



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, April 2, 2015

6:00 PM

City Hall Council Chambers

1. Call the meeting to order.
2. Discussion of consent and regular agenda items.
3. [15-0172](#) Discussion on Minor and Amending plats approved by Staff.
*Final Plat - Amending Plat - Southwest Place Lots 2A-4A & 2A-1BA, Block 1 Case # 15-00900016 (R. Lazo)
4. Discussion of new development applications submitted to the City.
New Development Link: www.cstx.gov/newdev
5. [15-0175](#) Presentation, possible action, and discussion regarding the status of items in the 2015 P&Z Plan of Work (see attached). (J. Schubert)

Attachments: [2015 P&Z Plan of Work](#)
6. [15-0162](#) Presentation, possible action, and discussion regarding an overview of and update on Municipal Utility Districts. (L.Simms)
7. [15-0176](#) Presentation, possible action, and discussion regarding an update on the following item:
*A rezoning of approximately 1.917 acres from R Rural to SC Suburban Commercial for the property generally located at the southeast corner of Navarro Drive and Wellborn Road. The Planning & Zoning Commission heard this item on March 5, 2015 and recommended (4-0) to approve the request. The City Council heard this item on March 26, 2015 and voted (6-0) to approve the request.
8. [15-0173](#) Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
*Thursday, April 9, 2015 - City Council Meeting - Council Chambers - Workshop 5:30 p.m. and Regular 7:00 p.m.
*Thursday, April 16, 2015 - Planning & Zoning Meeting - Council Chambers - Workshop 6:00 p.m. and Regular 7:00 p.m.
9. Discussion, review and possible action regarding the following meetings: Design Review Board, BioCorridor Board.

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

11. Adjourn.

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 _____, 20xx 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 #: 15-0172 **Version:** 1 **Name:** Minor & Amending Plats
Type: Updates **Status:** Agenda Ready
File created: 3/26/2015 **In control:** Planning and Zoning Commission Workshop
On agenda: 4/2/2015 **Final action:**
Title: Discussion on Minor and Amending plats approved by Staff.
*Final Plat - Amending Plat - Southwest Place Lots 2A-4A & 2A-1BA, Block 1 Case # 15-00900016
(R. Lazo)

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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Discussion on Minor and Amending plats approved by Staff.
*Final Plat - Amending Plat - Southwest Place Lots 2A-4A & 2A-1BA, Block 1 Case # 15-00900016
(R. Lazo)



Legislation Details (With Text)

File #: 15-0175 **Version:** 1 **Name:** 2015 P&Z Plan of Work Update
Type: Updates **Status:** Agenda Ready
File created: 3/26/2015 **In control:** Planning and Zoning Commission Workshop
On agenda: 4/2/2015 **Final action:**
Title: Presentation, possible action, and discussion regarding the status of items in the 2015 P&Z Plan of Work (see attached). (J. Schubert)
Sponsors:
Indexes:
Code sections:
Attachments: [2015 P&Z Plan of Work](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding the status of items in the 2015 P&Z Plan of Work (see attached). (J. Schubert)

2015 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>2/26/15: Notice to proceed for construction of a sidewalk along Normand Dr between Rock Prairie Rd and Pondersoa Dr; construction to be complete by May (Central College Station Plan).</p> <p>3/4/15: Public meeting regarding the design of Langford Street and Guadalupe Drive sidewalks (South Knoll Area Plan).</p> <p>3/26/15: Council awarded contract to Freese & Nichols to update the Wastewater Master Plan.</p> <p>3/26/15: Council approved all-way stop at Lincoln Ave and Tarrow St (warrant study requested by Eastgate Plan).</p>
Staff Assigned: P&DS Staff	Anticipated Completion: On-going

Five-Year Comprehensive Plan Report Implementation	
<p>Summary:</p> <p>Implementation of general items and tasks identified in the Five-Year Comprehensive Plan Report.</p>	<p>Project Dates:</p>
Staff Assigned: J. Prochazka	Anticipated Completion: On-going

Annexation Task Force	
<p>Summary:</p> <p>Implement the Five-Year Comprehensive Plan Report by creating a task force of elected officials, appointed officials, and staff to update timing and priorities of future annexations including the potential development of a three-year annexation plan.</p>	<p>Project Dates:</p>
Staff Assigned: L. Simms	Anticipated Initiation: May 2015

