



College Station, TX

City Hall
1101 Texas Ave
College Station, TX 77840

Meeting Agenda - Final

Planning and Zoning Commission Workshop

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

Thursday, October 20, 2016

6:00 PM

City Hall Council Chambers

1. Call the meeting to order.
2. Discussion of consent and regular agenda items.
3. Discussion of new development applications submitted to the City.
New Development Link: www.cstx.gov/newdev
4. [16-0670](#) Discussion of Minor and Amending Plats approved by Staff.
*Final Plat ~ Amending Plat ~ Woodland Estates Lots 16-5R1A & 16-5R2A ~ Case #FP2016-000034 (Bullock)
*Final Plat~ Minor Plat ~ Spring Creek Townhomes Phase 3 Lots 13R, 14R, & 15R ~ Case #FP2016-000027 (Lazo)
5. [16-0696](#) Presentation, possible action, and discussion regarding the consideration of the 2016 P&Z Plan of Work (see attached)

Sponsors: Bombek
Attachments: [2016 Plan of Work](#)
6. [16-0655](#) Presentation, possible action, and discussion regarding development in the BioCorridor PDD.

Sponsors: Hitchcock
7. [16-0671](#) Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
*Thursday, October 27, 2016 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:30 p.m. and Regular 7:00 p.m. (Liaison - Warner)
*Thursday, November 10, 2016 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:30 p.m. and Regular 7:00 p.m. (Liaison - Burns)
*Thursday, November 17, 2016 ~ P&Z Meeting ~ Council Chamber ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
8. [16-0672](#) Presentation, possible action, and discussion regarding an update on the following items:
*A Rezoning for approximately three acres located at Greens Prairie Road West and Live Oak Street from R Rural to WC Wellborn Commercial. The Planning & Zoning Commission heard

this item on October 6, 2016 and voted (4-0) to recommend approval. The City Council heard this item on October 13, 2016 and voted (7-0) to approve the request.

*A Rezoning for approximately 15 acres located north of Harvey Road and west of FM 158 from PDD Planned Development District to T Townhouse. The Planning & Zoning Commission heard this item on September 15, 2016 and voted (6-0) to recommend approval. The City Council heard this item on October 13, 2016 and voted (7-0) to approve the request.

*A Rezoning for approximately two acres located at the intersection of Tarrow Street and Autumn Circle from O Office to PDD Planned Development District. The Planning & Zoning Commission heard this item on September 15, 2016 and voted (6-0) to recommend approval. The City Council heard this item on October 13, 2016 and voted (7-0) to approve the request.

*A Conditional Use Permit on approximately .4 acres located at 203 First Street for a Northgate Food Truck Court. The Planning & Zoning Commission heard this item on September 15, 2016 and voted (5-1) to recommend approval. The City Council heard this item on October 13, 2016 and voted (5-2) to approve the request with conditions.

*An Appointment of a Planning & Zoning Commission Representative to the BioCorridor Board. The Planning & Zoning Commission heard this item on September 1, 2016 and motioned to appoint Johnny Burns to the Board. The City Council heard this item on October 13, 2016 and voted (7-0) to appoint Johnny Burns to the BioCorridor Board.

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 October 17, 2016 at 5:00 p.m.

City Secretary

This building is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are asked to contact the City Secretary's Office at (979) 764-3541, TDD at 1-800-735-2989, or email adaassistance@cstx.gov at least two business days prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least two business days prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

Penal Code § 30.07. Trespass by License Holder with an Openly Carried Handgun.

"Pursuant to Section 30.07, Penal Code (Trespass by License Holder with an Openly Carried Handgun) A Person Licensed under Subchapter H, Chapter 411, Government Code (Handgun Licensing Law), may not enter this Property with a Handgun that is Carried Openly."

Codigo Penal § 30.07. Traspasar Portando Armas de Mano al Aire Libre con Licencia.

"Conforme a la Seccion 30.07 del codigo penal (traspasar portando armas de mano al aire libre con licencia), personas con licencia bajo del Sub-Capitulo H, Capitulo 411, Codigo de Gobierno (Ley de licencias de arma de mano), no deben entrar a esta propiedad portando arma de mano al aire libre."



Legislation Details (With Text)

File #: 16-0670 **Version:** 1 **Name:** Minor / Amending Plats
Type: Updates **Status:** Agenda Ready
File created: 10/11/2016 **In control:** Planning and Zoning Commission Workshop
On agenda: 10/20/2016 **Final action:**
Title: Discussion of Minor and Amending Plats approved by Staff.
*Final Plat ~ Amending Plat ~ Woodland Estates Lots 16-5R1A & 16-5R2A ~ Case #FP2016-000034 (Bullock)
*Final Plat~ Minor Plat ~ Spring Creek Townhomes Phase 3 Lots 13R, 14R, & 15R ~ Case #FP2016-000027 (Lazo)

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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Discussion of Minor and Amending Plats approved by Staff.
*Final Plat ~ Amending Plat ~ Woodland Estates Lots 16-5R1A & 16-5R2A ~ Case #FP2016-000034 (Bullock)
*Final Plat~ Minor Plat ~ Spring Creek Townhomes Phase 3 Lots 13R, 14R, & 15R ~ Case #FP2016-000027 (Lazo)



Legislation Details (With Text)

File #: 16-0696 **Version:** 2 **Name:** 2016 P&Z Plan of Work
Type: Updates **Status:** Agenda Ready
File created: 10/14/2016 **In control:** Planning and Zoning Commission Workshop
On agenda: 10/20/2016 **Final action:**
Title: Presentation, possible action, and discussion regarding the consideration of the 2016 P&Z Plan of Work (see attached)
Sponsors: Mark Bombek
Indexes:
Code sections:
Attachments: [2016 Plan of Work](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding the consideration of the 2016 P&Z Plan of Work (see attached)

2016 Planning & Zoning Commission Plan of Work

Comprehensive Plan Items

Implementation of Adopted Plans	
<p><i>Summary:</i> 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><i>Project Dates:</i></p> <p>5/12/16: Sidewalk extension completed along Guadalupe. (South Knoll Area Plan)</p> <p>7/28/16: City Council approved Wellborn Zoning Districts (WC, WRS, & WE).</p> <p>9/30/16: Sidewalk extension completed along Langford (South Knoll Area Plan)</p>
Staff Assigned: P&DS Staff	Anticipated Completion: on-going
Review of Adopted Plans	
<p><i>Summary:</i> After action review of adopted planning areas, specifically Northgate, BioCorridor, and Medical Districts. This may also include a tour of one of the planning areas mentioned above.</p>	<p><i>Project Dates:</i></p> <p>10/20/16: Provide an update to P&Z on Development activity in the BioCorridor (MH)</p>
Staff Assigned: Economic Development & Molly Hitchcock	Anticipated Initiation: 10/20/16
Update on Wastewater Master Plan	
<p><i>Summary:</i> This plan is intended to provide a holistic look at the City's wastewater system and provide information on potential solutions and costs so that Wastewater System Capital Improvement Projects can be planned in the future by City Staff.</p>	<p><i>Project Dates:</i></p> <p>9/15/16: Provided an update to P&Z on the Wastewater Master Plan- DC</p>
Staff Assigned: Water/Wastewater	Completed: 9/15/2016

Impact Fees for Water, Wastewater, and Roadways	
<p><i>Summary:</i> Engineering consultants have been engaged and impact fee studies are underway. Council recently appointed the P&Z Commission as the Impact Fee Advisory Committee (IFAC) with additional members for representation from the ETJ (water/wastewater), and Home Builders Association, as well as citizens/neighborhoods. Several presentations and findings are forthcoming to the IFAC and Council over the next few months for review and consideration. The IFAC will eventually be asked to advise the Council on Impact Fees.</p>	<p><i>Project Dates:</i> 7/21/16: IFAC began to review calculation of maximum impact fees 8/4/16: IFAC reviewed calculation of maximum impact fees for Water/Wastewater and provided comment. 9/1/16: IFAC reviewed calculation of maximum impact fees for roadways and provided comment. 9/22/16: Council approved wastewater and water impact fees. 10/13/16: Council received an update on the IFAC's written comments regarding Roadway Impact Fees.</p>
<p>Staff Assigned: Alan Gibbs & Dave Coleman</p>	<p>Completed: 9/1/2016</p>

*Annexation Task Force Implementation	
<p><i>Summary:</i> Implement the City's future annexation policy as identified in the revised Growth Management and Capacity chapter of the Comprehensive Plan.</p>	<p><i>Project Dates:</i></p>
<p>Staff Assigned: L. Simms</p>	<p>Anticipated Initiation:</p>

Neighborhood Integrity Items

*Traffic Calming Toolkit	
<p><i>Summary:</i> Receive information regarding the current traffic calming policy, including updates as recommended by the Council Transportation and Mobility Committee. Additionally receive update on the implementation of the neighborhood parking toolbox created by the Neighborhood Transportation Task Force.</p>	<p><i>Project Dates:</i></p>
<p>Staff Assigned: Danielle Singh & Troy Rother</p>	<p>Anticipated Completion: Spring 2017</p>

Traffic Impact Analysis for Single-Family Development	
<p><i>Summary:</i> Review the Traffic Impact Analysis ordinance and consider a recommendation to require TIAs for Single-Family Residential development.</p>	<p><i>Project Dates:</i> 8/4/16: P&Z recommended approval of Single-Family TIA Ordinance Amendment 8/11/16: City Council approved Single-Family TIA Ordinance Amendment</p>
<p>Staff Assigned: Danielle Singh</p>	<p>Completed: 8/11/16</p>

Student Housing in Established Single-Family Neighborhoods	
<p><i>Summary:</i> Research best practices from other communities regarding the management of student housing in single-family neighborhoods.</p>	<p><i>Project Dates:</i></p>
<p>Staff Assigned: Tiffany Cousins</p>	<p>Anticipated Completion: Winter 2016-2017</p>

Update on Landscaping Requirements for Single-Family Developments	
<p><i>Summary:</i> Provide an update on the City's landscaping requirements for single-family development and recommend adjustments as deemed necessary.</p>	<p><i>Project Dates:</i></p>
<p>Staff Assigned: P&DS</p>	<p>Anticipated Completion: Spring 2017</p>

UDO Regulatory Items

Wellborn Zoning Districts	
<i>Summary:</i> Implement the Wellborn Community Plan by creating new or modified zoning districts as described in the Plan.	<i>Project Dates:</i> 6/16/16: P&Z recommended approval of UDO amendment for zoning districts 7/28/16: City Council adopted UDO amendment for zoning districts
Staff Assigned: J. Bullock	Completed: July 2016

Sign Ordinance Revisions	
<i>Summary:</i> Review and update the City's sign ordinance in light of the recent Supreme Court decision regarding sign regulations based upon content.	<i>Project Dates:</i>
Staff Assigned: P&DS & Legal	Anticipated Completion: Spring 2017

Update on Off-Street Parking Requirements	
<i>Summary:</i> Provide an update on the City's off-street parking requirements. Receive Information regarding current off-street parking requirements including options that provide flexibility.	<i>Project Dates:</i>
Staff Assigned: P&DS	Anticipated Completion: Spring 2017

*Research Multi-Family Zoning Options	
<i>Summary:</i> Research the ability to provide multi-family zoning for market rate units (conventional multi-family) vs. rental by bedroom (student multi-family).	<i>Project Dates:</i>
Staff Assigned: P&DS	Anticipated Completion: Spring 2017

On-Going Items

Pre-Application Conference Overview	
<p><i>Summary:</i> Provide an update on the Pre-Application Conference process.</p>	<p><i>Project Dates:</i> 07/07/16 Provide an overview of the PAC Process and provide an update on the PAC survey.</p>
Staff Assigned: Bombek	Completed: 7/7/16

Quarterly Review of Pre-Application Conference Surveys	
<p><i>Summary:</i> Provide an update on the survey results from the Pre-Application Conference process.</p>	<p><i>Project Dates:</i></p>
Staff Assigned: Bombek	Anticipated Completion: on-going

Economic Development Updates	
<p><i>Summary:</i> Receive regular updates from the Economic Development Department regarding the vision and implementation of the commercialization of TAMU research-related output, including examples of successful efforts elsewhere. Additionally, receive an update on the recent announcement regarding plans for the TAMU System Riverside Campus revitalization effort.</p>	<p><i>Project Dates:</i> 6/16/2016 Economic development efforts and land availability for commercial uses, Presentation at P&Z Workshop. 11/17/16: Provide the quarterly update on Economic Development efforts and land availability for commercial uses. Presentation at P&Z Workshop. (NR)</p>
Staff Assigned: Economic Development	Anticipated Initiation: June 2016



Legislation Details (With Text)

File #: 16-0655 **Version:** 1 **Name:** BioCorridor update
Type: Updates **Status:** Agenda Ready
File created: 10/7/2016 **In control:** Planning and Zoning Commission Workshop
On agenda: 10/20/2016 **Final action:**
Title: Presentation, possible action, and discussion regarding development in the BioCorridor PDD.
Sponsors: Molly Hitchcock
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding development in the BioCorridor PDD.



Legislation Details (With Text)

File #: 16-0671 **Version:** 1 **Name:** Upcoming Meetings
Type: Updates **Status:** Agenda Ready
File created: 10/11/2016 **In control:** Planning and Zoning Commission Workshop
On agenda: 10/20/2016 **Final action:**
Title: Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
*Thursday, October 27, 2016 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:30 p.m. and Regular 7:00 p.m. (Liaison - Warner)
*Thursday, November 10, 2016 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:30 p.m. and Regular 7:00 p.m. (Liaison - Burns)
*Thursday, November 17, 2016 ~ P&Z Meeting ~ Council Chamber ~ 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:
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*Thursday, November 10, 2016 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:30 p.m. and Regular 7:00 p.m. (Liaison - Burns)
*Thursday, November 17, 2016 ~ P&Z Meeting ~ Council Chamber ~ Workshop 6:00 p.m. and Regular 7:00 p.m.



Legislation Details (With Text)

File #: 16-0672 **Version:** 1 **Name:** Updates on Items Heard
Type: Updates **Status:** Agenda Ready
File created: 10/11/2016 **In control:** Planning and Zoning Commission Workshop
On agenda: 10/20/2016 **Final action:**

Title: Presentation, possible action, and discussion regarding an update on the following items:
*A Rezoning for approximately three acres located at Greens Prairie Road West and Live Oak Street from R Rural to WC Wellborn Commercial. The Planning & Zoning Commission heard this item on October 6, 2016 and voted (4-0) to recommend approval. The City Council heard this item on October 13, 2016 and voted (7-0) to approve the request.
*A Rezoning for approximately 15 acres located north of Harvey Road and west of FM 158 from PDD Planned Development District to T Townhouse. The Planning & Zoning Commission heard this item on September 15, 2016 and voted (6-0) to recommend approval. The City Council heard this item on October 13, 2016 and voted (7-0) to approve the request.
*A Rezoning for approximately two acres located at the intersection of Tarrow Street and Autumn Circle from O Office to PDD Planned Development District. The Planning & Zoning Commission heard this item on September 15, 2016 and voted (6-0) to recommend approval. The City Council heard this item on October 13, 2016 and voted (7-0) to approve the request.
*A Conditional Use Permit on approximately .4 acres located at 203 First Street for a Northgate Food Truck Court. The Planning & Zoning Commission heard this item on September 15, 2016 and voted (5 -1) to recommend approval. The City Council heard this item on October 13, 2016 and voted (5-2) to approve the request with conditions.
*An Appointment of a Planning & Zoning Commission Representative to the BioCorridor Board. The Planning & Zoning Commission heard this item on September 1, 2016 and motioned to appoint Johnny Burns to the Board. The City Council heard this item on October 13, 2016 and voted (7-0) to appoint Johnny Burns to the BioCorridor Board.

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 items:
*A Rezoning for approximately three acres located at Greens Prairie Road West and Live Oak Street from R Rural to WC Wellborn Commercial. The Planning & Zoning Commission heard this item on October 6, 2016 and voted (4-0) to recommend approval. The City Council heard this item on October 13, 2016 and voted (7-0) to approve the request.
*A Rezoning for approximately 15 acres located north of Harvey Road and west of FM 158 from PDD Planned Development District to T Townhouse. The Planning & Zoning Commission heard this item on September 15, 2016 and voted (6-0) to recommend approval. The City Council heard this item on October 13, 2016 and voted (7-0) to approve the request.
*A Rezoning for approximately two acres located at the intersection of Tarrow Street and Autumn Circle from O Office to PDD Planned Development District. The Planning & Zoning Commission heard this item on September 15, 2016 and voted (6-0) to recommend approval. The City Council heard this item on October 13, 2016 and voted (7-0) to approve the request.

*A Conditional Use Permit on approximately .4 acres located at 203 First Street for a Northgate Food Truck Court. The Planning & Zoning Commission heard this item on September 15, 2016 and voted (5-1) to recommend approval. The City Council heard this item on October 13, 2016 and voted (5-2) to approve the request with conditions.

*An Appointment of a Planning & Zoning Commission Representative to the BioCorridor Board. The Planning & Zoning Commission heard this item on September 1, 2016 and motioned to appoint Johnny Burns to the Board. The City Council heard this item on October 13, 2016 and voted (7-0) to appoint Johnny Burns to the BioCorridor Board.



