intent

The intent of the MU Mixed-Use district is to provide a new opportunity allowing for mixed use development with multi-family housing close to the University, while preserving commercial opportunities along the City's major corridors.

Permitted Uses

- Dormitory
- Multi-Family
- Extended Care Facility/Convalescent/ Nursing Home
- Educational Facility, Indoor Instruction
- Educational Facility, Primary & Secondary
- Educational Facility, Tutoring
- Governmental Facilities (P*)
- Health Care, Medical Clinics
- Parks
- Places of Worship (P*)
- Animal care facility - Indoor
- Art studio/Gallery
- Commercial Amusements
- Conference/Convention Center
- Day Care, Commercial
- Dry Cleaners
- Health Club / Sports Facility, Indoor
- Health Club / Sports Facility, Outdoor
- Hotel
- Night club, Bar or Tavern (C) – Night Club permitted, but alcohol sales conditional
- Offices
- Parking as a Primary Use
- Personal Service Shop
- Printing / Copy Shop
- Radio/TV Station/Studios
- Restaurants
- Retail Sales and Service
- Sexually Oriented Business (SOB) (P*)
- Theater
- Utility (P*)
- Wireless Telecommunication Facilities - Unregulated

MU Mixed-Use Concepts

Urban Mixed Use Dimensional Standards

Minimum Lot Area - None

Minimum Lot Width – None

Minimum Lot Depth – None

Minimum Front Setback – None

Maximum Front Setback – 15' (plazas, outdoor dining, bike parking, etc. can help meet requirement), or 85' if parking located between structure and right-of-way

Minimum Side Setback – None

Minimum Side Street Setback – None

Maximum Side Street Setback– 15' (plazas, outdoor dining, bike parking, etc. can help meet requirement) or 85' if parking located between structure and right-of-way

Minimum Rear Setback – 20'

Maximum Height – None, Section 7.1.H does not apply, airport zoning restricts do apply.

Minimum # Stories – 2

Additional Standards

THE MIX OF USES:

Commercial component: Ground floor 100% non-residential uses along major corridors, such as Texas Avenue, Harvey Road, University Drive, and Earl Rudder Freeway). Minimum depth of 30'.

Residential component: At least 30 percent of the total floor area of each development should be devoted to residential use (may include commercial lodging).

SITE DESIGN:

Sidewalks:

- 10-foot Public sidewalks along all roadways adjacent to or within the development
- Private sidewalks provided within the development to connect public street sidewalks, transit stops, parking areas and other buildings in a design that ensures safe pedestrian use.

Parking:

- Residential (including lodging) – 1 space per bedroom
- Non-Residential – 1 space per 250 gross s.f. (regardless of use – office, retail, restaurant, etc.)
- Parking should primarily be located interior to the building or structure. A small field of parking, no greater than a double parking row and drive aisle along the entire building frontage in width, may be permitted.
- Interior parking islands are not required (end islands still required).
- Bicycle parking required for both residential and commercial

Landscape / Streetscape:

- A minimum number of canopy trees required based on the amount of roadway frontage
- Parking screening, as necessary

BUILDING LOCATION & PLACEMENT:

Floor-to-Area Ratio:

- Ground floor of structures should be a minimum of 25% of the lot area.
- Floor-to-Area Ratio (FAR) should be a minimum of 1. (structured parking, public plazas, outdoor dining areas, and covered areas attached to the structure may be included in the FAR calculation. Covered surface parking will NOT count toward the FAR).

Building Setback:

MU Mixed-Use Concepts

- The entire building façade should be located within 15 feet of such property lines (or 85 feet if parking is located between the façade and the right-of-way), as applicable. Public spaces or outdoor seating areas may be used to meet this requirement. Stoops, balconies, permanent awnings, bay windows, terraces, etc. may help meet this requirement.

BUILDING DESIGN:

Building Design (in lieu of NRA):

- Ground floor in vertical mixed-use buildings should have a minimum floor-to-ceiling height of ten (10) feet (commercial height).
- Architectural features, materials, and articulation of the front façade should be continued on all sides that are visible from any roadway adjacent to or within the development.
- Public entrances to the structure should be required on all facades facing a right-of-way (no more than two facades required).
- Transparency requirements for commercial and multi-family floors (ie: windows).
- Recessed entries or canopies provided over entries.
- The roof line of structures and the setback of structures should vary.
- Minimum commercial interior depth of thirty feet (30')

Signs:

- Attached signs permitted
- Free-standing and monument signs are not permitted.
- Projection signs permitted (WPC limitations)
- Hanging signs located under permanent awnings— one per lease space

Chapter 12 UNIFIED DEVELOPMENT ORDINANCE

Chapter 12 UNIFIED DEVELOPMENT ORDINANCE

Article 1. - General Provisions

Article 2. - Development Review Bodies

Article 3. - Development Review Procedures

Article 4. - Zoning Districts

Article 5. - District Purpose Statements and Supplemental Standards

Article 6. - Use Regulations

Article 7. - General Development Standards

Article 8. - Subdivision Design and Improvements

Article 9. - Nonconformities

Article 10. - Enforcement

Article 11. - Definitions

Article 1. General Provisions

Article 1. General Provisions

Sec. 12-1.10. Transitional Provisions.

B. Zoning Districts.

4. Retired Districts.

The following districts are no longer eligible for Zoning Map Amendment requests. Properties with the following designations at the time of this amendment retain all uses, regulations, and requirements associated with these districts.

Retired District	Name	Effective Date
R-1B	Single-Family Residential	September 22, 2013
R-4	Multi-Family	XXXXXXXXXXXXXX
R-6	High Density Multi-Family	XXXXXXXXXXXXXX
C-3	Light Commercial	October 7, 2012
R&D	Research & Development	October 7, 2012
M-1	Light Industrial	October 7, 2012
M-2	Heavy Industrial	October 7, 2012

Commented [YUN1]: Fill in effective date once known

Commented [YUN2]: Fill in effective date once known

5. New Districts.

The following districts are hereby created and added to those in effect at the time of this amendment of the UDO.

New District	Name	Effective Date
MF	Multi-Family	XXXXXXXXXXXXXX

Commented [YUN3]: Fill in effective date

Article 1. General Provisions

<u>MU</u>	<u>Mixed-Use</u>	<u>XXXXXXXXXXXXXX</u>
-----------	------------------	-----------------------

Commented [YUN4]: Fill in effective date

Article 4. Zoning Districts

Article 4. Zoning Districts

Sec. 12-4.1. Establishment of Districts.