Future Land Use and Character Map Assessments	
<p>Summary:</p> <p>Implement the Five-Year Comprehensive Plan Report by evaluating the appropriateness of the existing Future Land Use and Character designations for five areas and recommend amendments as necessary. Priority will be given to Area A (Wellborn Road near Barron Road) and Area B (Greens Prairie Road at Greens Prairie Trail).</p>	<p>Project Dates:</p>
Staff Assigned: J. Prochazka	Anticipated Initiation: Summer 2015

Harvey Mitchell District Plan	
<p>Summary:</p> <p>Implement the Five-Year Comprehensive Plan Report by initiating the Harvey Mitchell District Plan as identified in the Comprehensive Plan.</p>	<p>Project Dates:</p>
Staff Assigned: J. Prochazka	Anticipated Initiation: Fall 2015

Land Use Inventory/Housing Needs	
Summary: Implement the Five-Year Comprehensive Plan Report by maintaining up-to-date percentages of available and utilized land and evaluating whether all of the City's future housing needs are being met.	Project Dates:
Staff Assigned: M. Bombek	Anticipated Initiation: Summer 2015

Non-Residential Architectural Standards	
Summary: Implement the Five-Year Comprehensive Plan Report by revising the existing non-residential architectural requirements to reflect current practices and allow more flexibility in design.	Project Dates: TBD: Stakeholder review of draft ordinance. 5/4/15: BPG Advisory Board recommendation regarding bicycle and pedestrian-related ordinance changes. 5/7/15: P&Z recommendation on proposed ordinance. 5/28/15: Council consideration of proposed ordinance.
Staff Assigned: J. Schubert	Anticipated Completion: May 2015

Thoroughfare Plan	
Summary: Implement the Five-Year Comprehensive Plan Report by updating the Thoroughfare Plan based on new traffic counts and capacity data and evaluate if changes are needed to the existing street section standards.	Project Dates: 9/10/14: Entered into contract with Kimley-Horn and Associates, Inc to update Thoroughfare Plan.
Staff Assigned: D. Singh	Anticipated Completion: Fall 2015

Walton Drive Commercial Overlay	
Summary: Implement the Eastgate Neighborhood Plan by creating a zoning overlay to address parking and other non-conformities for the commercial area at Walton Drive and Texas Avenue.	Project Dates:
Staff Assigned: J. Schubert	Anticipated Completion: Fall 2015

Wellborn Zoning Districts	
Summary: Implement the Wellborn Community Plan by creating new or modified zoning districts as described in the Plan.	Project Dates:
Staff Assigned: J. Bullock	Anticipated Initiation: Summer 2015

Research, Education, and Other Items

Bicycle, Pedestrian, and Greenways Master Plan Update	
Summary: Receive update on implementation of the plan and its framework for addressing bicycle and pedestrian needs on City-wide and neighborhood scales.	Project Dates:
Staff Assigned: V. Garza	Anticipated Completion: Summer 2015

Easterwood Airport Master Plan	
Summary: Receive a report on the Easterwood Airport Master Plan and consider potential implications of any future plans for expansion.	Project Dates:
Staff Assigned: M. Hitchcock	Anticipated Completion: May 2015

Economic Development Master Plan Update	
Summary: Receive an update regarding the components of the Economic Development Master Plan and its implementation.	Project Dates: 4/16/15: Update to be provided at P&Z Workshop.
Staff Assigned: N. Ruiz	Anticipated Completion: April 2015

Parkland Dedication Basis	
Summary: Discuss possibilities of revising parkland dedication requirements to be based on a per bedroom basis instead of per dwelling unit.	Project Dates:
Staff Assigned: J. Prochakza/Legal Staff	Anticipated Completion: Summer 2015

Parkland Dedication Funds	
Summary: Receive an update regarding the tracking and timing of expenditures in the various park zones.	Project Dates:
Staff Assigned: Parks & Recreation Staff	Anticipated Completion: Summer 2015

Planning & Development Services Organizational Review	
Summary: Review progress of implementation of the report that included policy discussions, ordinance revisions, and process and service improvements.	Project Dates:
Staff Assigned: L. Simms	Anticipated Completion: Summer 2015

Review of Adopted Plans	
Summary: After action review of adopted planning areas, specifically Northgate, BioCorridor, and Medical Districts.	Project Dates:
Staff Assigned: P&DS/Economic Development Staff	Anticipated Initiation: Fall 2015

University Research Commercialization	
Summary: Receive information regarding the vision and implementation of the commercialization of research-related output, including examples of successful efforts elsewhere.	Project Dates:
Staff Assigned: City Staff	Anticipated Completion: Winter 2015