College Station, TX

City Hall
1101 Texas Ave
College Station, TX 77840

Meeting Agenda - Final

Planning and Zoning Commission Regular

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

Thursday, October 20, 2016

7:00 PM

City Hall Council Chambers

1. Call meeting to order.
2. Pledge of Allegiance.
3. Hear Citizens.

At this time, the Chairman will open the floor to citizens wishing to address the Commission on issues not already scheduled on tonight's agenda. The citizen presentations will be limited to three minutes in order to accommodate everyone who wishes to address the Commission and to allow adequate time for completion of the agenda items. The Commission will receive the information, ask city staff to look into the matter, or will place the matter on a future agenda for discussion. (A recording is made of the meeting; please give your name and address for the record.)

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

4. Consent Agenda

- 4.1** [16-0674](#) Consideration, possible action, and discussion on Absence Requests from meetings.
*Johnny Burns ~ October 20, 2016

Attachments: [Johnny Burns](#)

- 4.2** [16-0675](#) Consideration, possible action, and discussion to approve meeting minutes.
*October 6, 2016 ~ Workshop
*October 6, 2016 ~ Regular

Attachments: [October 6 2016 Workshop](#)
[October 6 2016 Regular](#)

Regular Agenda

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

6. [16-0660](#) Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan for Chapter 6 - Transportation Plan and Bicycle, Pedestrian, and Greenways Master Plan on the Southwest Side of the City.

Sponsors:

Gibbs

Attachments:

[P&Z Staff Report](#)

[ThoroughfarePlan2016](#)

7. [16-0654](#) 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 E Estate to PDD Planned Development District for approximately 13 acres being situated in the Thomas Caruthers league, abstract no. 9, College Station, Brazos County, Texas, said tract being the remainder of a called 26.25 acre tract of land as described as tract 2 by a partition deed to John Patton Atkins recorded in volume 394, page 796 of the deed records of Brazos County, Texas, generally located at 1404 Bird Pond Road, generally located near the northeast corner of Rock Prairie Road and Bird Pond Road. Case #REZ2016-000033 (Note: Final action on this item is scheduled for the November 10, 2016 City Council meeting - subject to change)

Sponsors:

Bullock

Attachments:

[Staff Report](#)

[Application](#)

[Rezoning map](#)

[Concept Plan](#)

[August 18, 2016 Meeting Minutes](#)

8. [16-0666](#) Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from GC General Commercial, GS General Suburban, and R Rural to GC General Commercial, MF Multi-Family, NAP Natural Areas Protected and R Rural for approximately 71.886 acres being situated in the Crawford Burnett League, Abstract No. 7, College Station, Brazos County, Texas. Said tract being a portion of the remainder of a

called 70.73 acre tract described as tract one and all of the remainder of a called 6.79 acre tract described as Tract Two, by a deed to 1891 Jones Crossing, LTD Recorded in Volume 12755, Page 238 of the official public records of Brazos County, Texas, generally located at 1720 Harvey Mitchell Parkway South, more generally located at the hard corner of Wellborn Road and Harvey Mitchell Parkway. Case #REZ2016-000034 (Note: Final action on this item is scheduled for the October 27, 2016 City Council meeting - subject to change)

Sponsors:

Bombek

Attachments:

[Staff Report](#)

[Application](#)

[Zoning Map](#)

9. [16-0667](#)

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 SC Suburban Commercial to PDD Planned Development District for approximately 6.89 acres being situated in the McGill Subdivision, Lot 1, Block 1 recorded in Volume 11610, Page 121 of the deed records of Brazos County, Texas, generally located at 2381 Earl Rudder Freeway South, more generally located North of Raintree Drive along Earl Rudder Freeway South. Case #REZ2016-000023 (Note: Final action on this item is scheduled for the November 10, 2016 City Council meeting - subject to change)

Sponsors:

Bombek

Attachments:

[Staff Report](#)

[Application](#)

[Rezoning Map](#)

[Concept Plan](#)

[Bulk Variance List](#)

10. [16-0676](#)

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 for approximately 1.229 acres being Lots 1, 2, 3, 4, 7, 8, and 10, Block 18, of College Hills Estates 4th Installment, according to the plat thereof recorded in Volume 104,

Page 243 of the Deed Records of Brazos County, Texas, and located at 100, 102, 104, 106, 112, and 204 George Bush Drive East. Case #REZ2016-000032 (Note: Final action on this item is scheduled for the November 10, 2016 City Council meeting - subject to change)

Sponsors: Prochazka

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

11. [16-0679](#) Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan - Future Land Use & Character Map from Urban to General Commercial for approximately 7 acres located along the south side of State Highway 30, south of Veterans Memorial Park adjacent to the City limit lines. Case #CPA2016-000009 (Note: Final action on this item is scheduled for the October 27, 2016 City Council meeting - subject to change)

Sponsors: Prochazka

Attachments: [Staff Report](#)

12. [16-0680](#) Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to GC General Commercial and NAP Natural Areas Protected for approximately 11.449 acres of land being situated in the Richard Carter League, Abstract No. 8, College Station, Brazos County, Texas being a portion of the remainder of a called 28.57 acre tract of land as described by a deed to the Summit Crossing, LLC recorded in Volume 8491, Page 52 of the Official Public Records of Brazos County, Texas; generally located south of State Highway 30, south of Veterans Memorial Park, adjacent to the City limit lines. Case #REZ2016-000031 (Note: Final action on this item is scheduled for the October 27th City Council meeting - subject to change)

Sponsors: Prochazka

Attachments: [Staff Report](#)
[Site Survey](#)

13. [16-0682](#) Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan -

Future Land Use & Character Map from Village Center to General Commercial for approximately 58 acres generally located along the east side of State Highway 6 South, north of W.D. Fitch parkway and south of the future Pebble Creek Parkway extension. Case #CPA2016-000011 (Note: Final action on this item is scheduled for the October 27, 2016 City Council meeting - subject to change)

Sponsors:

Prochazka

Attachments:

[Staff Report](#)

14. [16-0681](#)

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 M-1 Planned Industrial to GC General Commercial on approximately 58 acres of land lying and being situated in the Robert Stevenson league (abstract no. 54) in College Station, Brazos County, Texas, being a part of the following tracts conveyed to the City of College Station by the cited deeds recorded in the Official Public Records of Brazos County, Texas: 78.36 acres (volume 3900, page 223), 16.89 acres (volume 3900, pg. 188) and 36.9 acres (volume 4329, pg. 134), being generally described as all of that property lying between the current northeast right-of-way of State Highway no. 6 and the proposed southwest right-of-way (100 ft. width) of Lakeway Drive, southeast from the proposed southeast right-of-way line (100 ft. width) of Pebble Creek Parkway to the northwest boundary of the Spring Creek Greenway reserve as designated by the City of College Station, and more generally located along the east side of State Highway 6 South, north of W.D. Fitch Parkway, south of the future Pebble Creek Parkway extension. Case #REZ2016-000036 (Note: Final action on this item is scheduled for the October 27, 2016 City Council meeting - subject to change)

Sponsors:

Prochazka

Attachments:

[Staff Report](#)

15. [16-0653](#)

Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-2.5 "Design Review Board," Subsection B "Membership and Terms" of the Code of Ordinances of the City of College Station, Texas, regarding membership of the Board. Case #ORDA2016-000010 (Note: Final action on this item is scheduled for the November 10, 2016 City Council meeting - subject to change)

Sponsors: Hitchcock

Attachments: [Memo](#)
[Existing Language and Proposed Amendment](#)

16. 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.

17. Adjourn

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

APPROVED

City Manager

I certify that the above Notice of Meeting was posted at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on October 17, 2016 at 5:00 p.m.

City Secretary

This building is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are asked to contact the City Secretary's Office at (979) 764-3541, TDD at 1-800-735-2989, or email adaassistance@cstx.gov at least two business days prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least two business days prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

Penal Code § 30.07. Trespass by License Holder with an Openly Carried Handgun.

"Pursuant to Section 30.07, Penal Code (Trespass by License Holder with an Openly Carried Handgun) A Person Licensed under Subchapter H, Chapter 411, Government Code (Handgun Licensing Law), may not enter this Property with a Handgun that is Carried Openly."

Codigo Penal § 30.07. Traspasar Portando Armas de Mano al Aire Libre con Licencia.

“Conforme a la Seccion 30.07 del codigo penal (traspasar portando armas de mano al aire libre con licencia), personas con licencia bajo del Sub-Capitulo H, Capitulo 411, Codigo de Gobierno (Ley de licencias de arma de mano), no deben entrar a esta propiedad portando arma de mano al aire libre.”



Legislation Details (With Text)

File #: 16-0674 **Version:** 1 **Name:** Absence Request
Type: Absence Request **Status:** Agenda Ready
File created: 10/11/2016 **In control:** Planning and Zoning Commission Regular
On agenda: 10/20/2016 **Final action:**
Title: Consideration, possible action, and discussion on Absence Requests from meetings.
*Johnny Burns ~ October 20, 2016
Sponsors:
Indexes:
Code sections:
Attachments: [Johnny Burns](#)

Date	Ver.	Action By	Action	Result
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Consideration, possible action, and discussion on Absence Requests from meetings.
*Johnny Burns ~ October 20, 2016



CITY OF COLLEGE STATION
Planning & Development Services

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

Name Johnny Burns

Request Submitted on October 6, 2016

I will not be in attendance at the meeting on October 20, 2016
for the reason specified: (Date)

Howdy Kristen,

I will not be at next weeks meeting as I will be out of town.

thanks,

Johnny

Signature Johnny



Legislation Details (With Text)

File #: 16-0675 Version: 1 Name: Minutes
Type: Minutes Status: Agenda Ready
File created: 10/11/2016 In control: Planning and Zoning Commission Regular
On agenda: 10/20/2016 Final action:
Title: Consideration, possible action, and discussion to approve meeting minutes.
*October 6, 2016 ~ Workshop
*October 6, 2016 ~ Regular

Sponsors:

Indexes:

Code sections:

Attachments: [October 6 2016 Workshop](#)
[October 6 2016 Regular](#)

Date	Ver.	Action By	Action	Result
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Consideration, possible action, and discussion to approve meeting minutes.
*October 6, 2016 ~ Workshop
*October 6, 2016 ~ Regular

MINUTES
PLANNING & ZONING COMMISSION
Workshop Meeting
October 6, 2016 6:30 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

COMMISSIONERS PRESENT: Jane Kee, Johnny Burns, Jodi Warner and Jim Ross

COMMISSIONERS ABSENT: Casey Oldham, Jerome Rektorik, Barry Moore

CITY STAFF PRESENT: Lance Simms, Alan Gibbs, Mark Bombek, Jessica Bullock, Jenifer Paz, Rachel Lazo, Madison Thomas, Tiffany Cousins, Timothy Horn, Anthony Armstrong, Mary Ann Powell, Lauren Basey and Kristen Hejny

1. Call the meeting to order.

Chairperson Kee Called the meeting to order at 6:30 p.m.

2. Discussion of consent and regular agenda items.

There was no discussion.

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

There was no discussion.

4. Discussion of Minor and Amending Plats approved by Staff.
*Final Plat ~ Minor Plat ~ Oakwood Subdivision Lot 1 Block 1A ~ Case #FPCO2016-000017 (Bullock)

There was no discussion.

5. Presentation, possible action, and discussion regarding the status of items within the 2016 P&Z Plan of Work.

Senior Planner Bombek gave updates on the 2016 Plan of Work including the Comprehensive Plan, BioCorridor, Economic Development and the Water/Wastewater Impact Fees.

Chairperson Kee requested the Wellborn Zoning District Ordinance approvals be added to the Plan of Work.

6. Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
*Thursday, October 13, 2016 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:30 p.m. and Regular 7:00 p.m. (Liaison – Ross)
*Thursday, October 20, 2016 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.

Chairperson Kee reviewed upcoming meetings for the Planning & Zoning Commission.

7. Presentation, possible action, and discussion regarding an update on the following item:
*An Ordinance Amendment to consider the adoption of water and/or wastewater impact fees within the service area of each in the City and within portions of the City's extraterritorial jurisdiction. The Planning & Zoning Commission heard this item on August 4, 2016 and recommended approval. The City Council heard this item on September 22, 2016 and voted (5-2) to approve the fees phased in over a two year period.

There was general discussion.

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

Commissioner Ross requested an update/information on school zone traffic and pedestrian safety issues.

10. Adjourn.

The meeting was adjourned at 6:42 p.m.

Approved:

Jane Kee, Chairman
Planning & Zoning Commission

Attest:

Kristen Hejny, Admin. Support Specialist
Planning & Development Services

MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting
October 6, 2016, 7:00 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

COMMISSIONERS PRESENT: Jane Kee, Johnny Burns, Jodi Warner and Jim Ross

COMMISSIONERS ABSENT: Casey Oldham, Jerome Rektorik, Barry Moore

CITY COUNCIL MEMBERS PRESENT: Julie Schultz

CITY STAFF PRESENT: Lance Simms, Alan Gibbs, Molly Hitchcock, Mark Bombek, Jessica Bullock, Jenifer Paz, Rachel Lazo, Madison Thomas, Tiffany Cousins, Timothy Horn, Anthony Armstrong, Mary Ann Powell, Lauren Basey and Kristen Hejny

1. Call Meeting to Order

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

2. **Pledge of Allegiance**

3. **Hear Citizens**

4. **Consent Agenda**

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

- *Jodi Warner ~ September 15, 2016
- *Jerome Rektorik ~ October 6, 2016
- *Casey Oldham ~ October 6, 2016
- *Barry Moore ~ October 6, 2016

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

- *September 15, 2016 Workshop
- *September 15, 2016 Regular

Commissioner Ross motioned to approve Consent Agenda Items 4.1-4.2. Commissioner Burns 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.

6. Public hearing, presentation, possible action, and discussion regarding a Final Plat for Caprock Crossing Lot 1A-R3 and 5R, Block 2 being a replat of Caprock Crossing Lot 1A-R-2, Block 2

consisting of 2 commercial lots on approximately 3.37 acres located at 1451 Greens Prairie Road West. Case FPCO2016-000018

Senior Planner Paz presented the Final Plat to the Commission and recommended approval.

There was general discussion.

Chairperson Kee opened the public hearing.

No one spoke.

Chairperson Kee closed the public hearing.

Commissioner Ross motioned to approve the Final Plat. Commissioner Warner seconded the motion, motion passed (4-0).

7. Public hearing, presentation, possible action, and discussion regarding a Final Plat for the Barracks II Subdivision Phase 109 being a replat of a portion of Barracks II Subdivision Phase 100 common area, consisting of 40 single-family lots and one common area on approximately 5.153 acres located at the end of Towers Parkway, between Old Ironsides Drive and Cain Road. Case #FP2016-000007

Staff Planner Thomas presented the Final Plat to the Commission and recommended approval.

There was general discussion.

Chairperson Kee opened the public hearing.

No one spoke.

Chairperson Kee closed the public hearing.

Commissioner Burns motioned to approve the Final Plat. Commissioner Warner seconded the motion, motion was approved (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 changing the zoning district boundaries from R Rural to WC Wellborn Commercial for approximately three acres being situated in the Andrew McMahon survey, A-167, Brazos County, Texas, being comprised of all of a called 2.00 acre tract, referred to as Tract I, described in a deed dated January 4, 1993, from Darrell L. Ambler to Wellborn Water Supply Corporation, and recorded in Volume 1685, Page 10, all of a called 0.334 acre tract, referred to as Tract 10, described in a deed executed October 18, 2000, from Wellborn Water Supply Corporation to Wellborn Special Utility District, and recorded in Volume 3991, Page 197, all of a called 0.46 acre tract as described in a deed dated August 18, 2006, from Boyd Michael Vincent, Administrator to Wellborn Special Utility District, and recorded in Volume 7536, Page 292, and a 50 foot strip as described in a deed dated August 19, 2015, from Peach Creek Rental, Ltd. to Wellborn Special Utility District, and recorded in volume 12895, page 216, deed records, Brazos County, Texas, to which references are hereby made to for any and all purposes. Said tracts further being a part of the Benjamin Graham Subdivision, of record in Volume 12, Page 394, the referenced 2.00 acre tract being Lot 9A in the Benjamin Graham Subdivision, of record in Volume 1985, Page

195, and the 50 foot strip being a part of Lot 4A in the resubdivision of blocks D & E of the Benjamin Graham Subdivision, of record in Volume 2463, Page 329, deed records, Brazos County, Texas, generally located at 3998 Greens Prairie Road West, more generally located at the northeast intersection of Greens Prairie Road West and Live Oak Street. Case #REZ2016-000024 (Note: Final action on this item is scheduled for the October 13, 2016 City Council meeting – subject to change)

Senior Planner Bullock presented the rezoning to the Commission and recommended approval.

Chairperson Kee asked if the tract in question was a vacant property, would a Comprehensive Plan Amendment (CPA) been a requirement before the rezoning.

Staff Planner Bullock responded that the uses permitted under WC Wellborn Commercial would typically require a CPA, but this site is developed and is likely to maintain a utility use. Institutional Public was placed on the land use plan to reflect the existing use.

There was general discussion.

Chairperson Kee opened the public hearing.

No one spoke.

Chairperson Kee closed the public hearing.

Commissioner Ross motioned to recommend approval of the Rezoning. Commissioner Burns seconded the motion, motion passed (4-0).

9. Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, “Unified Development Ordinance,” Section 12-4.2, “Official Zoning Map,” of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to T Townhouse for approximately 27.017 acres being Crawford Burnett League, Abstract No. 7, College Station, Brazos County, Texas. Being the remainder of a called 27.017 acre tract as described by a deed to the College Station Independent School District recorded in Volume 9626, Page 76 of the official public records of Brazos County, Texas. Generally located south of Deacon Drive West and east of Holleman Drive South. Case #REZ2016-000028 (Note: Final action on this item is scheduled for the October 27, 2016 City Council meeting – subject to change)

Staff Planner Lazo presented the Rezoning to the Commission and recommended approval.

Applicant, Joe Schultz, 3208 Innsbruck, College Station, was available to answer questions from the Commission.

Chairperson Kee opened the public hearing.

No one spoke.

Chairperson Kee closed the public hearing.

Commissioner Ross motioned to recommend approval of the Rezoning. Commissioner Warner seconded the motion, motion passed (4-0).

10. Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural and E Estate to RS Restricted Suburban for approximately 14 acres being situated in the Thomas Caruthers (ICL), Abstract No. 9, College Station, Brazos County, Texas. Said tract being a portion of a called 71.0534 acre tract and tract being all of a called 1.421 acre tract described as tract one and all of a called 1.917 acre tract described as tract two by a deed to Williams Creek Lake Estates, Inc., recorded in volume 13123, page 81 and volume 12947, page 132 of the public records of Brazos County, Texas, generally located at 2242 Carl Lane, more generally located northwest of Rock Prairie Road and William D. Fitch Parkway. Case #REZ2016-000030 (Note: Final action on this item is scheduled for the October 27, 2016 City Council meeting – subject to change)

Senior Planner Paz presented the Rezoning to the Commission and recommended approval.

Chairperson Kee asked for the typical lot size of a home in this area as well as the lot size for an Estate development.

Senior Planner Paz stated that as a RS Restricted Suburban cluster development, the development would be allowed a minimum lot size of 6,500 square feet and an average of 8,000 square feet. If a standard subdivision was developed they would be allowed 10,000 square foot average lot size and minimum 6,500 square feet. A clustered Estate development would be allowed 20,000 square foot average lot size and 10,000 square foot minimum.

Applicant, Joe Schultz, 3208 Innsbruck, College Station, stated that under an E Estate zoning this development would hold 11-13 lots, and under RS Restricted Suburban, this development will encompass 35-38 lots.

Commissioner Ross asked if the plan was to keep these lots as an Estate zoning.

Mr. Schultz stated that Estate zoning is the future intention.

Chairperson Kee asked for the density of the development.

Mr. Schultz stated that the development can hold 60 Estate lots and 36-38 additional lots will be added at this time.

Chairperson Kee opened the public hearing.

Hartzell Elkins, 2508 River Forest Dr., Bryan, Texas placed general inquiries on the plans for the development, plans for Commercial development on an adjacent area, and stated concerns for the additional traffic in the area.

Senior Planner Paz stated that Rock Prairie Road will eventually be upgraded to a four-lane road, but at this time, there are not traffic concerns for that area.

Chairperson Kee closed the public hearing.

Commissioner Warner motioned to recommend approval of the Rezoning. Commissioner Ross seconded the motion, motion passed (4-0).

11. 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.

12. Adjourn

The meeting adjourned at 7:25 p.m.

Approved:

Attest:

Jane Kee, Chairman
Planning & Zoning Commission

Kristen Hejny, Admin Support Specialist
Planning & Development Services



Legislation Details (With Text)

File #: 16-0660 Version: 3 Name: Comprehensive Plan Amendment for Chapter 6 - Transportation and Bicycle, Pedestrian, and Greenways Master Plan

Type: Comprehensive Plan Status: Agenda Ready

File created: 10/7/2016 In control: Planning and Zoning Commission Regular

On agenda: 10/20/2016 Final action:

Title: Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan for Chapter 6 - Transportation Plan and Bicycle, Pedestrian, and Greenways Master Plan on the Southwest Side of the City.

Sponsors: Alan Gibbs

Indexes:

Code sections:

Attachments: [P&Z Staff Report](#)
[ThoroughfarePlan2016](#)

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan for Chapter 6 - Transportation Plan and Bicycle, Pedestrian, and Greenways Master Plan on the Southwest Side of the City.



COMPREHENSIVE PLAN AMENDMENT
for
Chapter 6-Transportation and Bicycle, Pedestrian, and Greenways Master Plan

REQUEST: Amendment to the Comprehensive Plan Chapter 6 –
Transportation and the Bicycle, Pedestrian, and Greenways
Master Plan on the Southwest Side of the City

APPLICANT: City of College Station

PROJECT MANAGER: Alan Gibbs, P.E., City Engineer
agibbs@cstx.gov

RECOMMENDATION: Staff recommends approval.

NOTIFICATIONS

Advertised Commission Hearing Date: October 20, 2016

Advertised Council Hearing Date: October 27, 2016

REVIEW CRITERIA

1. **Changed or changing conditions in the subject area or the City:** The City of College Station Comprehensive Plan was originally adopted in 2009, followed by the Five-Year Evaluation in 2014. As part of the evaluation process, several items in Chapter 6- Transportation of the Comprehensive Plan were identified to be updated. As a result of these updates to Chapter 6 – Transportation, the Bicycle, Pedestrian and Greenways Master Plan was also amended in 2015.

There are many changing conditions on the southwest side of College Station, including the proposal of two new schools within close proximity of an existing elementary school, expanding residential developments, the planned closure of railroad crossings at Wade Road and Straub Road by Union Pacific Rail Road in the extra-territorial jurisdiction, and the addition of a railroad crossing at Greens Prairie Trail which is currently under construction. The City currently has Capital Improvement Projects for Royder Road and Greens Prairie Trail which are in preliminary engineering phases. In order to appropriately respond to these changing conditions, Kimley-Horn and Associates, Inc. was hired by the City of College Station to analyze the Thoroughfares in this area.

2. **Scope of the request:** The amendment to Chapter 6 – Transportation including an updated Thoroughfare Plan, an updated Bicycle, Pedestrian, and Greenways Master Plan and associated maps. Based on the results of the consultant's analysis, staff is recommending the following:
 - a) Modify the Thoroughfare Plan to include a railroad crossing and realignment for Koppe Bridge Road between I&GN Road and Wellborn Road.
 - b) Realign Royder Road to align with the proposed Koppe Bridge Railroad Crossing.
 - c) Upgrade the classification of Koppe Bridge Road from a Minor Collector to a Major Collector to include bike lanes and sidewalks.
 - d) Downgrade the classification of the future thoroughfare immediately north of Koppe Bridge Road from a Major Collector to a Minor Collector to include bike routes and sidewalks.
 - e) Remove South Dowling Road and Greens Prairie Road West from the Thoroughfare Plan and bike routes for the portions between I&GN Road and Wellborn Road.
3. **Availability of adequate information:** Kimley Horn and Associates were hired in 2016 to update the City's TransCAD transportation model. The updated model supports the proposed changes.
4. **Consistency with the goals and strategies set forth in the Plan:** This amendment is consistent with the Comprehensive Plan as it promotes a safe, efficient, and well-connected multi-modal transportation designed to be sensitive to surrounding land uses.
5. **Consideration of the Thoroughfare Plan and Bicycle, Pedestrian and Greenways Master Plan:** An amendment to the Bicycle, Pedestrian and Greenways Master Plan is also included in this Comprehensive Plan amendment, as some of the changes impact location

of sidewalks and bike lanes. The Bicycle, Pedestrian and Greenways Advisory Board unanimously recommended approval of the presented Alternative No. 3 amendment at their September 6th meeting.

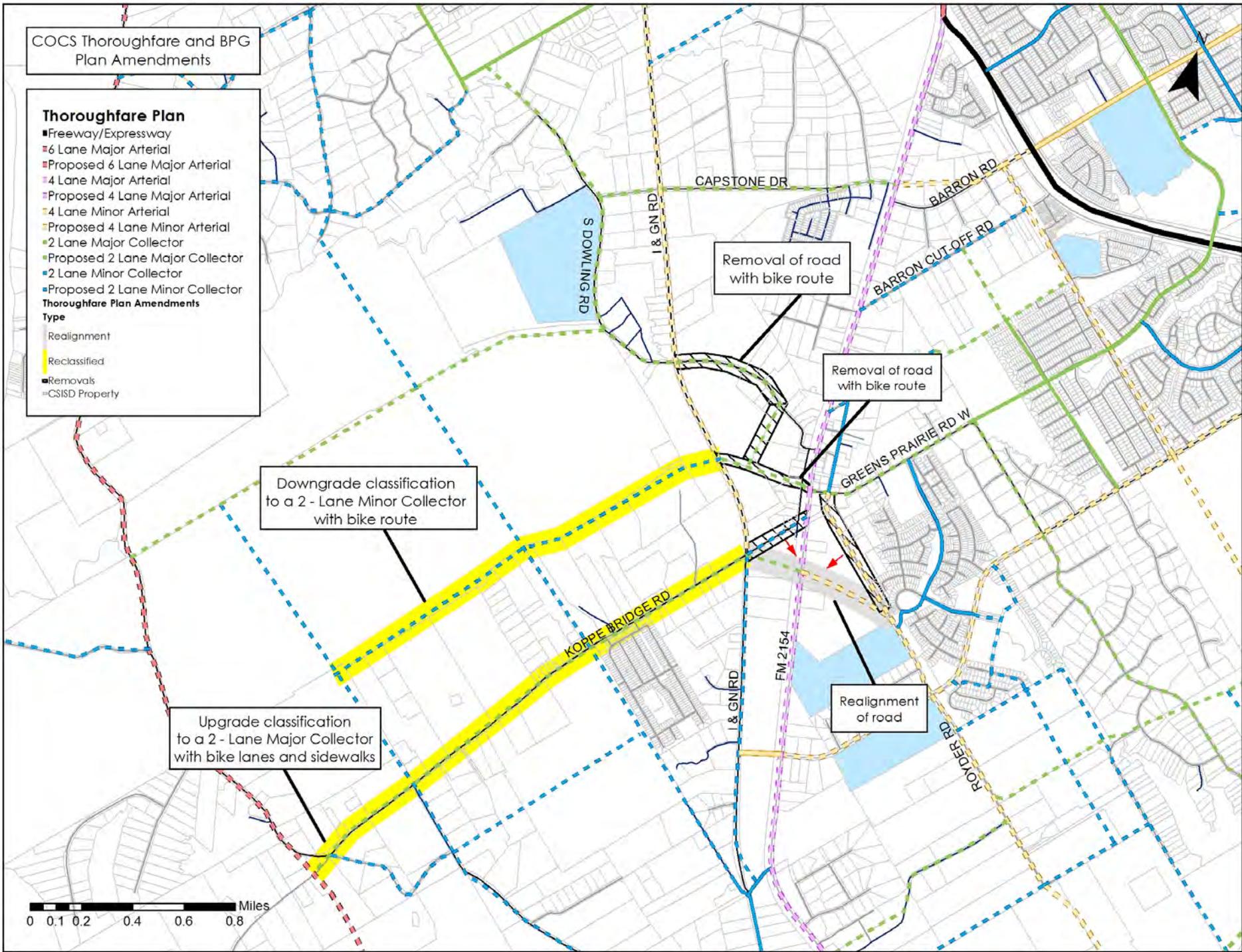
6. **Compatibility with the surrounding area:** The existing Context Zones in Chapter 6 - Transportation would allow for roadways to be designed to be more compatible with the surrounding areas.
7. **Impacts on infrastructure including water, wastewater, drainage, and the transportation network:** There will be no impacts with regard to water, wastewater and drainage. This amendment will update the City's transportation plan to ensure adequate transportation facilities within the planning horizon.
8. **Impact on the City's ability to provide, fund, and maintain services:** There will be no directly associated funding impacts to the City, but future projects will be evaluated accordingly.
9. **Impact on environmentally sensitive and natural areas:** Any environmental impacts would need to be evaluated as part of any future roadway projects.
10. **Contribution to the overall direction and character of the community as captured in the Plan's vision and goals:** This amendment enhances the Plan's vision and goals by updating the City's transportation plans to ensure adequate transportation facilities in the future within the planning horizon.

STAFF RECOMMENDATION

Staff recommends approval.

SUPPORTING MATERIALS

1. Thoroughfare and BPG Plan Amendments Map





Legislation Details (With Text)

File #: 16-0654 Version: 2 Name: 1404 Bird Pond Road Rezoning
 Type: Rezoning Status: Agenda Ready
 File created: 10/6/2016 In control: Planning and Zoning Commission Regular
 On agenda: 10/20/2016 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 E Estate to PDD Planned Development District for approximately 13 acres being situated in the Thomas Caruthers league, abstract no. 9, College Station, Brazos County, Texas, said tract being the remainder of a called 26.25 acre tract of land as described as tract 2 by a partition deed to John Patton Atkins recorded in volume 394, page 796 of the deed records of Brazos County, Texas, generally located at 1404 Bird Pond Road, generally located near the northeast corner of Rock Prairie Road and Bird Pond Road. Case #REZ2016-000033 (Note: Final action on this item is scheduled for the November 10, 2016 City Council meeting - subject to change)

Sponsors: Jessica Bullock

Indexes:

Code sections:

Attachments: [Staff Report](#)
[Application](#)
[Rezoning map](#)
[Concept Plan](#)
[August 18, 2016 Meeting Minutes](#)

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from E Estate to PDD Planned Development District for approximately 13 acres being situated in the Thomas Caruthers league, abstract no. 9, College Station, Brazos County, Texas, said tract being the remainder of a called 26.25 acre tract of land as described as tract 2 by a partition deed to John Patton Atkins recorded in volume 394, page 796 of the deed records of Brazos County, Texas, generally located at 1404 Bird Pond Road, generally located near the northeast corner of Rock Prairie Road and Bird Pond Road. Case #REZ2016-000033 (Note: Final action on this item is scheduled for the November 10, 2016 City Council meeting - subject to change)



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

REZONING REQUEST
for
1404 Bird Pond Road
REZ2016-000033

REQUEST: E Estate to PDD Planned Development District

SCALE: Approximately 13 acres

LOCATION: 1404 Bird Pond Road, generally located near the northeast corner of Rock Prairie Road and Bird Pond Road

Being situated in the Thomas Caruthers league, abstract no. 9, College Station, Brazos County, Texas, said tract being the remainder of a called 26.25 acre tract of land as described as tract 2 by a partition deed to John Patton Atkins recorded in volume 394, page 796 of the deed records of Brazos County, Texas

APPLICANT: Tony Jones, The Aggieldand Company

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

BACKGROUND: The Planning and Zoning Commission considered a Comprehensive Plan Amendment from Estate to Restricted Suburban and Rezoning from E Estate to RS Restricted Suburban for the subject property on August 18, 2016. The Commission voted unanimously to recommend approval of the Comprehensive Plan Amendment to City Council. Due to concerns from the Commission regarding minimum lot sizes, buffers, infrastructure, integrity of the area, street connectivity, the applicant chose to withdraw the Rezoning request.

The new request is for a PDD Planned Development District to address some of the concerns. The applicant decided to take the Comprehensive Plan Amendment and new Rezoning request to the same City Council meeting, so both items will be heard by the Council on November 10, 2016.