Residential Zoning Districts	
R	Rural
E	Estate
RS	Restricted Suburban
GS	General Suburban
D	Duplex
T	Townhouse
<u>MF</u>	<u>Multi-Family</u>
<u>MU</u>	<u>Mixed-Use</u>
MHP	Manufactured Home Park
Non-Residential Zoning Districts	
NAP	Natural Areas Protected
O	Office
SC	Suburban Commercial
GC	General Commercial
CI	Commercial Industrial
BP	Business Park
BPI	Business Park Industrial

Article 4. Zoning Districts

CU	College and University	
Planned Districts		
P-MUD	Planned Mixed-Use District	
PDD	Planned Development District	
Design Districts		
WPC	Wolf Pen Creek Development Corridor	
Northgate	NG-1	Core Northgate
	NG-2	Transitional Northgate
	NG-3	Residential Northgate
Overlay Districts		
OV	Corridor Overlay	
RDD	Redevelopment District	
KO	Krenek Tap Overlay	
NPO	Neighborhood Prevailing Overlay	
NCO	Neighborhood Conservation Overlay	
HP	Historic Preservation Overlay	
Retired Districts		
R-1B	Single-Family Residential	
R-4	Multi-Family	
R-6	High Density Multi-Family	

Article 4. Zoning Districts

C-3	Light Commercial
R&D	Research & Development
M-1	Light Industrial
M-2	Heavy Industrial

Article 11. Definitions

Article 5. District Purpose Statements and Supplemental Standards

Sec. 12-5.1. Residential Zoning Districts.

G. Multi-Family (MF).

This district is designed for areas that will have an intense level of development. These areas are intended to be flexible, allowing for both attached and detached single-unit dwellings, two-unit dwellings, multi-family buildings, and optional mixed-use development.

The following supplemental standards shall apply to this district:

1. Non-residential uses shall be permitted up to a maximum of 50 percent of the total floor area when incorporated into the residential structure.

H. Mixed-Use (MU).

This district is designed for areas that will have the most intense level of development. These areas will consist of residential, commercial, and office uses in mixed-use structures.

The following supplemental standards shall apply to this district:

1. Non-residential uses with a minimum depth of 30-feet shall be required on the ground floor, if adjacent to Texas Avenue, Harvey Road, University Drive or Earl Rudder Freeway.
2. A minimum of 30 percent of the total floor area of each development shall be devoted to residential uses. Hotels may be considered a residential use to meet this requirement.
3. The Floor Area Ratio (FAR) in this district shall be a minimum of 1:1. Structured parking, public plazas, outdoor dining areas, and covered areas attached to the structure may be included in the FAR calculation. Surface parking, even if covered, will not count toward the required FAR.
4. The ground floor of structures shall be a minimum of 25 percent of the lot area.

Sec. 12-5.2. Residential Dimensional Standards.

The following table establishes dimensional standards that shall be applied within the Residential Zoning Districts, unless otherwise identified in this UDO.

Residential Zoning Districts										
	R	E(N)	RS(J)	GS(J)	T	D	MHP	MF	MU	Accesso ry Structur es
Non-Clustered Residential Zoning Districts										
Average Lot Area per	3 acres	1 Acre	10,000 SF	5,000 SF	2,000 SF	3,500 SF	(L)	None	None	Refer to Section

Article 11. Definitions

Dwelling Unit (DU)	Average		Average							12-6.5, Accessory Uses(L)
Absolute Min. Lot Area per Dwelling Unit (DU)	2 Acres	1 Acre	6,500 SF	5,000 SF	2,000 SF	3,500 SF		None	None	
Min. Lot Width	None	100'(L)	70'	50'	None	35'/DU(E)		None	None	
Min. Lot Depth	None	None	None	100'	None	100'		None	None	
Min. Front Setback(H)	50'	30'	25'	25'(D)	25'(D)	25'(D)		15'	None	
Max. Front Setback	N/A	N/A	N/A	N/A	N/A	N/A		N/A	15' (O)	
Min. Side Setback	20'	10'	7.5'	7.5'	(A)	7.5'(C)		(A)(B)	None	
Min. Side Street Setback	15'	15'	15'	15'	15'	15'		15'	None	
Max. Side Street Setback	N/A	N/A	N/A	N/A	N/A	N/A		N/A	15' (O)	
Min. Side Setback between Structures(B)	N/A	15'	15'	15'	7.5'	15'		7.5'	None	
Min. Rear Setback(L)	50'	20'	20'	20'	20'	20'(F)		20'	20'	
Max. Height	35'(G)(K)(L)	35'(G)(K)(L)	35'(G)(K)(L)	2.5 Stories/35'(G)(K)(L)	35'(G)(K)(L)	2.5 Stories/35'(G)(K)(L)		(G)(L)	(G)(L)	
Minimum Number of Stories	N/A	N/A	N/A	N/A	N/A	N/A		N/A	2 Stories	
Max. Dwelling Units/Acre (Subdivision Gross)	0.33	1.0	4.00	8.0	14.0	12.0	10.0	30.0	N/A	N/A

Article 11. Definitions

Min. Dwelling Units/Acre	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	12	N/A	
Clustered Residential Zoning Districts											
Average Lot Area per Dwelling Unit (DU)	N/A	20,000 SF Average	8,000 SF Average	3,750 SF	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Absolute Min. Lot Area per Dwelling Unit (DU)		10,000 SF	6,500 SF	3,750 SF							
Min. Lot Width		100'(M)	None	None							
Min. Lot Depth		None	None	None							
Min. Front Setback(H)		Refer to Section 12.8.3.H.4, Cluster Development, Specific District Standards									
Min. Side Setback											
Min. Street Side Setback											
Min. Side Setback between Structures(B)											
Min. Rear Setback(L)											
Max. Height		35'(G)(K)	35'(G)(K)	2.5 Stories/ 35'(G)(K)							
Max. Dwelling Units/Acre (Subdivision Gross)		1.0	4.00	8.0							

Notes:

Article 11. Definitions

- (A) A minimum side setback of seven and one-half (7.5) feet is required for each building or group of contiguous buildings.
- (B) Lot line construction on interior lots with no side yard or setback is allowed only where the building is covered by fire protection on the site or by dedicated right-of-way or easement.
- (C) Zero lot line construction of a residence is allowed where property on both sides of a lot line is owned and/or developed simultaneously by single party. Development under lot line construction requires prior approval by the Zoning Official. In no case shall a single-family residence or duplex be built within fifteen (15) feet of another primary structure. See Chapter 12, Article 8, Subdivision Design and Improvements, for more information.
- (D) Minimum front setback may be reduced to fifteen (15) feet when approved rear access is provided, or when side yard or rear yard parking is provided.
- (E) The minimum lot width for a duplex dwelling may be reduced to thirty (30) feet per dwelling unit when all required off-street parking is provided in the rear or side yard.
- (F) Minimum rear setback may be reduced to fifteen (15) feet when parking is provided in the front yard or side yard.
- (G) Shall abide by Section 12-7.2.H, Height.
- (H) Reference Section 12-7.1.D.1.e for lots created by plat prior to July 15, 1970 and designated as Neighborhood Conservation in the Comprehensive Plan Future Land Use and Character Map.
- (I) Reference Section 12-7.2.D.1.b for lots with approved rear access.
- (J) For areas within a Single-Family Overlay District, reference the Neighborhood Prevailing Standards Overlay Districts Section in Article 5 or the Ordinance authorizing the rezoning for Neighborhood Conservation Overlay Districts.
- (K) Public, civic, and institutional structures shall have a maximum building height of fifty (50) feet in these districts.
- (L) Reference Easterwood Field Airport Zoning Ordinance regarding height limitations.
- (M) In subdivisions built to rural street standards, lots shall be a minimum of one hundred (100) feet in width. There is no minimum lot width in cluster subdivisions built to urban street standards.
- (N) Estate lots that are part of a subdivision existing on or before September 12, 2013 are not permitted to use Cluster Development Standards without rezoning approval, which incorporates the entire subdivision.
- (O) [For properties zoned MU Mixed-Use, maximum side street and front setbacks may be measured from the edge of a public easement when it is in excess of the maximum setback. Maximum setbacks may be increased to up to eighty-five \(85\) feet to accommodate a parking lot between the structure and the street. ~~Maximum setback requirements~~ may be fulfilled through the use of plazas, outdoor dining, and bicycle parking.](#)

(Ord. No. 2012-3449, Pt. 1(Exh. M), 9-27-2012; Ord. No. 2012-3458, Pt. 1(Exh. A), 11-8-2012; Ord. No. 2013-3471, Pt. 1(Exh. B), 1-10-2013; Ord. No. 2013-3521, Pt. 1(Exh. E), 9-12-2013)

Sec. 12-5.5. Retired Districts.

B. [Multi-Family \(R-4\)](#).

[This district provides land for development of apartment and condominium units at low to medium densities. This district may serve as a transitional zone between lower density residential areas and other residential or non-residential areas.](#)

[The following supplemental standards shall apply to this district:](#)

Article 11. Definitions

1. [Duplex dwelling units shall conform to D Duplex standards.](#)
2. [Townhouse dwelling units shall conform to T Townhouse standards.](#)

C. High Density Multi-Family (R-6).

[This district contains land used for a variety of housing types, but primarily multiple family dwellings. This district is designed to provide the highest density in the community for developments in close proximity to the University.](#)

[The following supplemental standards shall apply to this district:](#)

1. [Duplex dwelling units shall conform to D Duplex standards.](#)
2. [Townhouse dwelling units shall conform to T Townhouse standards.](#)

Re-number B. –E. to D. – G in this section.

Sec. 12-5.6. Retired Dimensional Standards.

A. Retired Residential Zoning Districts.

The following table establishes dimensional standards that shall be applied within the Retired Residential Zoning Districts, unless otherwise identified in this UDO:

	Retired Residential Zoning Districts		
	R-1B	R-4	R-6
Min. Lot Area per Dwelling Unit (DU)	8,000 SF	None	None
Min. Lot Width	None	None	None
Min Lot Depth	None	None	None
Min. Front Setback (H)	25'(D)	25'(D)	25'(D)
Min. Side Setback	7.5' (C)	(A)(B)	(A)(B)
Min. Side Street Setback	15'	15'	15'
Min. Side Setback between Structures (B)	15'	7.5'	7.5'
Min. Rear Setback (I)	20'	20'	20'
Max. Height	2.5 Stories/35'(G)(K)(L)	(G)(L)	(G)(L)

Article 11. Definitions

Max. Dwelling Units/Acre	6.0	20.0	30.0
--------------------------	-----	----------------------	----------------------

Notes:

- (A) A minimum side setback of seven and one-half (7.5) feet is required for each building or group of contiguous buildings.
- (B) Lot line construction on interior lots with no side yard or setback is allowed only where the building is covered by fire protection on the site or by dedicated right-of-way or easement.
- (C) Zero lot line construction of a residence is allowed where property on both sides of a lot line is owned and/or developed simultaneously by single party. Development under lot line construction requires prior approval by the Zoning Official. In no case shall a single-family residence or duplex be built within fifteen (15) feet of another primary structure. See Chapter 12, Article 8, Subdivision Design and Improvements, for more information.
- (D) Minimum front setback may be reduced to fifteen (15) feet when approved rear access is provided, or when side yard or rear yard parking is provided.
- (E) The minimum lot width for a duplex dwelling may be reduced to thirty (30) feet per dwelling unit when all required off-street parking is provided in the rear or side yard.
- (F) Minimum rear setback may be reduced to fifteen (15) feet when parking is provided in the front yard or side yard.
- (G) Shall abide by Section 12-7.2.H, Height.
- (H) Reference Section 12-7.1.D.1.e for lots created by plat prior to July 15, 1970 and designated as Neighborhood Conservation in the Comprehensive Plan Future Land Use and Character Map.
- (I) Reference Section 12-7.2.D.1.b for lots with approved rear access.
- (J) Reference Section 12-5.12 for areas in Neighborhood Prevailing Standards Overlay Districts and reference Ordinance authorizing the rezoning for Neighborhood Conservation Overlay Districts.
- (K) Public, civic, and institutional structures shall have a maximum building height of fifty (50) feet in these districts.
- (L) Reference Easterwood Field Airport Zoning Ordinance regarding height limitations.