Legislation Details (With Text)

File #: 15-0162 **Version:** 1 **Name:** Update on Municipal Utility Districts
Type: Updates **Status:** Agenda Ready
File created: 3/19/2015 **In control:** Planning and Zoning Commission Workshop
On agenda: 4/2/2015 **Final action:**
Title: Presentation, possible action, and discussion regarding an overview of and update on Municipal Utility Districts. (L.Simms)
Sponsors: Lance Simms
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding an overview of and update on Municipal Utility Districts. (L.Simms)



Legislation Details (With Text)

File #:	15-0176	Version:	1	Name:	Council Update
Type:	Updates	Status:		Status:	Agenda Ready
File created:	3/27/2015	In control:		In control:	Planning and Zoning Commission Workshop
On agenda:	4/2/2015	Final action:		Final action:	

Title: Presentation, possible action, and discussion regarding an update on the following item:
*A rezoing of approximately 1.917 acres from R Rural to SC Suburban Commercial for the property generally located at the southeast corner of Navarro Drive and Wellborn Road. The Planning & Zoning Commission heard this item on March 5, 2015 and recommended (4-0) to approve the request. The City Council heard this item on March 26, 2015 and voted (6-0) to approve the request.

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding an update on the following item:
*A rezoing of approximately 1.917 acres from R Rural to SC Suburban Commercial for the property generally located at the southeast corner of Navarro Drive and Wellborn Road. The Planning & Zoning Commission heard this item on March 5, 2015 and recommended (4-0) to approve the request. The City Council heard this item on March 26, 2015 and voted (6-0) to approve the request.



Legislation Details (With Text)

File #: 15-0173 **Version:** 1 **Name:**
Type: Updates **Status:** Agenda Ready
File created: 3/26/2015 **In control:** Planning and Zoning Commission Workshop
On agenda: 4/2/2015 **Final action:**
Title: Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
*Thursday, April 9, 2015 - City Council Meeting - Council Chambers - Workshop 5:30 p.m. and Regular 7:00 p.m.
*Thursday, April 16, 2015 - Planning & Zoning Meeting - Council Chambers - Workshop 6:00 p.m. and Regular 7:00 p.m.

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
*Thursday, April 9, 2015 - City Council Meeting - Council Chambers - Workshop 5:30 p.m. and Regular 7:00 p.m.
*Thursday, April 16, 2015 - Planning & Zoning 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, April 2, 2015

7:00 PM

City Hall Council Chambers

1. Call meeting to order.
2. Pledge of Allegiance.
3. Hear Citizens.
4. 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.)
5. All matters listed under Item 4, Consent Agenda, are considered routine by the Commission and will be enacted by one motion. These items include preliminary plans and final plats, where staff has found compliance with all minimum subdivision regulations. All items approved by Consent are approved with any and all staff recommendations. There will not be separate discussion of these items. If any Commissioner desires to discuss an item on the Consent Agenda it will be moved to the Regular Agenda for further consideration.

4. Consent Agenda

- 4.1** [15-0174](#) Consideration, possible action, and discussion to approve meeting minutes.

*March 19, 2015 - Workshop & Regular

Attachments:

[March 19, 2015 Workshop](#)

[March 19, 2015 Regular](#)

Regular Agenda

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

- 6.** [15-0170](#) Public hearing, presentation, possible action, and discussion regarding an amendment to Chapter 12 - Unified Development Ordinance, Article 6 "Use Regulations" Section 12-6.3 "Types of

Use," and Article 11 "Definitions" Section 12-11.2 "Defined Terms," of the Code of Ordinances of the City of College Station, Texas, regarding the addition of "Northgate High-Density Dwelling Unit." Case #15-00900067 (Note: Final action on this item is scheduled for the April 23, 2015 City Council meeting - subject to change)

Attachments: [Staff Memo](#)

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

8. Adjourn

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 _____, 20xx at 5:00 p.m.