RECOMMENDATION:

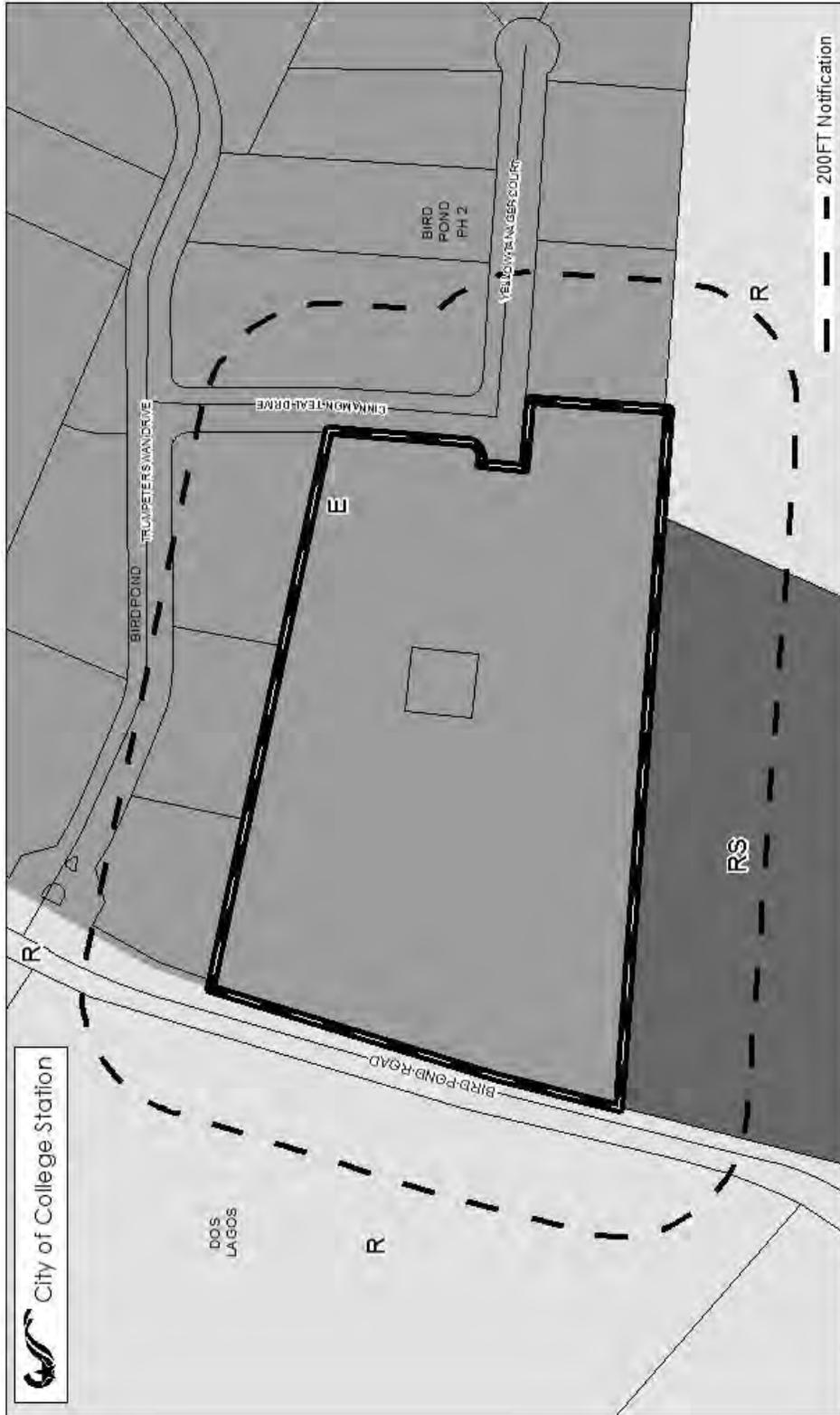
Staff recommends denial of the Rezoning request. Rezoning entitles the property and states that infrastructure is in place and the timing is appropriate today. The subject property has service limitations including rural road sections with limited future thoroughfare capacity and it is not located within the Fire Department's desired 4.5 minute response time. There is currently no sewer capacity and timing is unknown. This area is also identified in Growth Area III which aims to stay rural in character with low intensity development.

If the proposed amendment to the Comprehensive Plan Land Use and Character Map is approved, the proposed Rezoning will be consistent with the map. Based on current and planned infrastructure and service limitations, staff recommends denial of this request.



City of College Station

 NORTH	 0 212.5 425 Feet	A TKINS TRACT	Case: REZ2016-000033	REZONING
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ZONING DISTRICTS (in Grayscale)

Residential	MU	Mixed-Use	CI	Commercial Industrial	Design Districts	Overlay Districts	Retired Districts
R	MHP	Manufactured Home Pk.	BP	Business Park Industrial	WPC	OV	R-1B
E	Non-Residential		BPI	Business Park Industrial	NG-1	RDD	R-4
RS	NAP	Natural Area Protected	C-U	College and University	NG-2	KO	R-6
GS	O	Office			Transitional Northgate	NPO	RD
D	SC	Suburban Commercial			Residential Northgate	NCO	Research and Dev.
T	GC	General Commercial				HP	M-1
M/F							M-2
							Heavy Industrial
							Historic Preservation Ovr.
							Conservation Ovr.
							Nbrhd. Prevaling Ovr.
							Krenak Tap Ovr.
							Redevelopment District
							Corridor Ovr.
							Walt Pen Creek Dev. Cor.

Case: REZ2016-000033

ATKINS TRACT

REZONING

0 212.5 425 Feet

NORTH

NOTIFICATIONS

Advertised Commission Hearing Date: October 20, 2016

Advertised Council Hearing Dates: November 10, 2016

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:

Bird Pond Estates does not have an active HOA. Staff reached out to the 10 contacts received from the original request to discuss the revised request.

Property owner notices mailed: Seven

Contacts in support: One as of date of staff report

Contacts in opposition: Seven as of date of staff report, including concerns about increased density compared to Bird Pond Estates and character of area and emergency access to Bird Pond Estates

Inquiry contacts: None as of date of staff report

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Estate	E Estate	Bird Pond Estates Subdivision
South	Restricted Suburban	RS Restricted Suburban	Vacant (Preliminary Plan in process for Waterford Heights)
East	Estate	E Estate	Bird Pond Estates Subdivision
West (across Bird Pond Road)	Restricted Suburban	R Rural	Agricultural

DEVELOPMENT HISTORY

Annexation: November 2002

Zoning: R Rural

Final Plat: Unplatted

Originally included in 2006 Bird Pond Estates Master Plan and Preliminary Plan (Both now expired)

Site development: Large tract single-family

REVIEW CRITERIA

1. Consistency with the Comprehensive Plan: The existing Future Land Use and Character designation on the property is Estate, with a pending application to amend the Plan to Restricted Suburban. The property is also located in Growth Area III which calls for preservation of the rural character. Generally, this area consists of land along Rock Prairie Road surrounded by established rural subdivisions and agricultural uses. According to the Comprehensive Plan, due to service limitations and the prevailing rural character, the area

should remain rural in character and be developed at a low intensity. With an amendment to Restricted Suburban for approximately 17 acres on the tract adjacent to the subject property in August 2015, density in Growth Area III is increasing. With that approval, staff recommended no further amendments in the area.

Estate is a land use designation for areas that, due to public service limitations or a prevailing rural character, should have limited development activities. These areas will tend to consist of low-density single-family lots with a minimum of one acre. Lot size can be reduced to an average of 20,000 square feet when clustered around open space.

Restricted Suburban is a land use designation for areas that should have a moderate level of development. These areas will tend to consist of medium-density single-family residential lots (average 8,000 square feet) when clustered around open space or larger when not clustered.

The Planning and Zoning Commission recommended approval unanimously of the Comprehensive Plan Future Land Use and Character Map amendment to Restricted Suburban at the meeting on August 18, 2016. The proposed rezoning of PDD Planned Development District with RS Restricted Suburban as the base will be consistent with the map if the amendment is approved by City Council. If City Council denies the Comprehensive Plan Future Land Use and Character Map amendment, the proposed rezoning will not be consistent.

- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The adjacent land uses to the north and east are phases of Bird Pond Estates (acreage lots with an average lot size of 1.25 acres and an overall future density of 0.4 dwelling units per acre). The subject property was originally planned to be a continuation of the Bird Pond Estates Subdivision as the third phase. To the south is land owned by the applicant for the development of an RS Restricted Suburban residential development. The surrounding area, including land west of Bird Pond Road, contains large acreage tracts of rural character used for single-family residential and agriculture. Located further to the east is the Carter Lake subdivision. A Restricted Suburban development will provide a medium density residential community with a more intense development pattern than the surrounding area.
- 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 rezoning request is for PDD Planned Development District with a base zoning of RS Restricted Suburban on approximately 13 acres located between the established Bird Pond Estates and property recently rezoned to RS Restricted Suburban. The applicant states that the property is suitable for RS Restricted Suburban lots and that it will be complimentary to the uses in the Medical District.

Rezoning entitles the property to develop for the uses permitted in that zoning district, which is dependent upon infrastructure being in place today or easily brought to the property (within fiscal considerations). The subject property and the surrounding area has infrastructure and service limitations that make increased density unsuitable. The area has service limitations including rural road sections with limited future thoroughfare capacity and it is not located within the Fire Department's desired 4.5 minute response time. At this time there is no sewer service to the subject property. Sewer extension to the property is

contingent upon another tract on the south side of Rock Prairie Road not owned by this developer and the timing of those improvements is unknown.

- 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 E Estate providing opportunities for large-lot, low density single-family residential development. This zoning district should be used in areas that have public service limitations and a prevailing rural character. Given the service limitations and rural character, E Estate is a suitable zoning district.
- 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 could be marketed as an E Estate subdivision, but the marketability of Restricted Suburban lots will be much higher as some Estate lots have not been developed. At the meeting on August 18, 2016, the developer stated that almost all but two or three lots have been sold in Bird Pond Estates.
- 6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** Domestic Water service will be provided by Wellborn SUD. Wellborn SUD is unable to provide fire protection, however, the City of College Station has agreed to allow a pressure activated valve to be installed that will open during a fire flow event.

There are currently no existing sanitary sewer mains available to serve this property. The developer is proposing an extension of a gravity main from an adjacent tract that was previously rezoned. The timing of the gravity main to that adjacent tract is currently unknown and is contingent upon an agreement with another tract determining the sewer layout and extension.

The subject tract is in Lick Creek Drainage Basin and detention will be required. There is no FEMA regulated floodplain identified on the tract. The development will be required to comply with the City's drainage ordinance.

The future Thoroughfare Plan in this area provides very little connectivity and/or capacity. Future thoroughfares are limited in this area because of Carter's Creek to the north and the location of existing rural residential development, including the Carter Lake subdivision. Both Rock Prairie Road and Bird Pond Road are currently built to a 2-lane rural section. Upgrades to their future thoroughfare section are not currently planned. A traffic impact analysis would not be required for this residential development.

REVIEW OF CONCEPT PLAN

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

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

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

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

General: The proposed Concept Plan proposes a residential subdivision with an average minimum lot size of 10,000 square feet. Lots within Area I on the Concept Plan will have a minimum 0.5 acre lot size. Homes for these lots will be one story and have a maximum height of 30 feet. Area 1 will be adjacent to Lots 3, 4 and 5, Block 1, Bird Pond Estates, Phase 1.

Modification Requested: To be exempt from Unified Development Ordinance Section 12-8.3.E.2.a "Relation to Adjoining Street System", which would require a public street to connect to the existing street stub from Bird Pond Estates. The applicant proposes a gated emergency access road into the existing neighborhood instead.

Community Benefits: The applicant states that the proposed development will provide the community with a residential option that is in demand. The applicant provides larger lot sizes in area 1 of the Concept Plan which will allow a transition to the adjacent Estate lots in Bird Pond Estates.

STAFF RECOMMENDATION

Staff recommends denial of the rezoning request. Rezoning entitles the property and states that infrastructure is in place and the timing is appropriate today. The subject property has service limitations including rural road sections with limited future thoroughfare capacity and it is not located within the Fire Department's desired 4.5 minute response time. There is currently no sewer capacity and timing is unknown. This area is also identified in Growth Area III which aims to stay rural in character with low intensity development.

If the proposed amendment to the Comprehensive Plan Land Use and Character Map is approved, the proposed rezoning will be consistent with the map, but based on current and planned infrastructure and service limitations, staff recommends denial of this request.

SUPPORTING MATERIALS

1. Application
2. Rezoning Map
3. Concept Plan

4. August 18, 2016 Meeting Minutes



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

ZONING MAP AMENDMENT (REZONING) APPLICATION PLANNED DISTRICTS

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

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

MINIMUM SUBMITTAL REQUIREMENTS:

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

ADDRESS 1402 and 1404 Bird Pond Road

LEGAL DESCRIPTION (Lot, Block, Subdivision) A000901, Thomas Carruthers (ICL), Tract 11.5, 13.11 ac. & 0.25 ac.

GENERAL LOCATION OF PROPERTY IF NOT PLATTED:

Located in the northeast quadrant of the Rock Prairie Road and Bird Pond Intersection

TOTAL ACREAGE 13.357 Acres

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

Name Tony Jones E-mail tonyjones@aggieland.co
Street Address 1401 Sebesta Road
City College Station State Texas Zip Code 77845
Phone Number Work: 979-693-6699 Cell: 979-219-8669 Fax Number 979-695-2941

PROPERTY OWNER'S INFORMATION:

Name John Patton Atkins E-mail _____
Street Address 3906 Rock Prairie Road
City College Station State Texas Zip Code 77845
Phone Number 979.220.3012 Fax Number _____

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

Name Schultz Engineering - Joe Schultz, P.E. E-mail eng@schultzeng.com
Street Address 911 Southwest Parkway East
City College Station State Texas Zip Code 77840
Phone Number 979.764.3900 Fax Number 979.764.3910

This property was conveyed to owner by deed dated 10-12-12 and recorded in Volume 10955, Page 193 of the Brazos County Official Records.

Existing Zoning Estate Proposed Zoning Planned Development District
Present Use of Property Vacant

Proposed Use of Property Single Family Residential

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

Single Family Residential, Storm Water Detention, Emergency Access Road.

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

If P-MUD:

Approximate percentage of residential land uses: _____

Approximate percentage of non-residential land uses: _____

REZONING SUPPORTING INFORMATION

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

The Medical District has introduced more urban land uses to the general area including major infrastructure improvements. The extension of public sewer to the subject property through this development allows for a more dense pattern of development in this area. In addition there is a high demand for lots for homes that are typically constructed on Restricted Suburban lots.

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

It will be in compliance if the adoption of the recent Comprehensive Plan Amendment for this same property is approved. Across Bird Pond Road from subject property, the land is shown as Restricted Suburban on the Comp Plan. The adjacent tract to the south is Restricted Suburban.

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 zone change to Restricted Suburban will match the Comprehensive Plan for the Land across Bird Pond Road. The land to the South is Zoned Restricted Suburban. The average lot size of 10,000 sf.ft. or larger will ensure a quality single family development. To protect the investment in homes in Bird Pond Estates it is requested that all Restricted Suburban lots adjacent to Bird Pond Estates, Phase 1, Block 1, Lots 3, 4, and 5 shall be a minimum of one-half acre in size.

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

The property is very suitable for Restricted Suburban residential lots. It will be complimentary for the commercial, offices, and other uses in the Medical District. There is a high demand for lots of this size.

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

The property is suitable to develop as an E-Estate. However, it will limit the number of homes that could be developed and that are in high demand. It is anticipated that the homes will be similar to Wood Creek, Emerald Forest, FoxFire and Bird Pond Estates in value of homes.

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

It could be marketed as a E-Estate Subdivision. However, the marketability of lots for a RS-Restricted Suburban Subdivision will be much higher as some of the Estate lots in Bird Pond Estates have not been developed at this time despite being available for several years.

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

Our community is growing fast, this tract is a lot closer in than many new developments. This development will be like Wood Creek, Emerald Forest, Sandstone, FoxFire and Bird Pond Estates which all allow for secure residential lots. The closeness to the hospitals also compliments the need for doctors and medical employees to be able to live close to their jobs.

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

The purpose and intent of the development is to provide single family Restricted Suburban lots to meet the high demand for lots near the Medical District which will have more urban land uses.

CONCEPT PLAN SUPPORTING INFORMATION

1. What is the range of future building heights?

Lots within Area 1 shall be one story and have a maximum height of 30'.

2. Provide a general statement regarding the proposed drainage.

Drainage will be collected with a storm sewer system in the streets and piped underground to the onsite stormwater detention areas.

3. List the general bulk or dimensional variations sought.

This development will not comply with Section 12-8.3, E. Streets, 2. Relation to Adjoining Street System, b. A Public Street will not be extended from this development to connect to Yellow Tanager Court.

Lot size requirements will be as follows:

**Lots within area 1 on the Concept Plan - minimum 1/2 acre lot size. These lots will be adjacent to Lots 3, 4 and 5, Block 1, Bird Pond Estates, Phase 1.*

**Minimum 10,000 sf average lot size for the entire development*

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

The proposed development will provide the community with a residential option that is in demand in College Station. The requirement for larger lot sizes in Area 1 will allow a transition to the adjacent Estate lots in Bird Pond Estates.

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.

This concept plan provides for a residential community at this location. It has accommodated the transition from smaller lots to estate lots that are currently built in Bird Pond Estates.

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

It will be in compliance if the adoption of the recent Comprehensive Plan Amendment for this same property is approved. Across Bird Pond Road from subject property, the land is shown as Restricted Suburban on the Comp Plan. The adjacent tract to the south is Restricted Suburban.

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

This concept plan provides for a residential community at this location. It has accommodated the transition from smaller lots to estate lots that are currently built in Bird Pond Estates.

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

All lots will have access to a public street.

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

This development will have public infrastructure provided to each lot (water, sewer, elec.) as well as to public streets, schools and parks.

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

This development proposal is placing a single family use adjacent to a single family use. The compatibility will assure that there are no adverse impacts from this property to others in the area. In order to accommodate the request of the residents of Bird Pond Estates a street will not be extended from this development to Yellow Tanager Court. An Emergency Access Road and Easement is proposed to connect the streets so that the Bird Pond Estates residents have a way out of their subdivision in the event of an emergency.

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.

This development proposals is for single family, which is compatible with adjacent land use and zoning. We do not anticipate any adverse impacts to the pedestrian, vehicular or traffic circulation in the area caused by this development. The Development will be developed in accordance with the UDO. In order to accommodate the request of the residents of Bird Pond Estates a street will not be extended from this development to Yellow Tanager Court. An Emergency Access Road and Easement is proposed to connect the streets so that the Bird Pond Estates residents have a way out of their subdivision in the event of an emergency. This access easement could also be used for pedestrian and bicycle access.

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.