Article 6. Use Regulations

Sec. 12-6.3. Types of Use.

C. Use Table.

USE TABLE	Residential Districts	Non-Residential Districts	Retired Districts	Design Districts
-----------	-----------------------	---------------------------	-------------------	------------------

Article 11. Definitions

Specific Uses	R	F	RS	GS	T**	D**	MF**	MU**	MHP**	P-MUD**	O	SC	GC	CI	BP	RPI	CU	NAP	R-1R	R-4**	R-6**	C**	M-1	M-2	R&D**	WPC**	NG-1**	NG-2**	NG-3**	
KEY: P = Permitted by Right; P* = Permitted Subject to Specific Use Standards C = Conditional Use; ** = District with Supplemental Standards (refer to Article 5)																														
RESIDENTIAL																														
Boarding and Rooming House							P			P											P	P								P
Extended Care Facility/Convalescent/Nursing Home							P	P		P			P	P							P	P				P				
Dormitory							P	P		P											P	P						P	P	P
Duplex						P				P											P	P								
Fraternity/Sorority							P														P	P					P	P	P	
Manufactured Home	P*	P*								P*																				
<u>Mixed-Use Structure</u>							P	P		P																P	P	P	P	
Multi-Family							P	P		P											P	P				C ₁	P	P	P	
Multi-Family built prior to January 2002							P	P													P	P				P	P	P	P	
Single-Family Detached	P	P	P	P	P	P				P										P										
<u>Single-Unit Dwelling</u>							P																							
Townhouse					P		P			P											P	P								P
<u>Two-Unit Dwelling</u>							P																							
PUBLIC, CIVIC AND INSTITUTIONAL																														
Educational Facility, College and University																														P

Article 11. Definitions

Article 7. General Development Standards

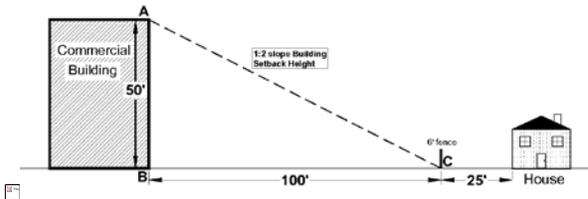
The following general development standards shall apply to all zoning districts, except where expressly stated to apply to, or exclude, specific districts.

Sec. 12-7.2. General Provisions.

H. Height.

2. Single-Family Protection.

- a. With the exception of NG, RDD, and P-MUD districts, no multi-family or non-residential structure shall be located nearer to any property line adjacent to a single-family use or townhouse development than a horizontal distance (B to C) of twice the vertical distance (height, A to B) of the structure as illustrated in the graphic below. Structures developed in MU shall meet this standard at the periphery of the district when adjacent to single-family use or townhome development.



- b. No additional multi-family or non-residential structures shall penetrate an imaginary line, illustrated by the inclined plane in the graphic above, connecting points A and C.
- c. Calculation of the height limits shall be to the highest point of the structure. Equipment such as satellite dishes and heating and air conditioning units may be installed on top of buildings provided that they are screened from horizontal view and included in the height limitations.
- d. Unless otherwise stated in this UDO, the height limitations herein shall not apply to any of the following:
 - 1. Utility structures such as elevated water storage tanks and electrical transmission lines;
 - 2. Architectural elements such as flagpoles, belfries, cupolas, spires, domes, monuments, chimneys, bulkheads, elevators, or chimney flues; or any other similar structure extending above the roof of any building where such structure does not occupy more than thirty-three (33) percent of the area of the roof; or
 - 3. Residential radio/television receiving antennas.

Sec. 12-7.3. Off-Street Parking Standards.

E. Interior Islands.

- 1. All interior islands shall be evenly distributed throughout the interior of the parking area.
- 2. For every fifteen (15) interior parking spaces, one hundred eighty (180) square feet of landscaping must be provided somewhere in the interior rows of the parking lot. Interior island areas may be grouped and configured as desired provided that circulation aisles remain clear and the minimum island area is not less than one hundred eighty (180) square feet. Interior islands may have

Article 11. Definitions

sidewalks through them. Interior islands are not required for mixed-use developments meeting the standards of the MU Mixed-Use district.

3. End island areas that exceed the minimum required may be counted toward the interior parking island requirement.
4. All interior islands must be raised at least six (6) inches and curbed, with the majority of the area of each island planted or treated with enhanced paving. The soil within the planted area shall not be compacted or stabilized and shall be contiguous with the soil at the natural grade.

I. **Number of Off-Street Parking Spaces Required.**

~~5. In the case of mixed uses, the parking spaces required shall equal the sum of the requirements of the various uses computed separately. This includes the parking requirements for uses such as private schools, day care centers, soup kitchens, and computer centers located on property used for religious worship.~~

(Re-Number 6 – 9 as 5-8.)

MINIMUM OFF-STREET PARKING REQUIREMENTS

Use	Unit	Spaces/ Unit	Plus Spaces For:
Airport	As determined by the Administrator		
Banks	250 s.f.	1.0	
Bowling Alley	As determined by the Administrator		
Bus Depot	As determined by the Administrator		
Car Wash (Self-Serve)	Wash Bay	1.0	1.0 space per vacuum bay
Church	Seat	0.33*	
Convalescent Home/Hospital	Bed	0.5	
Duplex Dwelling:			
1 & 2 Bedroom	DU	2.0	
3+ Bedroom	DU	3.0	

Article 11. Definitions

Dormitory	Bed	0.75	
Day Care Center	250 s.f.	1.0	
Fraternal Lodge	75 s.f.	1.0	
Fraternity/Sorority House	Person	1.0	1/30 s.f. meeting room
Freight Station	As determined by the Administrator		
Funeral Parlor	Seat	0.33	
Furniture Sales, Freestanding	350 s.f.	1.0	
Golf Driving Range	Tee Station	1.0	
Health Club/Sports Facility	As determined by the Administrator		
Gasoline and Fuel Service	300 s.f.	1.0	
Group Housing	BR	2.0	As determined by the Administrator
Health Studio	150 s.f.	1.0	
Hospital	As determined by the Administrator		
Hotel/Motel	DU	1.0	1/200 s.f. meeting room
HUD-Code Manu. Home	DU	2.0	
Laundry	150 s.f.	1.0	
Motor Vehicle Sales/Service:			