City Secretary

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Legislation Details (With Text)

File #: 15-0174 **Version:** 1 **Name:** Minutes
Type: Minutes **Status:** Agenda Ready
File created: 3/26/2015 **In control:** Planning and Zoning Commission Regular
On agenda: 4/2/2015 **Final action:**
Title: Consideration, possible action, and discussion to approve meeting minutes.
*March 19, 2015 - Workshop & Regular

Sponsors:

Indexes:

Code sections:

Attachments: [March 19, 2015 Workshop](#)
[March 19, 2015 Regular](#)

Date	Ver.	Action By	Action	Result
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Consideration, possible action, and discussion to approve meeting minutes.
*March 19, 2015 - Workshop & Regular

MINUTES
PLANNING & ZONING COMMISSION
Workshop Meeting
March 19, 2015, 6:30 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

COMMISSIONERS PRESENT: Jane Kee, Casey Oldham, Jerome Rektorik, and Barry Moore

COMMISSIONERS ABSENT: Jim Ross, Kirk Joseph, and Jodi Warner

CITY COUNCIL MEMBERS PRESENT: Steve Aldrich

CITY STAFF PRESENT: Lance Simms, Molly Hitchcock, Jennifer Prochazka, Danielle Singh, Erika Bridges, Jessica Bullock, Mark Bombek, Madison Thomas, Laura Walker, Rachel Lazo, Adam Falco, Lauren Basey, and Brittany Caldwell

1. Call the meeting to order.

Chairperson Kee called the meeting to order at 6:35 p.m.

2. Discussion of consent and regular agenda items.

There was general discussion regarding Regular Agenda Item 7.

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

*Final Plat - Minor Plat - Williams Creek Phase 3, Lot 13R, Block 3. Case # 14-00900022 (R. Lazo)

There was no discussion.

4. Discussion of new development applications submitted to the City.

New Development Link: www.cstx.gov/newdev

There was no discussion.

5. Presentation, possible action, and discussion regarding the development of the draft 2015 P&Z Plan of Work (see attached). (J. Schubert)

Director Simms and Principal Planner Prochazka gave an update regarding the draft 2015 P&Z Plan of Work.

Commissioner Rektorik motioned to approve the 2015 P&Z Plan of Work with changes discussed as they related to Parkland Dedication updates. Commissioner Moore seconded the motion, motion passed (4-0).

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

* A Comprehensive Plan Amendment to remove the extension of Cain Road west of Holleman Drive South, through the property located at 3180A Cain Road. The Planning and Zoning Commission heard

this item on February 5, 2015 and voted (6-0-1) to recommend approval. The City Council heard this item on February 26, 2015 and voted (6-0) to approve the request.

*A rezoning of approximately 1.06 acres from R Rural to SC Suburban Commercial and 1.62 acres of NAP Natural Areas Protected. The Planning and Zoning Commission heard this item on February 5, 2015 and voted (7-0) to recommend approval. The City Council heard this item on February 26, 2015 and voted (6-0) to approve the request.

* An amendment to Chapter 12 - Unified Development Ordinance regarding commercial signs in the Wellborn area. The Planning and Zoning Commission heard this item on February 19, 2015 and voted (6-0) to recommend approval. The City Council heard this item on March 12, 2015 and voted (7-0) to approve the amendment.

Director Simms reviewed the above-mentioned items with the Commission.

7. Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
*Thursday, March 26, 2015 - City Council Meeting - Council Chambers - Workshop 6:00 p.m. and Regular 7:00 p.m.
*Thursday, April 2, 2015 - Planning & Zoning Meeting - Council Chambers - Workshop 6:00 p.m. and Regular 7:00 p.m.

Chairperson Kee reviewed the calendar of meetings for the Planning & Zoning Commission.

8. Discussion, review and possible action regarding the following meetings: Design Review Board, BioCorridor Board.

There was no discussion.

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

Director Simms stated that Bill Mather was requesting that the Planning & Zoning Commission do a tour of the Texas World Speedway property.

The Commission agreed that it would be best to do the tour before the workshop at a future meeting in April.

10. Adjourn.

The meeting was adjourned at 6:54 p.m.

Approved:

Jane Kee, Chairperson
Planning & Zoning Commission

Attest:

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services

MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting
March 19, 2015, 7:00 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

COMMISSIONERS PRESENT: Jane Kee, Casey Oldham, Jerome Rektorik, and Barry Moore

COMMISSIONERS ABSENT: Jim Ross, Kirk Joseph, and Jodi Warner

CITY COUNCIL MEMBERS PRESENT: Steve Aldrich

CITY STAFF PRESENT: Lance Simms, Molly Hitchcock, Jennifer Prochazka, Danielle Singh, Erika Bridges, Jessica Bullock, Mark Bombek, Madison Thomas, Laura Walker, Rachel Lazo, Adam Falco, Lauren Basey, and Brittany Caldwell

1. **Call Meeting to Order**

Chairperson Kee called the meeting to order at 7:00 p.m.