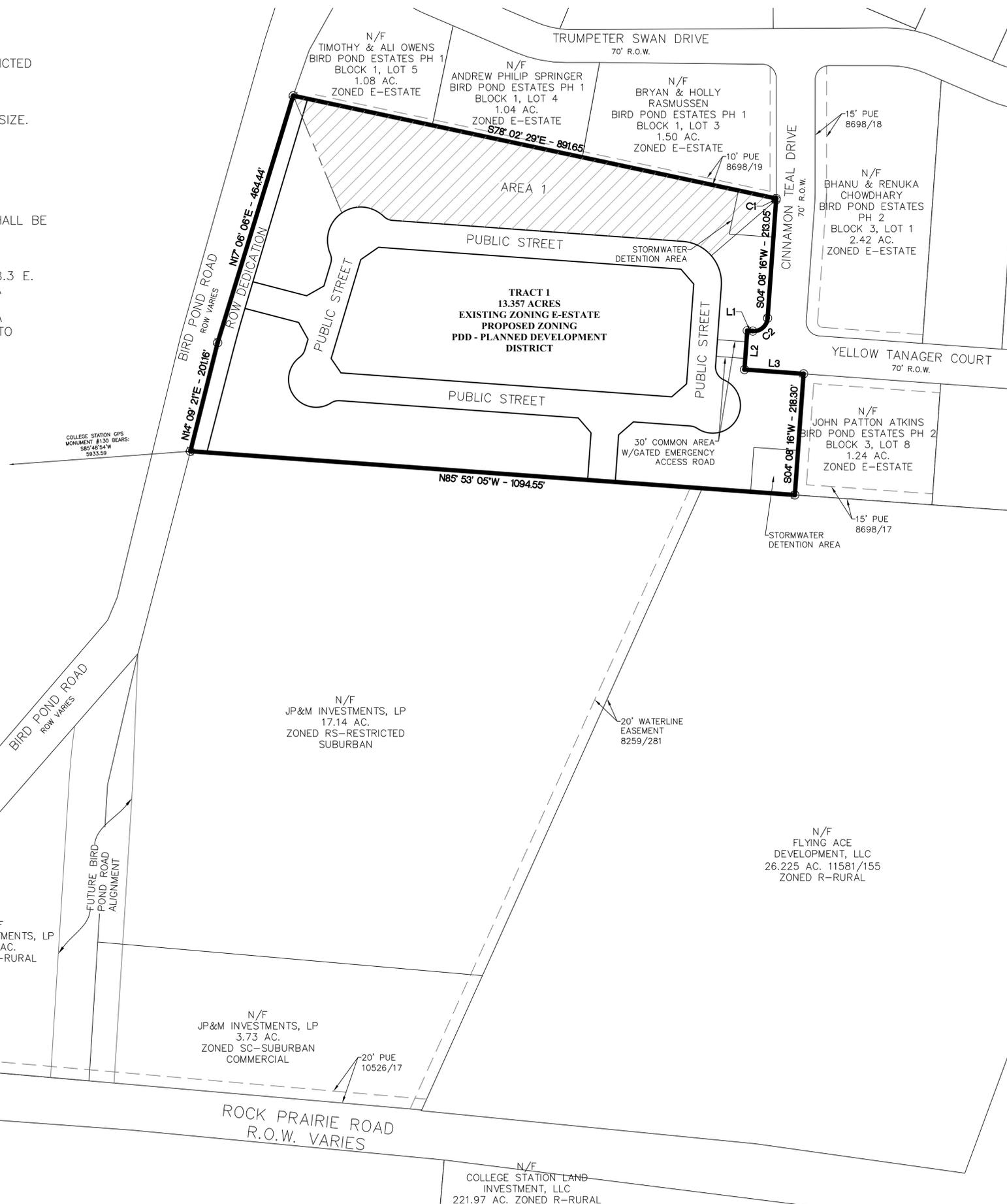
John Patton Atheris
Signature and title

8-25-2016
Date

CONCEPT PLAN NOTES:

1. THE BASE ZONING DISTRICT FOR THIS PROPERTY WILL BE RESTRICTED SUBURBAN – RS. THE FOLLOWING WILL APPLY:

- LOTS WITHIN AREA 1 SHALL BE A MINIMUM 1/2 ACRE IN SIZE.
- LOTS WITHIN AREA 1 SHALL BE ONE STORY AND HAVE A MAXIMUM HEIGHT OF 30'.
- THE AVERAGE LOT SIZE FOR THE ENTIRE DEVELOPMENT SHALL BE A MINIMUM OF 10,000 SF.
- THIS DEVELOPMENT WILL NOT COMPLY WITH SECTION 12-8.3 E. STREETS, 2. RELATION TO ADJOINING STREET SYSTEM, b. A PUBLIC STREET WILL NOT BE EXTENDED FROM THIS DEVELOPMENT TO CONNECT TO YELLOW TANGER COURT. A GATED EMERGENCY ACCESS ROAD WILL BE CONSTRUCTED TO PROVIDE AN EMERGENCY EXIT FOR BIRD POND ESTATES.



N

100 50 0 100
SCALE IN FEET

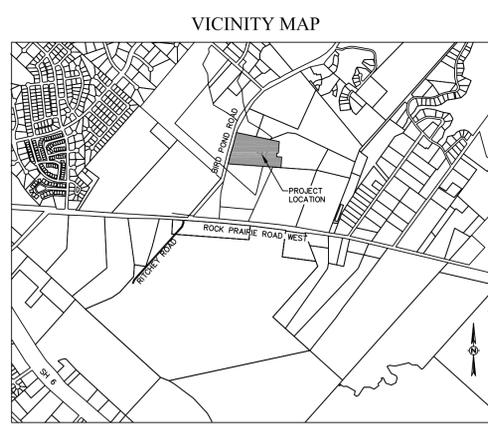
LINE TABLE			
LINE #	LENGTH	DIRECTION	
L1	10.00'	N85° 51' 44.20"W	
L2	70.00'	S4° 08' 15.80"W	
L3	106.98'	S85° 51' 44.20"E	

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	2.58'	165.00'	000°53'49"	1.29'	2.58'	S03°41'21"W
C2	39.27'	25.00'	090°00'00"	25.00'	35.36'	S49°08'16"W

- NOTES:
1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 2. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOODPLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0310 F, EFFECTIVE DATE 4/02/14.

LEGEND

- REZONING LINE
- - - EASEMENT LINE
- PROPERTY LINE



CONCEPT PLAN

13.357 ACRES
1404 BIRD POND ROAD
COLLEGE STATION, TEXAS
EXISTING ZONING
E - ESTATE
PROPOSED ZONING
PDD - PLANNED DEVELOPMENT DISTRICT

THOMAS CARUTHERS LEAGUE, A-9
COLLEGE STATION, BRAZOS COUNTY, TEXAS

OWNER:
JOHN PATTON ATKINS
3906 ROCK PRAIRIE ROAD
COLLEGE STATION, TX 77845-5953

APPLICANT:
TONY JONES
1401 SEBESTA ROAD
COLLEGE STATION, TX 77845

SURVEYOR:
Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
P.O. Box 269
College Station, TX 77841
(979) 268-3195

SCALE: 1" = 100'
AUGUST 2016



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

MINUTES
PLANNING & ZONING COMMISSION
Workshop Meeting
August 18, 2016 6:30 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

COMMISSIONERS PRESENT: Barry Moore, Jerome Rektorik, Johnny Burns Jodi Warner, Casey Oldham and Jim Ross

COMMISSIONERS ABSENT: Jane Kee

CITY COUNCIL MEMBERS PRESENT: John Nichols

CITY STAFF PRESENT: Lance Simms, Alan Gibbs, Molly Hitchcock, Carol Cotter, Danielle Singh, Kevin Ferrer, Mark Bombek, Jessica Bullock, Rachel Lazo, Madison Thomas, Tiffany Cousins, Mary Ann Powell, Lauren Basey and Kristen Hejny

1. Call the meeting to order.

Acting Chairman Moore Called the meeting to order at 6:30 p.m.

2. Discussion of consent and regular agenda items.

There was general discussion amongst the Commission regarding Regular Agenda items #8 and #9.

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

There was no discussion.

4. Presentation, possible action, and discussion regarding the status of items within the 2016 P&Z Plan of Work.

Senior Planner Bombek gave a brief presentation on the status of the P&Z Plan of Work.

Commissioner Rektorik asked for an update on the annexation program.

Director Simms stated that the City has been working with a surveyor to establish the common Extraterritorial Jurisdiction boundary.

Acting Chairman Moore asked for an update on the Pre Application Conference Meeting surveys.

Director Simms stated that we have been getting survey feedback from participants.

5. Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
*Thursday, August 25, 2016 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:30 p.m. and Regular 7:00 p.m. (Liaison – Moore)
*Thursday, September 1, 2016 ~ P&Z Meeting ~ Council Chambers ~ Workshop 5:30 p.m. and Regular 7:30 p.m.

Acting Chairman Moore reviewed upcoming meetings for the Planning & Zoning Commission.

6. Presentation, possible action, and discussion regarding an update on the following items:
 - *An Ordinance Amendment amending Chapter 12 of the Unified Development Ordinance Traffic Impact Analysis for Single-Family developments. The Planning & Zoning Commission heard this item on August 4, 2016, and voted (5-0) to recommend approval. The City Council heard this item on August 11, 2016, and voted (7-0) to approve the request.
 - *A Comprehensive Plan Amendment on approximately 16 acres from Estates and Suburban Commercial to Restricted Suburban. The Planning & Zoning Commission heard this item on July 21, 2016, and voted (5-0) to recommend approval. The City Council heard this item on August 11, 2016, and voted (6-0-1) to approve the request.

There was no discussion.

7. Discussion, review and possible action regarding the following meetings: Design Review Board, Bio Corridor Board.

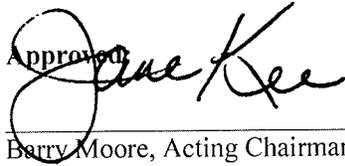
There was discussion amongst the Commission to appoint a new P&Z Liaison for the BioCorridor Board.

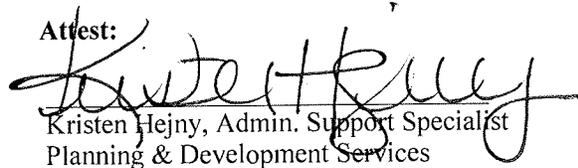
8. Discussion and possible action on future agenda items - A Planning & Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place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

There was no discussion.

9. Adjourn.

The meeting was adjourned at 7:04 p.m.

Approved: 
Barry Moore, Acting Chairman
Planning & Zoning Commission

Attest: 
Kristen Hejny, Admin. Support Specialist
Planning & Development Services



MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting
August 18, 2016, 7:00 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

COMMISSIONERS PRESENT: Barry Moore, Jerome Rektorik, Johnny Burns Jodi Warner, Casey Oldham and Jim Ross

COMMISSIONERS ABSENT: Jane Kee

CITY COUNCIL MEMBERS PRESENT: John Nichols

CITY STAFF PRESENT: Lance Simms, Alan Gibbs, Molly Hitchcock, Carol Cotter, Danielle Singh, Kevin Ferrer, Mark Bombek, Jessica Bullock, Rachel Lazo, Madison Thomas, Tiffany Cousins, Mary Ann Powell, Lauren Basey and Kristen Hejny

1. Call Meeting to Order

Acting Chairman Moore called the meeting to order at 7:09 p.m.

2. **Pledge of Allegiance**

3. **Hear Citizens**

4. **Consent Agenda**

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

*Johnny Burns ~ August 4, 2016

*Jane Kee ~ August 18, 2016

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

*August 4, 2016 Workshop

*August 4, 2016 Regular

Consent Agenda item 4.2 was removed from the Consent Agenda.

Commissioner Warner motioned to approve Consent Agenda Item 4.1. Commissioner Burns seconded the motion, motion passed (6-0).

Regular Agenda

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

Consent Agenda item 4.2 was removed from the Agenda for further discussion.

Commissioner Moore motioned to defer action on the August 4, 2016 meeting minutes to the September 1, 2016 P&Z meeting. Commissioner Burns seconded the motion, motion passed (6-0).

6. Public hearing, presentation, possible action, and discussion regarding a Final Plat for Barron Park Subdivision Lot 3R2R being a replat of Barron Park Subdivision Lot 3R2 consisting of one lot on approximately 12 acres, located at 4185 State Highway 6 South, generally located on the northern boundary of Christ United Methodist Church along the east side of State Highway 6 South. Case #FP2016-000023

Senior Planner Bullock presented the Final Plat to the Commission, stating the approval condition that off-site easements, located on the southern boundary of the property, be dedicated prior to the filing of the plat, and recommended approval.

Acting Chairman Moore opened the public hearing.

Applicant, Veronica Morgan, 3204 Earl Rudder Freeway South, College Station, was available to answer questions from the Commission.

Acting Chairman Moore closed the public hearing.

Commissioner Rektorik motioned to approve the Final Plat with the condition that off-site easements, located on the southern boundary of the property, be dedicated prior to the filing of the plat. Commissioner Warner seconded the motion, motion passed (6-0).

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 R Rural to SC Suburban Commercial for approximately 1.37 acres being Harvey Hillside Subdivision, Lots 32 & 33, Block 1, generally located at the intersection of Harvey Road and Pamela Lane. Case #REZ2016-000022 (Note: Final action on this item is scheduled for the September 8, 2016 City Council meeting – subject to change)

Staff Planner Thomas presented the Rezoning to the Commission, and recommended approval.

Applicant, Hank McQuaide, 12939 State Highway 30, College Station, was available to answer questions from the Commission.

Commissioner Ross asked for the intended future use of the property in question.

Mr. McQuaide stated that the current interested party is considering using the property for offices.

Acting Chairman Moore opened the public hearing.

Frank Villarreal, 37 Pamela Lane, College Station, cited concerns for flooding and traffic in the area. Mr. Villarreal proposed a traffic signal at the corner of Pamela Lane and Harvey Road.

Acting Chairman Moore closed the public hearing.

Acting Chairman Moore asked for clarification on the detention and storm water mitigation requirements for this area.

City Engineer Gibbs stated that the storm water detention would be reviewed at platting and site plan as the property goes through processing.

Commissioner Rektorik asked for clarification on addressing the flooding issues during site planning, directly concerning whether the issues will be addressed only for this one property or on multiple affected properties.

City Engineer Gibbs stated that these issues will be addressed through detention ponds to keep negative impact from occurring downstream. It is a requirement on the upper region of drainage sheds as new properties develop, to provide detention.

Commissioner Oldham motioned to recommend approval of the Rezoning as requested. Commissioner Burns seconded the motion, motion was approved (6-0).

8. Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan – Future Land Use & Character Map from Estate to Restricted Suburban for approximately 13 acres located at 1404 Bird Pond Road, more generally located near the northeast corner of Rock Prairie Road and Bird Pond Road. Case #CPA2016-000005 (Note: Final action on this item is scheduled for the September 8, 2016 City Council meeting – subject to change.

Senior Planner Bullock presented the Comprehensive Plan Amendment (CPA) to the Commission, and recommended denial due to the prevailing rural character of the area, and service limitations.

Applicant Tony Jones, 6022 Augusta Circle, College Station, stated that the City of College Station has agreed to provide fire flow to the area. Mr. Jones also stated that he is waiting on the Lakeway development to bring sewer to the property. Mr. Jones stated that while the property is not within the 4.5 minutes distance to the nearest fire station, the future road improvements will help lessen the drive time.

Commissioner Oldham asked if this property was originally intended to be a later phase of Bird Pond Estates.

Mr. Jones confirmed that this property was originally intended to be a part of Bird Pond Estates.

Joe Schultz, 3208 Innsbruck Circle, College Station, explained that the Lakeway developer is contractually obligated to build a water line and sewer line within the near future, and this will connect to the property in question.

Commissioner Oldham asked for clarification on the agreement to extend sewer to the property, and why the sewer line has not yet been completed.

Mr. Jones stated that the developer that plans on developing Lakeway, has not begun development, to tie into this property.

Commissioner Oldham asked for a clarification on the density, and the effect on the infrastructure needs.

Mr. Schultz stated there are currently two water lines in the area, one maintained by Wellborn Water and one maintained by the City of College Station that will be turned over to Wellborn Water for maintenance. Mr. Schultz explained that there will only be an increase of 25 lots on the property, and will not hinder the demand of electric or sewer.

Acting Chairman Moore opened the public hearing.

Karen Brown, 5009 Trumpeter Swan Drive, College Station, spoke in opposition of the CPA citing concerns for surrounding property values and the lack of water pressure in the area.

Pete Catalena, 1601 Bird Pond Road, College Station, spoke in favor of the CPA, stating that he does not believe the new development will hinder the existing home property values.

Commissioner Rektorik asked for clarification on the road into the subdivision.

Mr. Catalena stated that there is an entrance leading into a second opening into Bird Pond Estates that travels between the two subdivisions. The residents of Bird Pond Estates have requested that this road not be developed in order to keep only one entrance into Bird Pond Estates.

Commissioner Oldham asked if the request could be approved with the condition that a street connection not be made to Yellow Tanager.

Director Simms stated that as part of the Subdivision Regulations, it is required that the road connect, however, the developer can seek a waiver during platting from the Commission.

Mr. Jones spoke to address the concerns for water pressure in the area, stating that the concerns will be alleviated by the new eight-inch water line.

Tim Owens, 5002 Trumpeter Swan Lane, College Station, spoke in opposition of the CPA, citing concerns for surrounding property values, lot sizes and rural atmosphere. Mr. Owens also stated concerns for having an additional entrance into Bird Pond Estates.

Cody Catalena, 1650 Bird Pond Road, College Station, spoke in favor of the CPA.