Article 11. Definitions

Office/Sales Area	250 s.f.	1.0	
Service Area	200 s.f.	1.0	
Medical or Dental Clinic < 20,000 s.f.	200 s.f.	1.0	
<u>Mixed-Use Structure****</u>	<u>250 s.f. of non-residential portion of structure</u>	<u>1.0</u>	<u>1/BR, including residential DU and hotel/motel DU</u>
Multi-Family Dwelling:			
1 Bedroom	BR	1.5	
2 Bedroom	BR	1.5	
2 Bedroom (ea. BR < 130 s.f.)	BR	1.25	
3+ Bedroom	BR	1.0	
Night Club	50 s.f.	1.0	
Office Building	250 s.f.	1.0	
Personal Service Shop	250 s.f.	1.0	
Priv. School or Comm. Studio	100 s.f.	1.0	
Retail Sales & Service:			
GC, SC, C-3	250 s.f.	1.0	
CI	350 s.f.	1.0	
Restaurant (w/o drive-through)	65 s.f.	1.0	

Article 11. Definitions

Restaurant (w/drive-through)	100 s.f.	1.0	
Rooming/Boarding House	Person	1.0	
Sales Display	250 s.f.	1.0	
Single-Family Dwelling	BR***	1.0*** (minimum of 2 with no more than 4 total spaces required per dwelling)	
<u>Single-Unit Dwelling</u>	<u>BR</u>	<u>1.0</u>	
Shopping Center**:			
GC, SC, C-3	250 s.f.	1.0	
CI	350 s.f.	1.0	
Townhouse	BR***	1.0*** (minimum of 2 with no more than 4 total spaces required per dwelling)	
Theater	Seat	0.25	
Truck Terminal	As determined by the Administrator		
<u>Two-Dwelling Unit</u>	<u>BR</u>	<u>1.0</u>	
Veterinary Clinic	300 s.f.	1.0	
Warehouse	1,000 s.f.	1.0	

"s.f." = square footage. "DU" = Dwelling Unit. "BR" = Bedroom.

* Overflow parking above required parking spaces may be grassed rather than paved. All unpaved spaces shall be shown on site plan and organized for efficient traffic circulation using wheel stops and other appropriate measures as required by the Administrator.

Article 11. Definitions

** No more than twenty-five (25) percent of any shopping center square footage shall be utilized for intense uses (uses that, individually, have a parking requirement greater than 1:250 in GC or SC and 1:350 in CI unless additional parking is provided in accordance with the above requirements for that square footage of such uses in excess of twenty-five (25) percent. Mixed-Use structures located in MU and MF districts are exempt from this requirement.

*** All single-family and townhouse uses, at the time of construction, redevelopment, or when an addition to the number of existing bedrooms is completed, shall come into compliance with the minimum off-street parking requirements. Garages that meet minimum dimensional standards may be counted towards parking requirements.

**** Mixed-Use structures in the MU Mixed-Use and MF Multi-Family districts.

Sec. 12-7.5. Signs.

C. Summary of Permitted Signs.

The following signs are permitted in the relevant zoning districts of the City:

	R	E	R-1B	GS	D	T	MF	MU	R-4	R-6	MHP	O	SC	GC	CI	C-3	BP	BPI	R&D	M-1	M-2	
Apartment/Condominium/ Manufactured Home Park Identification Signs							X	****	X	X	X											
Area Identification/ Subdivision Signs	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Attached Signs****							X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Campus Wayfinding Signs							X	X				X	X	X	X		X	X	X			
Commercial Banners****							X	X	X	X		X	X	X	X	X	X	X	X	X	X	X
Development Signs	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Directional Traffic Control Signs								X				X	X	X	X	X	X	X	X	X	X	X
Freestanding Signs****												*	**	X	X					X	X	
<u>Hanging Signs</u>								X														
Home Occupation Signs	X	X	X	X	X	X	X	X	X	X	X											
Low Profile Signs****							X					X	X	X	X	X	X	X	X	X	X	X

Article 11. Definitions

Campus Wayfinding signs	30	6	--	See Section 12-7.5 BB below
Commercial Banners	36	No to exceed the top of structure to which it is attached	10	1/premises
Development Signs		15	10	1/premises
Residential/Collector Street	35			
Arterial Street	65			
Freeway (As designated on Thoroughfare Plan)	200			
Directional Traffic Control Signs	3	4	4	1/curb cut
Freestanding Signs	Varies, see 12-7.5.N below			1/building plot where lot exceeds 75 feet of frontage
<u>Hanging Signs</u>	<u>4</u>	<u>—</u>	<u>—</u>	<u>1/building entrance</u>
Home Occupation Signs	2	Not to exceed top of wall to which it is attached	--	1/dwelling unit
Low Profile Signs	60	4	10	See 12-7.5 R "Low Profile Signs" below/***
Low Profile Signs (In lieu of permitted Freestanding Sign)	60	4	10	1/150 feet of frontage *
<u>Projection Signs</u>	<u>Varies, see 12-7.5.U below</u>	<u>Not to exceed one (1) foot from top of wall, marquee, or parapet to</u>	<u>—</u>	<u>1/frontage</u>

Article 11. Definitions

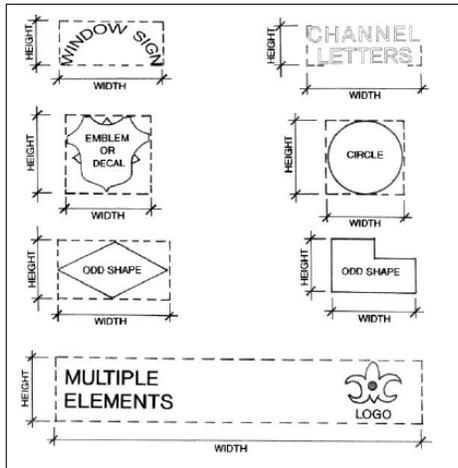
		<u>which it is attached</u>		
Real Estate, Finance, and Construction Signs				1/frontage(Real Estate)
Up to 150-foot frontage	16	8	10	1/property (Finance)
Greater than 150-foot frontage	32	8	10	3/property (Construction)
Roof Signs	Determined by frontage. Same as freestanding Max. 100 s.f.	10 feet above structural roof	—	1/building plot in place of a freestanding sign
Subdivision Signs	150	15	10	1/primary subdivision entrance. Not to exceed 2 signs.