2. **Pledge of Allegiance**

3. **Hear Citizens**

No citizens spoke.

4. **Consent Agenda**

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

*Jim Ross - March 5, 2015

*Jodi Warner - March 19, 2015

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

*February 19, 2015 - Workshop & Regular

*March 5, 2015 - Workshop Regular

Commissioner Rektorik motioned to approve Consent Agenda Items 4.1 and 4.2. Commissioner Oldham seconded the motion, motion passed (4-0).

Regular Agenda

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

No items were removed from the Consent Agenda.

6. Public hearing, presentation, possible action, and discussion regarding a Conditional Use Permit for a major wireless transmission facility on approximately 0.0148 acres being the location of a 648

square foot wireless tower lease tract at Southwest Place, Block 1, Lot 2A-1B, generally located at 2504 Texas Avenue South. Case # 15-00900035 (M. Bombek) (Note: Final action on this item is scheduled for the April 9, 2015 City Council meeting - subject to change)

Staff Planner Bombek presented the Conditional Use Permit and recommended approval.

Chairperson Kee opened the public hearing.

No one spoke during the public hearing.

Chairperson Kee closed the public hearing.

Commissioner Rektorik motioned to recommend approval of the Conditional Use Permit. Commissioner Moore seconded the motion, motion passed (4-0).

7. Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from GS General Suburban to GC General Commercial and NAP Natural Areas Protected for approximately 16 acres being the property situated in the Morgan Rector League Abstract Number 46, College Station Brazos County, Texas, being 0.248 and 1.237 acre tracts being portions of the remainder of a called 38.65-acre tract as described by a deed to Clint Albert Bertrand and Ruth Marie Porter Bertrand recorded in Volume 9862, Page 136 of the Official Public Records of Brazos County, Texas, a 3.922-acre portion of the remainder of a called 10.40-acre tract as described by a deed to Dan Clancy and Susan Clancy recorded in Volume 467, Page 314 of the Deed Records of Brazos County, Texas, a 4.799-acre being all of a called 4.802 acre tract as described by a deed to L.A. Ford, Jr. recorded in Volume 2532, Page 271 of the Official Public Records of Brazos County, Texas, and a 5.997-acre portion of the remainder of a called 10.40 acre tract as described by a deed to Dan Clancy and Susan Clancy recorded in Volume 467, Page 314 of the Deed Records of Brazos County, Texas, generally located at 8500 Earl Rudder Freeway South, more generally located at the northwest intersection of Harvey Mitchell Parkway South and Earl Rudder Freeway South. Case #14-00900308 (J. Bullock) (Note: Final action on this item is scheduled for the April 9, 2015 City Council meeting - subject to change)

Staff Planner Bullock presented the rezoning and recommended approval with the condition that the impacts of any floodplain alterations be contained within the subject property.

There was general discussion regarding the rezoning.

Veronica Morgan, 3204 Earl Rudder Freeway South, College Station, Texas, said that she did not have a problem meeting the No Adverse Impact requirements.

Chairperson Kee opened the public hearing.

Bo Miles, 2917 Camille, College Station, Texas, stated that he was representing 12 owners of property that are in the same area of this development, and they were in support of the rezoning.

Chairperson Kee closed the public hearing.

Commissioner Oldham motioned to recommend approval of the rezoning with the condition that the impacts of any floodplain alterations be contained within the subject property. Commissioner Rektorik seconded the motion, motion passed (4-0).

8. 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 amending the PDD Planned Development District for the property being situated in the Crawford Burnett League, Abstract No. 7, College Station, Brazos County, Texas being a 24.523 acre tract being a portion of the remainder of a called 120.76 acre tract as described by a deed to Capstone-CS, LLC recorded in Volume 8900, Page 148 of the Official Records of Brazos County, Texas, generally located south of Market Street between Holleman Drive South and North Dowling Road. Case #15-00900013 (J. Schubert) (Note: Final action on this item is scheduled for the April 9, 2015 City Council meeting - subject to change)

Principal Planner Prochazka presented the rezoning and recommended approval.

Veronica Morgan, 3204 Earl Rudder Freeway South, College Station, Texas, stated that she was available for questions.

Chairperson Kee opened the public hearing.

No one spoke during the public hearing.

Chairperson Kee closed the public hearing.