Commissioner Ross asked for the original plan for Yellow Tanager Road.

Mr. Catalena stated that the road was originally intended to stub out to Bird Pond Estates.

Sydney Hodges, 5216 Ruddy Duck Drive, College Station, spoke in opposition of the CPA citing concerns for decreasing property values, traffic and roadway concerns.

Karen Brown, 5009 Trumpeter Swan Drive, College Station, readdressed her opposition of the CPA citing concerns for property and resale values.

Acting Chairman Moore closed the public hearing.

Commissioner Oldham referenced the infrastructure, asking for a description of the infrastructure issues with this property.

Senior Planner Bullock stated that at a Comprehensive Plan level, this area is within Growth Area III of the Comprehensive Plan, containing a lack of proposed or possibility to have thoroughfares through the area. Ms. Bullock also stated that the area, as it pertains to the Future Land Use and Character Map, does not propose a sewer master line.

Commissioner Oldham asked for additional clarification on the growth area infrastructure concerns from staff.

Senior Planner Bullock stated that this property is within Growth Area III of the Comprehensive Plan, which states that any area designated as Estate north of Rock Prairie Road, remain rural in character and have an open space component.

Commissioner Burns stated that, if approved, he cannot see a negative impact on the surrounding areas from a comprehensive planning stand point.

Commissioner Ross asked if 3.2 houses per acre is a good estimate of the housing density for Restricted Suburban.

Senior Planner Bullock stated that the Restricted Suburban zoning district can only dictate a maximum of four dwelling units per acre. The development would also be held to average 10,000 square foot lots with a minimum of 6,500 square foot lots. Staff cannot confirm the actual number of lots to be proposed within the new development.

Commissioner Warner motioned to recommend approval of the Comprehensive Plan Amendment. Commissioner Oldham seconded the motion for discussion.

Commissioner Warner stated that from the Land Use standpoint, this appears to make sense as a buffer between the Estate and Restricted Suburban already in place.

Commissioner Ross stated that this area has a demand for homes and because of the topography of the area there will be a limited amount of development and traffic will not be a significant issue.

The motion to recommend approval was approved (6-0).

9. 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 E Estate to RS Restricted Suburban for approximately 12 acres being situated in the Thomas Caruthers league, abstract no. 9, College Station, Brazos County, Texas, said tract being the remainder of a called 26.25 acre tract of land as described as tract 2 by a partition deed to John Patton Atkins recorded in volume 394, page 796 of the deed records of Brazos County, Texas, generally located at 1404 Bird Pond Road, more generally located near the northeast corner of Rock Prairie Road and Bird Pond Road. Case #REZ2016-000017 (Note: Final action on this item is scheduled for the September 8, 2016 City Council meeting – subject to change)

Senior Planner Bullock presented the Rezoning to the Commission and recommended denial based on current and planned infrastructure and service limitations.

Commissioner Burns asked if the applicant could come back with a restricted rezoning containing conditions, not as a PDD.

Deputy City Attorney Powell stated that conditions can be placed on zonings that are sensitive to adjacent compatible uses, but at some point with zoning, it becomes a fundamental shift of zone, and a different zoning may be required.

Commissioner Oldham asked for an explanation of the buffering and connection options on a Restricted Suburban zoning.

Senior Planner Bullock stated that the UDO does not require a buffer between residential single-family developments, and setbacks for Restricted Suburban zonings would be 20' for rear and 25' front.

Joe Schultz, 3208 Innsbruck Circle, College Station, explained that given the right-of-way restrictions and the lot size requirements, the proposed development will contain no more than 38 lots.

Commissioner Oldham asked if there are plans to connect to Yellow Tanager Court.

Mr. Schultz, stated that the developer does not plan on requesting any waivers to the subdivision regulations.

Applicant Tony Jones, 6022 Augusta Circle, College Station, presented a proposed subdivision layout to the Commission.

Acting Chairman Moore opened the public hearing.

Cody Catalena, 1650 Bird Pond Road, College Station, spoke in favor of the Rezoning, stating that there is a development agreement with the current property owners stating that the lots be at least one half acre. Mr. Catalena stated that he would like to see a waiver request to the Yellow Tanager Court connection.

Tim Owens, 5002 Trumpeter Swan Lane, College Station, spoke in opposition of the Rezoning, stating that part of the developer's plans showed that he would request the subdivision regulation waiver to the street connection.

Acting Chairman Moore clarified that Mr. Schultz stated that the preliminary plat would be presented with no waivers.

Pete Catalena, 1601 Bird Pond Road, College Station, spoke to the comments stating that there would never be any development on this property, stating that this was not a true statement.

Sydney Hodges, 5216 Ruddy Duck Drive, College Station, spoke in opposition of the Rezoning, citing concerns for changing the integrity of the area with smaller lots.

Acting Chairman Moore closed the public hearing.

Commissioner Warner asked the developer how many lots on the west side of Yellow Tanager Court were sold.

Mr. Pete Catalena stated that all lots have been sold.

Commissioner Warner asked what percentage of lots were sold in Bird Pond Estates.

Mr. Pete Catalena stated that all but two or three lots have been sold.

Acting Chairman Moore stated his concerns for a straight Restricted Suburban rezoning because of the possible negative impact changing the integrity of the area, and the infrastructure issues on the property.

Commissioner Burns stated that the property is self-restricting because of the right-of-way requirements, leading to the lots being smaller in number.

Acting Chairman Moore asked for a clarification of the minimum lot width for this area.

Senior Planner Bullock stated that the minimum lot width is 70' for Restricted Suburban.

Commissioner Oldham stated that his concerns with approving the rezoning as submitted to address the half acre lots and the connection to Yellow Tanager Court. He asked for a compromise for the applicant to resubmit the rezoning.

Mr. Schultz explained that a preliminary plan cannot be presented until a rezoning has been approved.

Commissioner Oldham asked for clarification on not being able to condition the rezoning.

Deputy City Attorney Powell stated that the road cannot be addressed at this point in the process, but concerns about the incompatibility with adjacent uses with a less dense residence, can be conditioned that would be appropriate for the areas to be developed on lots immediately adjacent to a less dense residential development, such as buffering.

Commissioner Burns stated that he does not believe the Commission is comfortable making a recommendation on the rezoning. Mr. Burns stated that the preliminary plan can be closer examined at a later time, with the connection waivers.

Senior Planner Bullock clarified that so long as the plat meets the subdivision regulations, Commission is required to approve the plat, and only if there is a waiver request, the Commission has the ability to deny a waiver request, thereby denying the preliminary plan.

Commissioner Ross motion to recommend approval of the rezoning with the condition that the lots that abut to the Bird Pond Estates be a minimum of one half acre.

Director Simms stated that he does not recommend making such a condition because lot size and density are fundamental to zoning districts, but buffering can be placed as a condition.

The motion died due to the lack of a second.

Commissioner Rektorik clarified that the only conditions available for the Commission to place on the rezoning, are those of the gravity fed sewer system and buffering between developments.

Acting Chairman Moore asked if the only way to alleviate the concerns of the Commission and surrounding property owners would be with a PDD Rezoning.

Director Simms stated that the lot size would be best addressed/conditioned with a PDD Rezoning.

Commissioner Warner stated that with the recommended approval of a straight rezoning of Restricted Suburban, Commission cannot condition the rezoning, nor can they deny a future preliminary plan if it meets UDO regulations.

Mr. Jones asked for clarification on the availability of a PDD Rezoning versus the rezoning presented.

Deputy City Attorney Powell stated that a PDD Rezoning will need to be applied for and presented to the Commission for consideration.

Commissioner Warner suggested tabling the rezoning to meet the time requirements for a new rezoning application.

Mr. Schultz asked if the street connection can be addressed with the PDD.

Both Director Simms and Deputy City Attorney Powell were in agreement that the street connection can be addressed with a PDD application.

This item was withdrawn by the applicant. No action was taken.

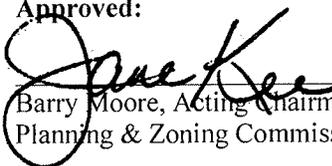
10. Discussion and possible action on future agenda items – A Planning & Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place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

There was no discussion.

11. Adjourn

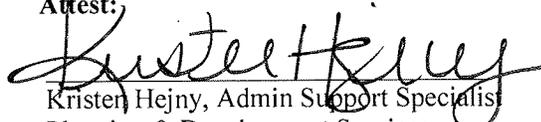
The meeting adjourned at 9:53 p.m.

Approved:


Barry Moore, Acting Chairman
Planning & Zoning Commission

for:
Barry
Moore

Attest:


Kristen Hejny, Admin Support Specialist
Planning & Development Services



Legislation Details (With Text)

File #:	16-0666	Version:	2	Name:	1720 Harvey Mitchell Parkway- Jones Crossing Rezoning
Type:	Rezoning	Status:		Agenda Ready	
File created:	10/10/2016	In control:		Planning and Zoning Commission Regular	
On agenda:	10/20/2016	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 GC General Commercial, GS General Suburban, and R Rural to GC General Commercial, MF Multi-Family, NAP Natural Areas Protected and R Rural for approximately 71.886 acres being situated in the Crawford Burnett League, Abstract No. 7, College Station, Brazos County, Texas. Said tract being a portion of the remainder of a called 70.73 acre tract described as tract one and all of the remainder of a called 6.79 acre tract described as Tract Two, by a deed to 1891 Jones Crossing, LTD Recorded in Volume 12755, Page 238 of the official public records of Brazos County, Texas, generally located at 1720 Harvey Mitchell Parkway South, more generally located at the hard corner of Wellborn Road and Harvey Mitchell Parkway. Case #REZ2016-000034 (Note: Final action on this item is scheduled for the October 27, 2016 City Council meeting - subject to change)				
Sponsors:	Mark Bombek				
Indexes:					
Code sections:					
Attachments:	Staff Report Application Zoning Map				

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from GC General Commercial, GS General Suburban, and R Rural to GC General Commercial, MF Multi-Family, NAP Natural Areas Protected and R Rural for approximately 71.886 acres being situated in the Crawford Burnett League, Abstract No. 7, College Station, Brazos County, Texas. Said tract being a portion of the remainder of a called 70.73 acre tract described as tract one and all of the remainder of a called 6.79 acre tract described as Tract Two, by a deed to 1891 Jones Crossing, LTD Recorded in Volume 12755, Page 238 of the official public records of Brazos County, Texas, generally located at 1720 Harvey Mitchell Parkway South, more generally located at the hard corner of Wellborn Road and Harvey Mitchell Parkway. Case #REZ2016-000034 (Note: Final action on this item is scheduled for the October 27, 2016 City Council meeting - subject to change)



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

REZONING REQUEST
for
1720 Harvey Mitchell Parkway South
REZ2016-000034

REQUEST: R Rural, GC General Commercial and GS General Suburban to 20.877 acres of MF Multi-Family, 43.760 acres GC General Commercial, 4.115 acres of R Rural and 3.135 acres of NAP Natural Areas Protected.

SCALE: 71.8 acres

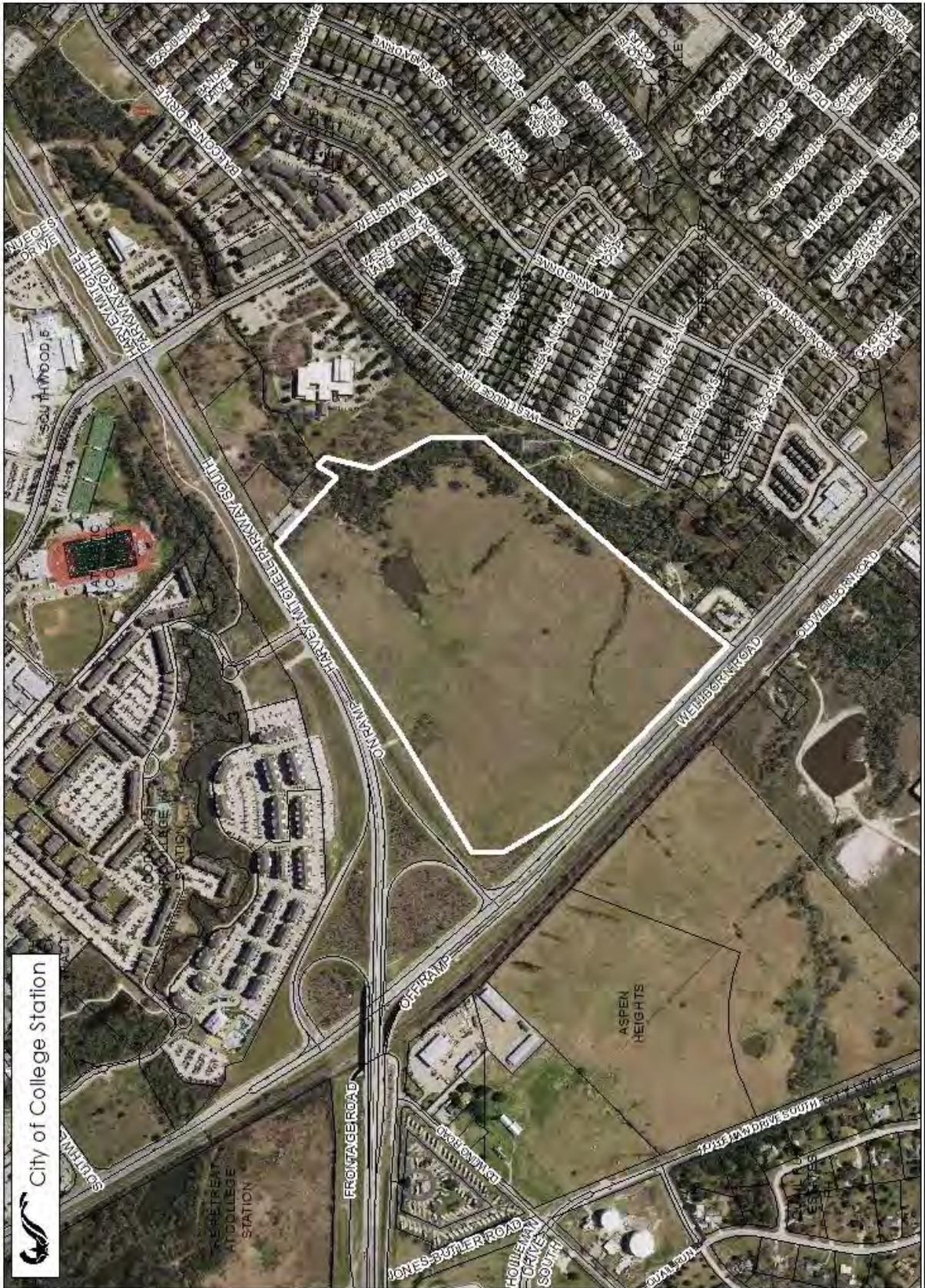
LOCATION: 1720 Harvey Mitchell Parkway South, generally located at the hard corner of Wellborn Road and Harvey Mitchell Parkway South.

APPLICANT: Mitchell & Morgan, LLP

PROJECT MANAGER: Mark Bombek, Senior Planner
mbombek@cstx.gov

PROJECT OVERVIEW: The applicant is requesting a zoning change as an initial step toward developing a property with a mix of multi-family residential and commercial uses.

RECOMMENDATION: Staff recommends approval of the rezoning to MF Multi-Family, GC General Commercial, R Rural and NAP Natural Areas Protected.