* Except as provided for in Section 12-7.5.N.10, Freestanding Commercial Signs.

** The area of a sign is the area enclosed by the minimum imaginary rectangle or vertical and horizontal lines that fully contains all extremities (as shown in the illustration below), exclusive of supports.

*** In SC Suburban Commercial, BP Business Park, and BPI Business Park Industrial, one (1) low-profile sign per structure is permitted.

Article 11. Definitions



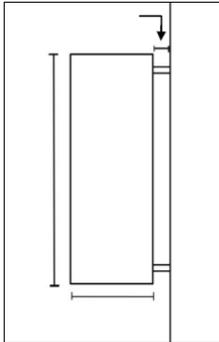
Per Ordinance No. 2011-3348 (May 26, 2011)

Q. Hanging Signs.

- a) Hanging signs shall be suspended from canopies/awnings and located in front of building entrances, perpendicular to the façade.
- b) A maximum of one (1) sign per building entrance is allowed.
- c) The sign shall not exceed four (4) square feet in size and shall have a minimum of eight (8) feet of clearance from the walkway grade, four (4) inches of clearance from the building face, and eight (8) inches of clearance from the edge of the canopy/awning.
- d) Hanging signs located in/over the public right-of-way shall require a Private Improvement in the Public Right-of-Way agreement (PIP) in addition to the necessary Building Permit.

U. Projection Signs.

Article 11. Definitions



City of College Station, Texas

Projection signs will be allowed in the MU Mixed-Use District with the following restrictions:

- 1) One (1) projection sign per frontage along a public right-of-way will be allowed except where otherwise stated in this Section.
- 2) The total square footage of all projection signs used will be applied toward the total allowable area for attached signage.
- 3) The division and placement of allowable building signage amongst building tenants shall be the sole responsibility of the owner or property manager, and not the City of College Station.
- 4) Projection signs shall be mounted perpendicular to buildings.
- 5) Internally lit plastic signs will not be permitted.
- 6) Projection signs may utilize fabric or other flexible material provided that they remain in good condition at all times.
- 7) Projection signs shall have a minimum of eight (8) feet of clearance from the walkway grade and four (4) inches of clearance from the building face. Excluding the four-inch minimum clearance requirement, no part of a projection sign shall project more than three (3) feet from the building face.
- 8) Projection signs shall not extend above the façade of the building to which it is attached.
- 9) Buildings with one (1) story may have a sign that shall not exceed eighteen (18) square feet in size. For each additional building story, an additional eight (8) square feet of signage is allowed, up to a maximum of fifty (50) square feet per sign.
- 10) Projection signs located in/over the public right-of-way shall require a Private Improvement in the Public Right-of-Way agreement (PIP) in addition to the necessary Building Permit.



Article 11. Definitions

Sec. 12-7.6. Landscaping and Tree Protection.

B. Application of Section.

The landscaping requirements of this Section apply to all land located in the City of College Station proposed for site development with the exception of those zoned NG-1, NG-2, and NG-3. The requirements also do not apply to single-family, duplex, ~~or~~ townhouse, or mixed use developments in the MU district-uses, except as follows:

3. The requirements of this Section have limited application to properties developed in the MU Mixed-Use district, as follows:
 - a. Within fifty (50) feet of the property line along the street, and located between the structure and the public right-of-way, street, or public way, one (1) canopy tree for every twenty-five (25) linear feet of frontage shall be installed. One (1) existing tree (minimum four-inch caliper) may be substituted for a new tree.
 - b. Canopy trees must be selected from the College Station Streetscape Plant List and may be grouped as desired so long as the canopy trees are reasonable dispersed across each public right-of-way, street, or public way frontage.
 - c. Parking areas adjacent to a right-of-way shall be screened from the right-of-way. Screening is required along one hundred (100) percent of the street frontage (such as ten (10) shrubs for every thirty (30) linear feet of frontage), with the exception of areas within the visibility triangle. Screening may be accomplished using plantings, berms, structural elements, or combinations thereof, and must be a minimum of three (3) feet above the parking lot pavement elevation. Walls and planting strips shall be located at least two (2) feet from any parking area. Where the street and the adjacent site are at different elevations, the Administrator may alter the height of the screening to ensure adequate screening. Fifty (50) percent of all shrubs used for screening shall be evergreen.
 - d. Dumpsters, concrete retaining walls where more than six (6) vertical inches of untreated concrete are visible, off-street loading areas, utility connections, and any other site characteristics that could be considered visually offensive must be adequately screened.
 - e. One hundred (100) percent coverage of groundcover, decorative paving, decorative rock, or a perennial grass is required in parking lot islands, swales and drainage areas, and the parking lot setback unless otherwise landscaped or existing plants are preserved. One hundred (100) percent coverage of groundcover or perennial grass is also required in all unpaved portions of street or highway right-of-way or on adjacent property that has been disturbed during construction. If grass is to be used for groundcover, one hundred (100) percent live grass groundcover is required whether by solid sod overlay or pre-planting and successful takeover of grasses. No point value shall be awarded for ground cover.
 - f. All new plantings must be irrigated. An irrigation system shall be designed so that it does not negatively impact existing trees and natural areas. Soaker hose and drip irrigation system designs may be permitted as the Administrator deems appropriate.

(Re-number 3-6 to 4-7)

Sec. 12-7.7. Buffer Requirements.

F. Minimum Buffer Standards.

Article 11. Definitions

The buffer requirements are designed to permit and encourage flexibility in the widths of buffer yards, the number of plants required in the buffer yard, and opaque screens. Standard buffer requirements are depicted in the table below. The numbers shown are the required buffer widths.

DEVELOPING USE (Classification)	ABUTTING PARCEL* (Use more restrictive of the zoning or the developed use.)		
	Single-Family Residential ■ (2)	Multi-Family Residential ✓ (1)	Non-Residential (3)
Single-family ■ (2)	N/A	N/A	N/A
Multi-Family ✓ (1)(3)	10' (1)	N/A	N/A
Office	10' (1)	N/A	N/A
Commercial	15' (2)	10' (1)	N/A
Industrial	25' (2)	15' (2)	5'
Suburban Commercial	20' (1)	N/A	N/A
Business Park	50' (2)	15' (2)	5'
Business Park Industrial	50' (2)	30' (2)	10'**
SOB	50' (2)	50' (2)	50' (2)

~~✓~~(1) Includes duplexes.