Commissioner Rektorik motioned to recommend approval of the rezoning. Commissioner Moore seconded the motion, motion passed (4-0).

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

There was no discussion regarding future agenda items.

10. Adjourn

The meeting adjourned at 7:22 p.m.

Approved:

Attest:

Jane Kee, Chairperson
Planning & Zoning Commission

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services



Legislation Details (With Text)

File #: 15-0170 **Version:** 1 **Name:** UDO - Northgate High-Density Dwelling Unit
Type: Unified Development Ordinance **Status:** Agenda Ready
File created: 3/25/2015 **In control:** Planning and Zoning Commission Regular
On agenda: 4/2/2015 **Final action:**
Title: Public hearing, presentation, possible action, and discussion regarding an amendment to Chapter 12 - Unified Development Ordinance, Article 6 "Use Regulations" Section 12-6.3 "Types of Use," and Article 11 "Definitions" Section 12-11.2 "Defined Terms," of the Code of Ordinances of the City of College Station, Texas, regarding the addition of "Northgate High-Density Dwelling Unit." Case #15-00900067 (Note: Final action on this item is scheduled for the April 23, 2015 City Council meeting - subject to change)
Sponsors: Jennifer Prochazka
Indexes: UDO Amendment
Code sections:
Attachments: [Staff Memo](#)

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding an amendment to Chapter 12 - Unified Development Ordinance, Article 6 "Use Regulations" Section 12-6.3 "Types of Use," and Article 11 "Definitions" Section 12-11.2 "Defined Terms," of the Code of Ordinances of the City of College Station, Texas, regarding the addition of "Northgate High-Density Dwelling Unit." Case #15-00900067 (Note: Final action on this item is scheduled for the April 23, 2015 City Council meeting - subject to change)



MEMORANDUM

DATE: April 2, 2015

TO: Planning & Zoning Commission Members

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

SUBJECT: UDO Amendment – “Northgate High-Density Dwelling Unit”
Case #15-00900067

Item: Public hearing, presentation, possible action, and discussion regarding an amendment to Chapter 12 - Unified Development Ordinance, Article 6 “Use Regulations” Section 12-6.3 “Types of Use,” and Article 11 “Definitions” Section 12-11.2 “Defined Terms,” of the Code of Ordinances of the City of College Station, Texas, regarding the addition of “Northgate High-Density Dwelling Unit.”

Background: A “Multi-family Dwelling” is defined by the Unified Development Ordinance (UDO) as “a residential structure providing complete, independent living facilities for three (3) or more families or households living independently of each other and including permanent provisions for living, sleeping, cooking, eating, and sanitation in each unit. Condominiums are included in this definition.”

Multi-family Dwellings are currently permitted in the Northgate zoning districts, however, like all multi-family uses in College Station, they are limited to a maximum of four (4) unrelated individuals residing together in each unit as a “family.”

The Northgate Redevelopment Implementation Plan, adopted in 2003 and used as a supplement to the City’s Comprehensive Plan, calls for increased residential density and housing type diversity and encourages infill and/or redevelopment of underutilized residential sites. The Unified Development Ordinance states that Northgate is “intended to be a unique, pedestrian-friendly, dense urban environment...”

Item Summary: In response to potential development opportunities in the Northgate area, Staff proposes amendments to the UDO that would permit more than four (4) unrelated individuals to reside together in a single-living unit. A definition of “Northgate High-Density Dwelling Unit” is proposed to be added to the UDO permitting this increased number of unrelated individuals, with six (6) proposed as a maximum density per dwelling unit. Similar apartment-type structures intended for fewer than four (4) unrelated individuals will remain permitted under the “Multi-family” use.

Additionally, the Use Table in the UDO is proposed to be modified by the addition of “Northgate High-Density Dwelling Unit.” The proposed use would be permitted in the Northgate districts.

The UDO is proposed to be amended as follows:

Article 11. “Definitions”

Sec. 12-11.2. Defined Terms.

Northgate District definitions (applicable only to development in Northgate):

Northgate High-Density Dwelling: *A residential structure providing complete, independent living facilities for three (3) or more households, living independently of each other and including permanent provisions for living, sleeping, cooking, eating, and sanitation in each unit. Households in a Northgate High-Density Dwelling include more than four (4) but not greater than six (6) unrelated individuals.*

Article 6. “Use Regulations”

Sec. 12-6.3. Types of Use.

C. Use Table

Northgate High-Density Dwellings permitted in NG-1, NG-2 and NG-3.