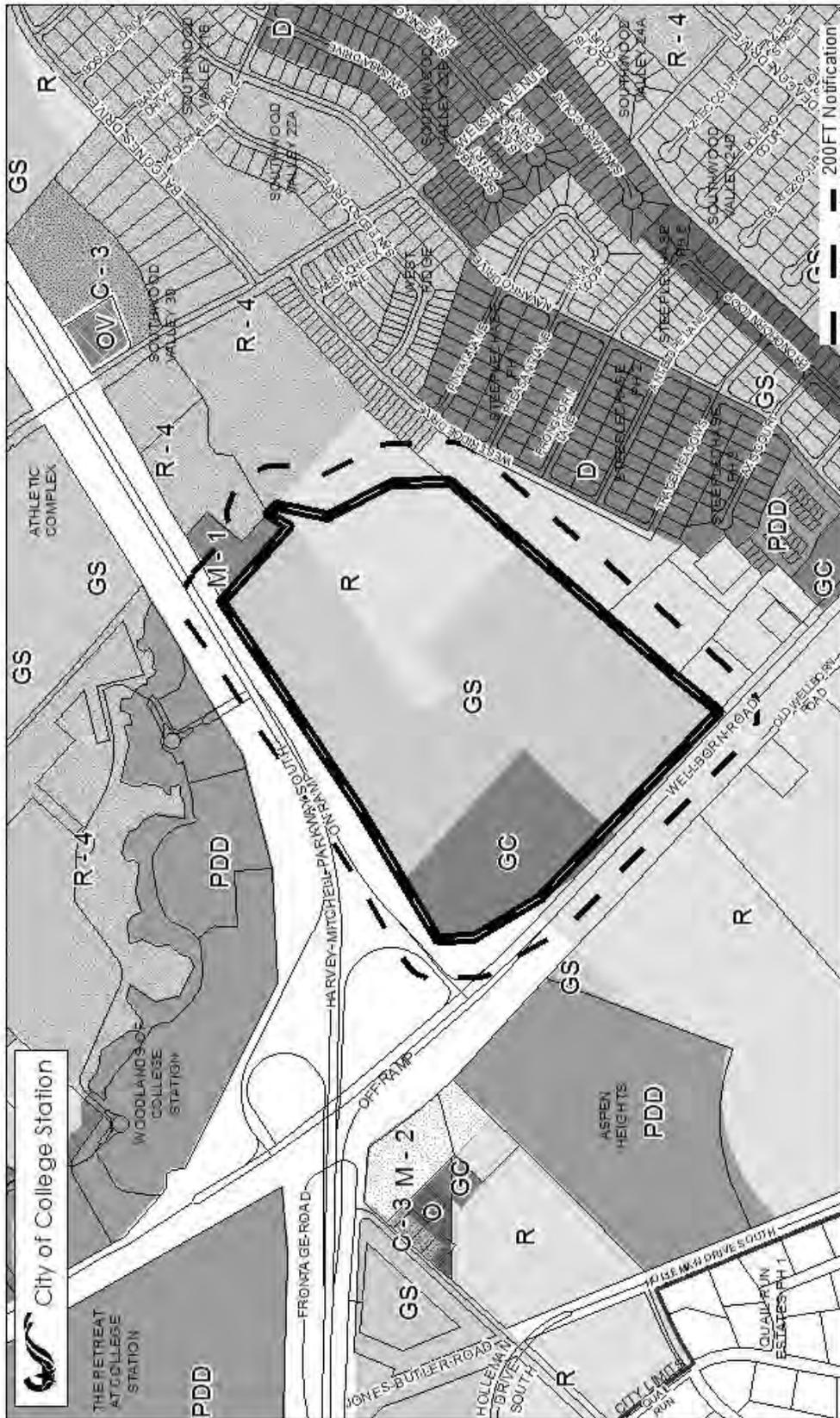
City of College Station

REZONING

Case: REZ2016-000034

JONES CROSSING

0 650 1,300 Feet



ZONING DISTRICTS (In Gray Scale)

Residential	MU	Mixed-Use	CI	Commercial Industrial	Design Districts	Overlay Districts	Revised Districts
R	Rural	MHP	BP	Business Park	WPC	OV	R-1B
E	Esate	Manufactured Home Pk.	BPI	Business Park Industrial	Wolf Pen Creek Dev. Cbr.	Corridor Ovr.	Single Family Residential
RS	Restricted Suburban		C-U	College and University	Core Northgate	Redevelopment District	R-4
GS	General Suburban	Non-Residential			NG-1	Krenak Tap Ovr.	Multi-Family
D	Duplex	NAP			NG-2	NPO	High Density Multi-Family
T	Townhome	Natural/Alea Protected			NG-3	Nbrhd. Prevailing Ovr.	Research and Dev.
MF	Multi-Family	O	Planned Districts			NCO	Light Industrial
		Office	P-MUD	Planned Mixed-Use Dist.		HP	Heavy Industrial
		General Commercial	PDD	Planned Develop. Dist.			

JONES CROSSING

Case: REZ2016-000034

REZONING

NOTIFICATIONS

Advertised Commission Hearing Date: October 20, 2016
Advertised Council Hearing Date: October 27, 2016

The following neighborhood organizations that are registered with the City of College Station's Neighborhood Services have received a courtesy letter of notification of this public hearing:
None

Property owner notices mailed: 7
Contacts in support: None at the time of this report
Contacts in opposition: None at the time of this report
Inquiry contacts: None at the time of this report

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
South (Across Wellborn Road)	Urban	R-Rural	Vacant
North	Urban and Natural Areas Reserved	R Rural, M-1 Light Industrial and R-4 Multi-Family	First Baptist Church of College Station
West (Across Harvey Mitchell Parkway)	Urban and Natural Areas Reserved	PDD Planned Development District	Campus Village Apartments
East	Natural Areas Protected and Suburban Commercial	R Rural	Koppe Bridge, Steeplechase Park

DEVELOPMENT HISTORY

Annexation: Portions in 1970, 1973 and 1995
Zoning: A-O Agricultural Open upon annexation renamed R Rural in 2013, Portion C-1 General Commercial in 1994 renamed GC General Commercial 2013
Portion R-1 Single-Family Residential, Renamed GS General Suburban 2013
Final Plat: N/A
Site development: Vacant

REVIEW CRITERIA

1. Consistency with the Comprehensive Plan: The Comprehensive Plan Future Land Use and Character Map designates the subject property as Urban and Natural Areas Reserved. The property is also located in Growth Area V. The Urban designation is for a very intense level of development activity tending to consist of townhouses, duplexes and apartments, but is limited to no more than 25% of the total Urban portion as an additional restriction from

the Growth Area V designation. Within growth areas, an Urban designation may permit commercial, office, business park and vertical mixed uses. The Comprehensive Plan states that Natural Areas Reserved is for areas that represent a constraint to development that should be preserved for their natural function or open space qualities including areas of floodplain, riparian buffers, and recreation facilities. The proposed development is consistent with the allowable land uses for Growth Area V and also with surrounding future land use designations. This property also lies just outside of the Central College Station Neighborhood Planning Area. While there is no specific language regarding this tract the abutting intersection of Wellborn Road and Harvey Mitchell Parkway was identified as a key gateway and corridor to this neighborhood that should be developed with landscaping, monuments and flags to enhance the character and identity of the neighborhood. The proposed rezoning proposes essentially a step down zoning with the most intense commercial zoning taking advantage of both Harvey Mitchell Parkway and Wellborn Road. As you move to the back of the development you begin the step down in land uses downgrading to the MF Multi-Family residential zoning and then to the Natural Areas Protected and Rural area that go to protect the creek area and provide buffer to the existing Steeplechase Park that is adjacent to the eastern property boundary.

- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** As noted on the title page, the property is currently guided by the R Rural, GS General Suburban, and GC General Commercial zoning districts. Given the property's close proximity to two major Thoroughfares and the expectation to provide flexible land uses that respond to market demand as noted from the Comprehensive Plan, the R Rural and GS General Suburban zonings do not allow for that intense level of development that can be achieved at this location, nor does it currently provide protection for the unstudied floodplain and creek area that is designated as Natural Areas Reserved within the Comprehensive Plan Future Land Use and Character Map. Further rezoning for commercial and high-density residential and natural areas protected has been anticipated to meet the development goals as outlined by the Comprehensive Plan.
- 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 land uses permitted through this request are those allowed in NAP Natural Areas Protected, MF Multi-Family and GC General Commercial. The requested uses with this rezoning are suitable for this. The property is general flat with portions being unstudied floodplain, a portion of which will be protected through NAP Natural Areas Protected zoning.
- 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 R Rural, GS General Suburban and GC General Commercial. The current zoning districts are suitable for the property given the similar zonings and uses of nearby land. However, this area is anticipated to have opportunity for more intense commercial and residential development and provide protection to the creek and floodplain areas, which cannot be achieved under the existing zoning. Because the creek area is designated as Rural the owner is entitled to make improvements under that zoning. The area on the Land Use plan is very conceptual for this area due to the fact that much of the creek along this property is not regulated floodplain by FEMA. With this being so conceptual there has been some flexibility given to the designated NAP zoning boundary. This was to allow some improvement to the creek area as already entitled, but still providing protection to the vast majority of the land.

- 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 property can currently be marketed under the existing R Rural, GS General Suburban and GC General Commercial zoning districts. However, the applicant has stated that the uses are not appropriate or feasible for this property knowing the current development trends occurring in the area around this property.
- 6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** There are existing 24-inch waterlines along the northern and eastern property lines. With further site development, water mains will need to be extended throughout the site and looped to provide domestic service and fire protection. There are also 18-inch sanitary sewer lines crossing the southern and eastern sides of the property. The existing sanitary sewer system currently has adequate capacity to support the proposed development.

The subject property is located in the Bee Creek Tributary B basin. There is currently FEMA Zone AE Special Flood Hazard area on the property. With site development, detention will be required. Additionally, further drainage analysis to identify the limits of the 100-year floodplain and the impacts of reclaiming portions of the floodplain and “flood prone” areas will be needed. With site development, there are proposed adjustments to portions of existing natural areas to allow for retention, mitigation, and parkland dedication.

Access to the site will be provided via drives on Harvey Mitchell Parkway South and Wellborn Road. Balcones Drive, a 2-lane minor collector, is proposed to be constructed along the southern side of the property with final platting. A Traffic Impact Analysis (TIA) performed recently for the development recommended deceleration lanes and a traffic signal at the Balcones Drive and Wellborn Road intersection. The City and TxDOT support the recommendations of the TIA including the proposed signal.

All drainage improvements and public infrastructure required with the site shall be designed and constructed in accordance with the B/CS Unified Design Guidelines. Existing infrastructure, with the exception of the aforementioned transportation facilities, is currently adequate to serve the proposed use.

STAFF RECOMMENDATION

Staff recommends approval of the rezoning to MF Multi-Family, GC General Commercial, R Rural and NAP Natural Areas Protected.

SUPPORTING MATERIALS

1. Application
2. Rezoning Map



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

ZONING MAP AMENDMENT (REZONING) APPLICATION GENERAL

MINIMUM SUBMITTAL REQUIREMENTS:

- \$1,165 Rezoning Application Fee.
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Traffic Impact Analysis or calculations of projected vehicle trips showing that a TIA is not necessary for the proposed request.
- One (1) copy of a fully dimensioned map on 24" x 36" paper showing:
 - a. Land affected;
 - b. Legal description of area of proposed change;
 - c. Present zoning;
 - d. Zoning classification of all abutting land; and
 - e. All public and private rights-of-way and easements bounding and intersecting subject land.
- Written legal description of subject property (metes & bounds or lot & block of subdivision, whichever is applicable).
- A CAD (dxf/dwg) - model space State Plane NAD 83 or GIS (shp) digital file (e-mailed to pdsdigitalsubmittal@cstx.gov)

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

Date of Optional Preapplication Conference Not Applicable.

NAME OF PROJECT Jones Crossing

ADDRESS Harvey Mitchell Parkway South

LEGAL DESCRIPTION (Lot, Block, Subdivision) A000701, Crawford Burnett (ICL), Tract 52

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:
Generally located at the Southeast Corner of the Wellborn Road (FM2154) and Harvey Mitchell Parkway (FM2818) Intersection.

TOTAL ACREAGE 71.886 Acres

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

Name Mitchell & Morgan, LLP C/O Kerry Pillow E-mail kerry@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 1892 Jones Crossing, LTD C/O Don Jones E-mail donaldwjones@gmail.com

Street Address 310 University Drive East

City College Station State Texas Zip Code 77840

Phone Number 979-696-6600 Fax Number 979-696-3040

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

Name Stratus Properties C/O Jon Andrus E-mail Jandrus@stratusproperties.com
Street Address 4942 Highway 290 West
City Austin State Texas Zip Code 78735
Phone Number 512.239.9268 Fax Number _____

This property was conveyed to owner by deed dated July 1, 2015 and recorded in Volume 12755, Page 238 of the Brazos County Official Records.

Existing Zoning GC, GS & R Proposed Zoning GC, MF & NAP

Present Use of Property Vacant - Undeveloped

Proposed Use of Property Retail, Multi-Family and Natural Areas Protected

REZONING SUPPORTING INFORMATION

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

Over the past few years, we have had a residential boom in development within this area of College Station that includes several large scale student housing complexes. With the increased population density in the area, there is a lack of retail facilities to accommodate this population. The majority of these residents must travel to other areas in College Station to meet their needs. General Commercial at this location is highly desirable. We are requesting the Multi-Family zoning in addition to the General Commercial because we believe that this 72-acre tract is too large of a tract to be successfully developed as all General Commercial. We have included Natural Areas Protected with this zoning request to preserve the floodplain and natural creek areas that are non-developable.

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

The Comprehensive Plan's current land use for this property is Urban (U). This zoning change 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 surrounding properties consist of a closed Heavy Industrial zoned business and First Baptist Church to the east, Steeplechase Park, a single family home and Koppe Bridge Restaurant to the south, FM2154 to the west and FM2818 to the north. This zoning change will allow for a retail / multi-family development that will be compatible with all of the surrounding properties except for the non-conforming single-family home which most likely will redevelop in the future. It is worth mentioning that an extension of Balcones Drive from FM2154 to Welsh Avenue will separate this retail / multi-family development from the existing single-family residence.

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

This property is a prime location for General Commercial and Multi-Family development. The property has frontage located along two major arterials. It is a concentrated node and not spread out as a strip. It is compatible with most of the adjacent properties including the other commercial entities and Steeplechase Park, and we believe the multi-family element will be a great addition that is highly desirable in areas planned for Urban development per the Comprehensive Plan. The areas shown as Natural Areas Protected with this zoning request are provided to preserve the floodplain and natural creek areas that are non-developable.

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

The property is largely unsuitable for the current zoning due to the urban environment. Outside of the small area zoned General Commercial, the property is either zoned Rural or General Suburban. All land zoned Rural must be rezoned for development in College Station and Growth Area V of the Comprehensive Plan explicitly states that single-family uses (excluding townhomes) should be prohibited from this area due to issues of incompatibility.

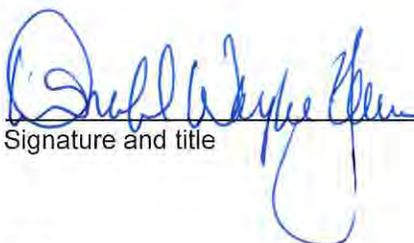
6. Explain the marketability of the property for uses permitted by the current zoning district.

The development of this project could potentially include the design of a hotel, restaurants, and/or a variety of retail stores. Hotels and restaurants are highly desirable in the College Station market place. This property is also large enough in size that it could also handle a large anchor.

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

The proposed developments exhibit the elements of a "live, work, play" environment that have proven to be a desired setting in College Station.

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.

 *Manager of
the General Partner*

8-25-16

Signature and title

Date



Legislation Details (With Text)

File #: 16-0667 Version: 3 Name: 2381 Earl Rudder Freeway South- McGill Rezoning
 Type: Rezoning Status: Agenda Ready
 File created: 10/10/2016 In control: Planning and Zoning Commission Regular
 On agenda: 10/20/2016 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 SC Suburban Commercial to PDD Planned Development District for approximately 6.89 acres being situated in the McGill Subdivision, Lot 1, Block 1 recorded in Volume 11610, Page 121 of the deed records of Brazos County, Texas, generally located at 2381 Earl Rudder Freeway South, more generally located North of Raintree Drive along Earl Rudder Freeway South. Case #REZ2016-000023 (Note: Final action on this item is scheduled for the November 10, 2016 City Council meeting - subject to change)

Sponsors: Mark Bombek

Indexes:

Code sections:

- Attachments: [Staff Report](#)
[Application](#)
[Rezoning Map](#)
[Concept Plan](#)
[Bulk Variance List](#)

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from SC Suburban Commercial to PDD Planned Development District for approximately 6.89 acres being situated in the McGill Subdivision, Lot 1, Block 1 recorded in Volume 11610, Page 121 of the deed records of Brazos County, Texas, generally located at 2381 Earl Rudder Freeway South, more generally located North of Raintree Drive along Earl Rudder Freeway South. Case #REZ2016-000023 (Note: Final action on this item is scheduled for the November 10, 2016 City Council meeting - subject to change)



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

**REZONING REQUEST
FOR
2381 Earl Rudder Freeway South
REZ2016-000002**

REQUEST: SC Suburban Commercial to PDD

SCALE: 6.903 acres

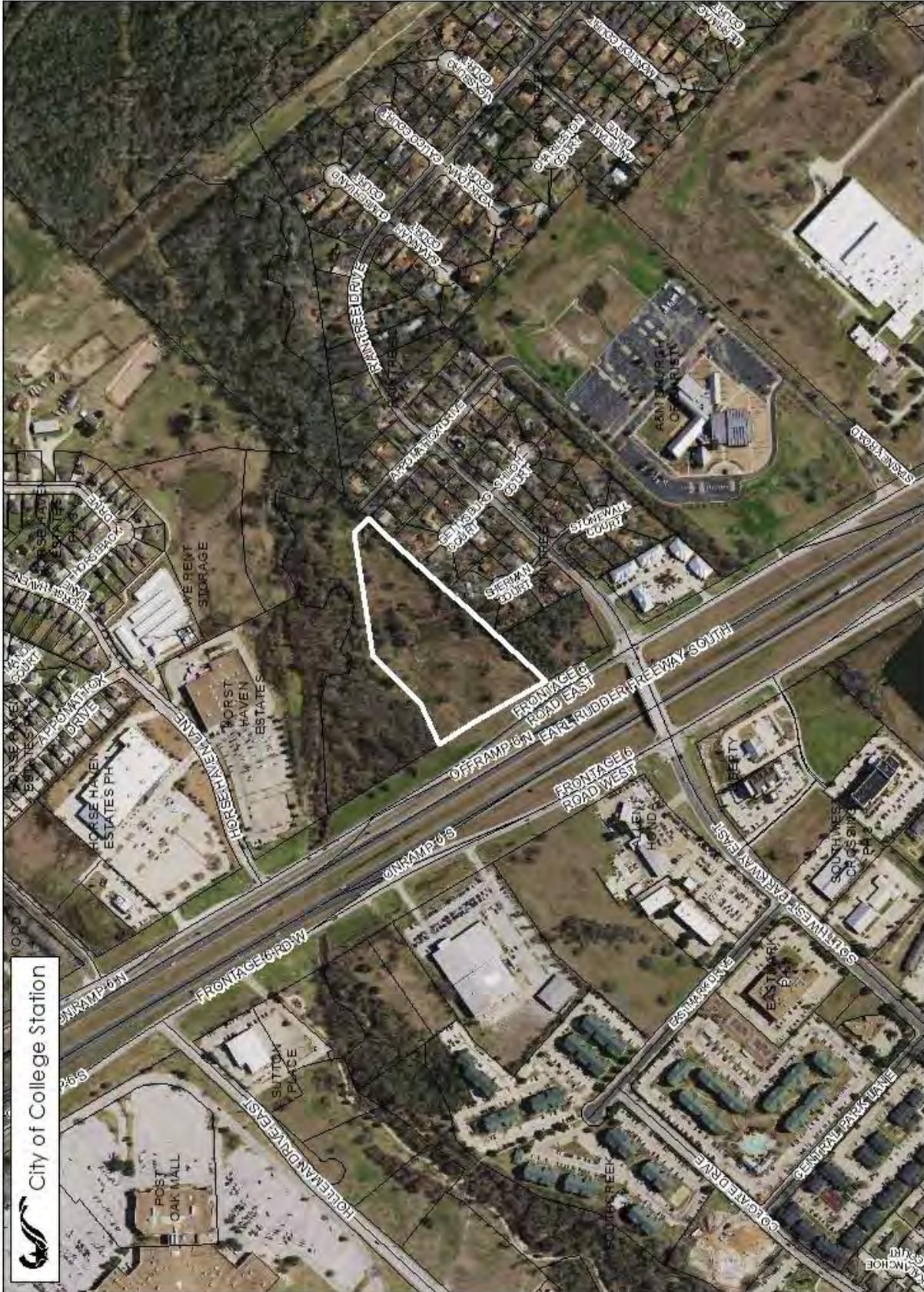
LOCATION: 2381 Earl Rudder Freeway South, Generally located north of Raintree Drive along Earl Rudder Freeway South.