~~■~~(2) Includes manufactured homes, mobile homes, manufactured home parks, and townhouses.

(3) Includes both residential and non-residential uses developed in the MF Multi-Family district.

* When an abutting parcel is vacant and zoned R Rural, the Administrator shall use the future land use of the property as designated on the Comprehensive Land Use Plan in lieu of the zoning category in determining the buffer requirement.

** When an abutting parcel is zoned BP Business Park or BPI Business Park Industrial, the buffer width shall be reduced to five feet (5').

(1) Fence

(2) Wall

Article 11. Definitions

1. **Buffer Yards.**

f. In MF Multi-Family and MU Mixed-Use, buffer yards shall only be required along the perimeter of the development, unless otherwise exempted in this Section. No buffer yards are required between uses contained within the development.

Sec. 12-7.8. Solid Waste.

C. **Guidelines.**

The following minimum standards shall be met:

2. Multi-family developments shall provide the required pad and screening for one (1) eight-yard dumpster per ~~sixteen (16)~~ forty (40) dwelling units/bedrooms;

Sec. 12-7.10. Non-Residential Architectural Standards.

A. **Applicability.**

Except as expressly set forth otherwise herein, the design standards of this Section shall apply to development, redevelopment, and façade changes to all non-residential buildings including single tenant buildings, multiple tenant buildings, and any grouping of attached or stand alone buildings and associated pad sites.

The portions of structures containing non-residential uses located in the MF Multi-Family zoning district shall comply with the Non-Residential design standards of this Section.

The following are exempt from this section of the UDO:

1. **BP Business Park.** Any building located within BP Business Park districts is required to comply with this Section if it is along the periphery of the zoning district. All other interior buildings located within BP Business Park districts are exempt from this Section.
2. **Districts.** Uses located within the following districts are exempt from this Section: BPI Business Park Industrial, M-1 Light Industrial, M-2 Heavy Industrial, R&D Research & Development, NG-1 Core Northgate, NG-2 Transitional Northgate, and NG-3 Residential Northgate.
3. **Uses.** The following uses are exempt from these Non-Residential Architectural Standards: Churches; Primary & Secondary Educational Facilities; Municipal Industrial facilities; and private utility buildings that are screened from public or private rights-of-way and adjacent properties.

Per Ordinance No. 3236 (February 25, 2010)

Per Ordinance No. 3280 (September 9, 2010)

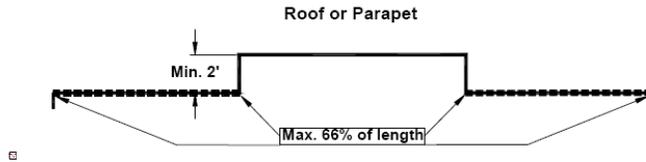
2. **Non-Residential Building Mass and Design.**

- a. For all applicable properties other than those located in SC Suburban Commercial and MU Mixed-Use districts: ~~;-i~~ In order to provide visual interest, the first two (2) stories of any façade facing a public right-of-way shall use architectural relief every forty-five (45) horizontal feet by incorporating a minimum of two (2) different design elements within each forty-five-foot section from the options below. All other façades shall incorporate a minimum of two (2) different design elements within each sixty-foot section as described above. Wall sections less than forty-five (45) feet or sixty (60) feet respectively, shall also be required to provide the two (2) different design elements, except that freestanding structures that are accessory to a primary use, where each façade is equal to or less than twenty-five (25) horizontal feet

Article 11. Definitions

in width, and where each façade incorporates the same building materials and colors as the primary structure, are not required to provide architectural relief elements. Only the following types of architectural relief may be used:

1. Canopies, permanent decorative awnings, or windows accompanied by overhangs;
2. Wall plane projections or recessions with a minimum of four-foot depth;
3. Pilasters or columns;
4. Recessed entries, stoops, Porches, or arcades;
5. Balconies that extend from the building; or
6. Boxed or bay windows;
7. Decorative stormwater management initiatives physically integrated with the building, as approved by the Administrator.



b. For all applicable properties other than those located in SC Suburban Commercial and MU Mixed-Use districts: As represented above, on buildings three (3) stories or less, the horizontal line of a flat roof (or parapet) along any façade facing a public right-of-way shall vary by a minimum of two (2) feet up or down so that no more than sixty-six (66) percent of the roofline is on the same elevation.

Per Ordinance No. 2011-3341 (April 28, 2011)

3. **Suburban Commercial Building Mass and Design. Architectural Relief.**

a. For all properties zoned SC Suburban Commercial: In order to provide visual interest, the first two (2) stories of any façade facing a public right-of-way shall use architectural relief every forty-five (45) horizontal feet by incorporating a minimum of two (2) different design elements within each forty-five-foot section. Wall sections less than forty-five (45) feet shall also be required to provide the two (2) design elements. For buildings over eight thousand (8,000) square feet, articulation (minimum four-foot depth) is required within each forty-five-foot section. Two (2) of the following design elements shall be required within each forty-five-foot section of all façades for architectural relief:

- a.—1.** Decorative or functional window shutters;
- b.—2.** Covered front Porch extending along at least fifty (50) percent of building façade and projecting a minimum of four (4) feet from the face of the building;
- e.—3.** Eaves in excess of eighteen (18) inches;
- d.—4.** Window planter boxes;
- e.—5.** Window canopy;
- f.—6.** Dormers;
- g.—7.** Transom windows;
- h.—8.** Decorative façade lighting;

Article 11. Definitions

- i. ~~9.~~ Chimneys or cupolas;
- j. ~~10.~~ Cross gables; or
- k. ~~11.~~ Entry Portico.

~~4.~~ **Roof.**

~~b. For all properties zoned SC Suburban Commercial:~~ Roofs shall be similar to residential roof types. Flat roofs are not permitted. Shed roofs are only permitted as part of a peaked roof network. A peaked parapet is permitted if it gives the appearance of a pitched roof from all sides. Roof slope must be a maximum of 8:12 and a minimum of 4:12.

~~5.~~ **Floor Area.**

~~c. For all properties zoned SC Suburban Commercial:~~ Gross Floor Area of a single structure shall not exceed fifteen thousand (15,000) square feet in area.

~~4.~~ **Mixed-Use Building Mass & Design.**

~~a. For all properties zoned MU Mixed-Use: In order to provide visual interest, the first two (2) stories of any façade visible from a public right-of-way, street, or public way shall use architectural relief every forty-five (45) horizontal feet by incorporating a minimum of two (2) different design elements within each forty-five-foot section. The following types of architectural relief may be used:~~

- ~~1. Canopies or permanent decorative awnings;~~
- ~~2. Wall plane projections or recessions with a minimum of four-foot depth;~~
- ~~3. Pilasters or columns;~~
- ~~4. Recessed entries, stoops, porches, or arcades;~~
- ~~5. Balconies that extend from the building;~~
- ~~6. Boxed or bay/oriel windows;~~
- ~~7. Hood/drip molding over windows;~~
- ~~8. Cornices, corbelling, quoining, or stringcourses;~~
- ~~9. Decorative or functional window shutters;~~
- ~~10. Window planter boxes;~~
- ~~11. Transom windows;~~
- ~~12. Decorative façade lighting; or~~
- ~~13. Chimneys or cupolas.~~

~~Architectural relief is not required for facades within fifteen (15) feet of another building that screens the façade.~~

~~b. For all properties zoned MU Mixed-Use: On buildings three (3) stories or less, the horizontal line of a flat roof along any façade visible from a public right-of-way, street, or public way shall vary by a minimum of two (2) feet up or down so that no more than sixty-six (66) percent of the roofline is on the same elevation.~~

~~c. For all properties zoned MU Mixed-Use: The vertical wall plane of any façade visible from a public right-of-way, street, or public way shall project and/or recess by a minimum of two (2) feet so that no more than sixty-six (66) percent of the façade is on the same plane.~~

~~d. For all properties zoned MU Mixed-Use: The ground-floor shall have a minimum floor-to-ceiling height of twelve (12) feet.~~

Article 11. Definitions

e. For all properties zoned MU Mixed-Use: The commercial portions of any façade facing a public right-of-way, street, or public way shall be at least thirty (30) percent transparent between zero (0) feet and eight (8) feet above ground level.

f. For all properties zoned MU Mixed-Use: Public entry is required on all facades facing a public right-of-way, street, or public way. In the event that more than two (2) facades require a public entrance, the Administrator may determine which two (2) facades require entrances. The Administrator may also forward the question to the Design Review Board for any reason.

g. For all properties zoned MU Mixed-Use: Loading docks, overhead doors and service entries shall not be located on a façade facing a public right-of-way, street, or public way. In the case that more than two (2) facades face a public right-of-way, street, or public way, the Administrator shall determine the most appropriate façade for such activities.

h. For all properties zoned MU Mixed-Use: The first two (2) stories of all façades facing a public right-of-way shall have a minimum of twenty-five (25) percent brick, stone, marble, granite, or a material fabricated to simulate brick, or stone (not split-face concrete masonry).

8. Pedestrian/Bike Circulation and Facilities.

e. In MU Mixed-Use districts, bicycle storage facilities shall be provided, as described above, at a rate of one (1) bicycle for every 15,000 square foot of non-residential uses, and one (1) bicycle for every two (2) dwelling units.

f. In MU Mixed-Use districts, minimum eight (8) foot wide sidewalks shall be provided along all public rights-of-way, streets, and public ways adjacent to and within the development.

9. Parking Lots.

These requirements are in addition to and not in lieu of the requirements established in Section 12-7.3, Off-Street Parking Standards.

- a. Where parking or drive aisles are located between the building and the public right-of-way, there shall be a minimum ten-foot setback from the public right-of-way line to the parking area or drive aisle.
- b. In order to break up the parking lot area and minimize visual impact, one (1) of the following parking concepts is required on any parking lot with greater than one hundred twenty (120) parking spaces. Parking concepts shall be approved by the Administrator provided that it meets one (1) of the following minimum criteria. Pedestrian ways are allowed within the below-described areas. Standards in this section do not apply to sites developed in accordance to the standards of the MU Mixed-Use district.

D. Additional Standards for Twenty Thousand (20,000) S.F. or Greater.

In addition to the standards set out in Section 12-7.10.B, the following shall apply to any single building or combinations of buildings of twenty thousand (20,000) gross square feet in area, whether connected or not, but determined to be a single building plot. Standards in this section do not apply to sites developed in accordance to the standards of the MU Mixed-Use district.

E. Additional Standards for Fifty Thousand (50,000) S.F. or Greater.

In addition to the standards set out in this Section 12-7.10.B and 12-7.10.D, the following shall apply to any single building or combinations of buildings of fifty thousand (50,000) gross square feet in area

Article 11. Definitions

or greater, whether connected or not, but determined to be a single building plot. Standards in this section do not apply to sites developed in accordance to the standards of the MU Mixed-Use district.

F. Additional Standards for One Hundred Fifty Thousand (150,000) S.F. or Greater.

In addition to the standards set out in Sections 12-7.10.B, 12-7.10.D, and 12-7.10.E, the following shall apply to any single building or combinations of buildings of one hundred fifty thousand (150,000) gross square feet in area or greater, whether connected or not but determined to be a single building plot. Standards in this section do not apply to sites developed in accordance to the standards of the MU Mixed-Use district.

Sec. 12-11.1. General.

Sec. 12-11.2. Defined Terms.

For the purpose of this UDO, certain words as used herein are defined as follows:

Dormitory (dorm): A residential structure designed for the exclusive purpose of housing students of a university, college, school, church, or non-profit organization, excepting resident staff, but which does not include complete, independent living facilities, including cooking, in each dwelling unit. Common kitchen facilities and / or gathering rooms for social purposes may also be provided.

Mixed-Use Structure: A structure containing both residential and non-residential land uses.

Single-Unit Dwelling: A detached residential unit, located within a larger development on a common lot, providing complete, independent living facilities for one (1) family including permanent provisions for living, sleeping, cooking, eating and sanitation.

Two-Unit Dwelling: A residential structure, located within a larger development on a common lot, providing complete, independent living facilities for two (2) families including permanent provisions for living, sleeping, cooking, eating and sanitation.

Projection Sign: An attached sign end-mounted or otherwise attached to an exterior wall of a building and extends in whole or part more than 12 (twelve) inches beyond the face of the building.

Hanging Signs: A sign suspended from the underside of a canopy or awning and located in front of building entrances, perpendicular to the façade.