APPLICANTS: Crissy Hartl, Mitchell and Morgan, LLP

PROJECT MANAGER: Mark Bombek, Senior Planner
mbombek@cstx.gov

PROJECT OVERVIEW: The applicant is requesting a PDD Planned Development District with a base of Suburban Commercial as a step toward better aligning the property with the demand for more regionally serving commercial development along the eastern side of the bypass.

RECOMMENDATION: Staff recommends approval of the rezoning request to PDD with the condition that an increase in single family height protection be enforced with a 3:1 distance requirement as opposed to the standard 2:1 distance requirement.



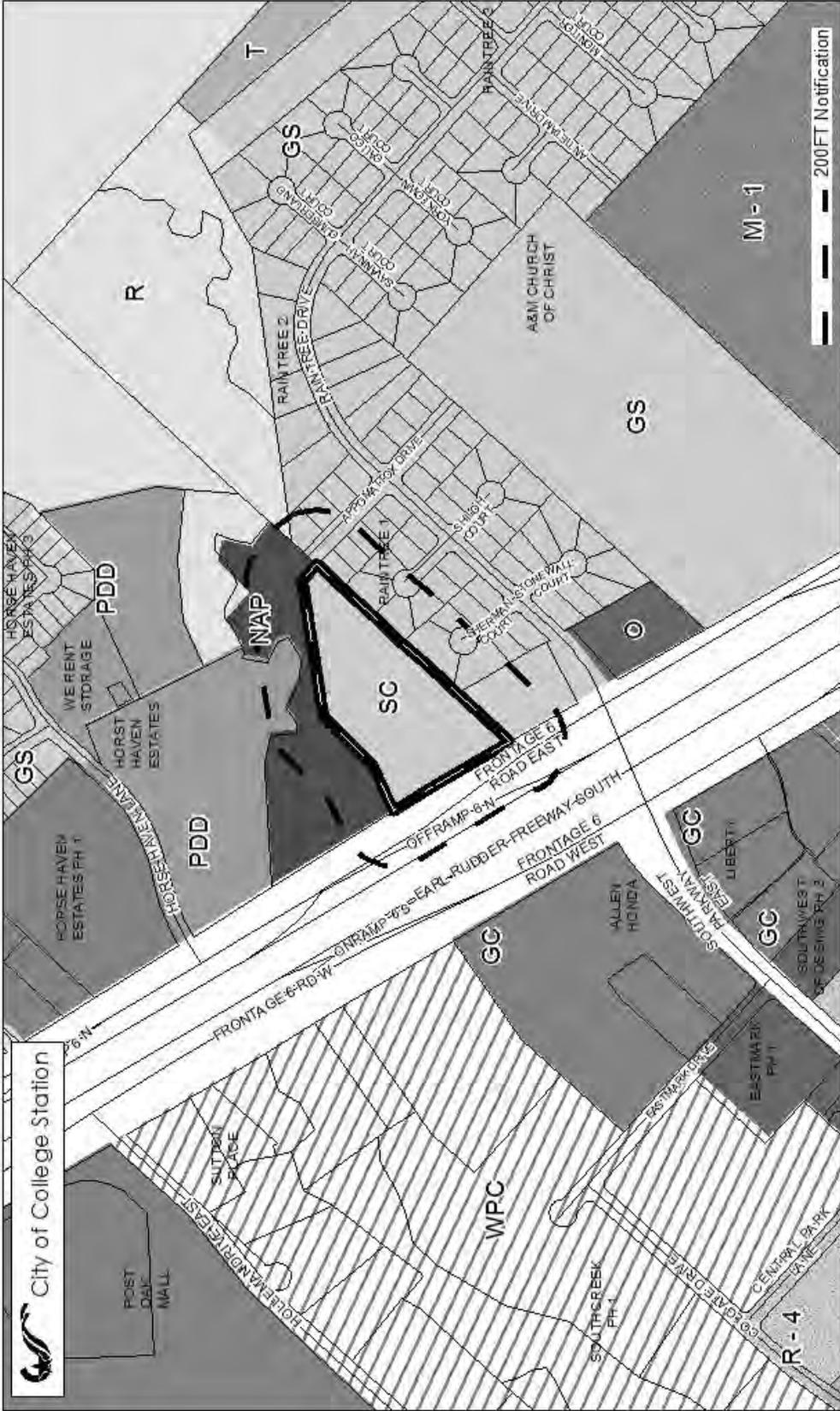

 City of College Station

REZONING

Case: REZ2016-000023

MCGILL TRACT





City of College Station

ZONING DISTRICTS (in Grayscale)

Residential	MU	Mixed-Use	CI	Commercial Industrial	Design Districts	Overlay Districts	Retired Districts
R Rural	MHP	Manufactured Home Pk.	BP	Business Park	WPC Wolf Pen Creek Dev. Cor.	OV Corridor Ovr.	R-1B Single Family Residential
E Estate			BPI	Business Park Industrial	NG-1 Core Northgate	RDD Redevelopment District	R-4 Multi-Family
RS Restricted Suburban	Non-Residential		C-U	College and University	NG-2 Transitional Northgate	KO Klenek Tap Ovr.	R-6 High Density Multi-Family
GS General Suburban	NAP Natural/Area Protected				NPO Nbrhd. Prevailing Ovr.	NCO Nbrhd. Conservation Ovr.	RD Research and Dev.
D Duplex	O Office		Planned Districts		HP Historic Preservation Ovr.		M-1 Light Industrial
T Townhome	SC Suburban Commercial		P-MUD Planned Mixed-Use Dist.				M-2 Heavy Industrial
MF Multi-Family	GC General Commercial		PDD Planned Develop. Dist.				

MCGILL TRACT

Case: REZ2016-000023

REZONING

NOTIFICATIONS

Advertised Commission Hearing Date: October 20, 2016
 Advertised Council Hearing Dates: November 10, 2016

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:

Raintree Neighborhood Association

Property owner notices mailed: 17
 Contacts in support: None
 Contacts in opposition: None
 Inquiry contacts: One

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Natural Areas Reserved	PDD-B Planned Development District, A-O Agricultural Open	Academy Sports and Outdoors, Floodplain, Vacant
South	Restricted Suburban, Suburban Commercial	R-1 Single-Family Residential	Raintree Subdivision, Vacant
East	Natural Areas Reserved, Restricted Suburban	A-O Agricultural Open R-1 Single-Family Residential	Vacant, Raintree Subdivision
West (Across Earl Rudder Freeway S)	Natural Areas Reserved, General Commercial	GC General Commercial, WPC Wolf Pen Creek	Allen Honda, Grand Station Entertainment

DEVELOPMENT HISTORY

Annexation: February 1971 and September 1977
Zoning: A-O Agricultural Open and R-1 Single-Family Residential Upon Annexation
 PDD Planned Development District in 2009
 SC Suburban Commercial in 2013
Final Plat: Platted as Lot 1, Block 1 of the McGill Subdivision (2013)
Site development: Vacant

REVIEW CRITERIA

1. Consistency with the Comprehensive Plan: The subject property is designated as Suburban Commercial and Natural Areas Reserved on the Comprehensive Plan Future

Land Use and Character Map. The Suburban Commercial designation is intended for commercial activities that cater primarily to nearby residents and are areas that tend to be small in size and located adjacent to major roadways. The design of these structures is compatible in size, roof type and pitch, architecture, and lot coverage with the surrounding single-family residential uses. The Natural Areas – Reserved designation is intended for areas that should be preserved for their natural function or open space qualities. The proposed rezoning of PDD Planned Development District with a base zoning designation of SC Suburban Commercial is consistent with the property's designation on the Future Land Use and Character Map. Additionally this proposal is only considering the property that is already zoned for Suburban Commercial Development and is not encroaching into the area that is already under the protections of the Natural Areas Protected zoning designation.

- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The proposed PDD Planned Development District rezoning will have a base district of SC Suburban Commercial. The property was previously zoned as SC Suburban Commercial in 2013 to allow for the development of businesses that are contextually appropriate given the subject property's proximity to the Raintree Subdivision. The current request is seeking to further expand the development opportunities of this property with consideration to its adjacency to Earl Rudder Freeway South and filling a need for regionally serving commercial businesses along the bypass. The PDD requests to allow for uses traditionally permitted in GC General Commercial while putting additional restriction on the location of accessory amenities or services to mitigate the impact posed on the adjacent neighborhood. The proposed zoning and concept plan is compatible with the area in that its meeting the needs of the larger region, while proposing restrictions on future development to design with level of sensitivity to the abutting homes of the Raintree Subdivision.
- 3. Suitability of the property affected by the amendment for uses permitted by the districts that would be made applicable by the proposed amendment:** The proposed rezoning is appropriate for this area due to its location on the frontage road of Earl Rudder Freeway South and its proximity to single-family development and protected natural 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:** It has been understood that this property is suitable for commercial uses though the intensity of commercial has been the discussion on this property for some time. Due to the subject property's location and visibility along Earl Rudder Freeway it would traditionally be appropriate to have more regionally serving general commercial uses. However, with the site being adjacent to the Raintree Neighborhood it would be appropriate to have uses that more in line with our Suburban Commercial District. Rezoning the property to PDD with the requested uses to be defined later in this report would open up opportunities to market the property for more regionally serving commercial development as typically seen along the Freeway, but would allow development restrictions to aid in protecting the existing homes that are located within the Raintree Neighborhood.
- 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 property can be marketed under the current zoning which allows for commercial uses appropriate for a land adjacent to a single-family neighborhood. The owner claims that the proposed rezoning that not only allows uses permitted under SC Suburban Commercial but

also additional uses allowed under GC General Commercial will help increase the marketability and development of the property.

- 6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** There is an existing 12-inch water main adjacent to the tract along Earl Rudder Freeway South. There is also a 15-inch sanitary sewer main running through the northern portion of the property. Drainage is generally to the north within the Wolf Pen Creek Drainage Basin. The property is currently not encumbered by FEMA Special Flood Hazard Area. Drainage and other public infrastructure required with site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. Existing infrastructure appears to be adequate for the proposed use.

The subject tract will take access from Earl Rudder Freeway South (Freeway/Expressway), pending TxDOT approval. A Traffic Impact Analysis (TIA) was completed for the previous PDD request in 2009. Due to the intensity of uses not increasing when factoring the base zoning district, a new TIA will be required with the Site Plan once uses for the property have been further established.

REVIEW OF CONCEPT PLAN

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

- 1. The proposal will constitute an environment of sustained stability and will be in harmony with the character of the surrounding area:** The Concept Plan proposes a mix of commercial uses. As designated on the Comprehensive Plan, the subject property is proposed as Suburban Commercial. An environment with a mix of commercial uses potentially allows better opportunities for nearby residents to shop, dine, and potentially work near their place of residence, and providing additional services that benefit the community at large. Developing with a level of sensitivity for the adjacent residential homes this property is suitable to market for more regionally serving commercial uses.
- 2. The proposal is in conformity with the policies, goals, and objectives of the Comprehensive Plan, and any subsequently adopted Plans, and will be consistent with the intent and purpose of this Section:** The proposed Concept Plan is in general conformity with the policies, goals, and objectives of the Comprehensive Plan. The Future Land Use and Character Map designates this area for Suburban Commercial uses which is the base zoning district for what is proposed. The additional commercial uses proposed with Suburban Commercial are also appropriate given the development modifications and restrictions that would be in place.
- 3. The proposal is compatible with existing or permitted uses on abutting sites and will not adversely affect adjacent development:** The proposed development is bordered by Single-Family directly adjacent to the property and Natural Areas to the direct north and east. The addition of commercial in this area meets the expectations of the Comprehensive Plan and works to provide additional services to nearby residents.

4. **Every dwelling unit need not front on a public street but shall have access to a public street directly or via a court, walkway, public area, or area owned by a homeowners association:** No dwelling units are proposed with this development.
5. **The development includes provision of adequate public improvements, including, but not limited to, parks, schools, and other public facilities:** There are currently no additional provisions for public facilities or improvements outside of what is required with the development of the site.
6. **The development will not be detrimental to the public health, safety, welfare, or materially injurious to properties or improvements in the vicinity:** The subject property is designated for Suburban Commercial uses. Besides the requested meritorious modifications, the proposed development will meet all City requirements.
7. **The development will not adversely affect the safety and convenience of vehicular, bicycle, or pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonably anticipated in the area considering existing zoning and land uses in the area:** A Traffic Impact Analysis (TIA) was completed during the previous rezoning. Based on the proposed uses at this time the existing TIA is still sufficient, though a TIA will be required with the Site Development Application for further determination.

General:

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

“We are seeking a PDD Planned Development District with SC Suburban Commercial as the base, with modifications to the allowed uses and development standards. It is our hope that this PDD will make the property more marketable for commercial development, while offering single-family protection to the adjacent neighborhood, and ultimately an asset to the community.”

The applicant proposes to utilize SC General Commercial as the base, underlying zoning district. The following information explains the proposed meritorious modifications and community benefits proposed in addition to the community benefits with this request.

Base Zoning and Meritorious Modifications

At the time of site plan, the project will need to meet all applicable site development standards and platting requirements of the Unified Development Ordinance for the SC Suburban Commercial zoning, except where meritorious modifications are granted with the PDD zoning. The applicant is requesting the following meritorious modification:

- **UDO Section 12-6.4.AB Retail Sales, and Services:** Retail buildings in SC Suburban Commercial are not to exceed 15,000 square feet and 2 stories/35 feet in height. The applicant is requesting to remove the 15,000 square foot cap on building size for uses proposed with this rezoning. As additional clarification, a cap of no more than 50,000 square feet on retail sales and services uses is proposed as this is currently a retail size that is reserved for GC General Commercial, and the applicant is not requesting the use for larger single-tenant retail with this zoning.
- **UDO Section 12-6.3 Types of Uses:** The following are proposed to be permitted land uses in addition to those already permitted by right in SC Suburban Commercial:
 - Hotel

- Drive-thru restaurant
- Retail sales and service uses not to exceed 50,000 square feet

Understanding the sensitivity of the location of this property in relation to its nearby residential property, the applicant is proposing that during the development of the property any use would be required to place accessory or external facilities of the development such as order boards, drive-thru windows, sanitation facilities, loading docks, or any outdoor amenities related to a hotel use on the side of the building furthest away from the adjacent Raintree residences.

- **UDO Section 12-7.2.H Height:** Buildings in SC Suburban Commercial are restricted in building height such that buildings are limited to 2 stories/ or 35 feet in height. The applicant is requesting that any proposed development be regulated as any GC General Commercial use would be but ultimately capped at 49 feet as proposed on the concept plan. This would mean the only restriction on height for this property would come from Single-family Height Protection which requires a 2:1 distance requirement from the common property boundary or adjacent single-family zoning district or use.

Due to the nature of the site, staff is recommending that an increased restriction be placed on building height for development on this property. In the SC Suburban Commercial zoning district height is limited to 2 stories or 35 feet to reduce the visual impact of commercial uses that would be adjacent to single-family property. This cap in height is also intended to help bring the commercial development down to a scale that is more in line with the development patterns for a single-family neighborhood. Understanding that this property is in a unique location where it has geographical attributes that provide a level of demand for larger scale commercial, it is still important to preserve the integrity and quality of life of the existing residences directly adjacent to it. Staff agrees that the standard 2-story height restriction of the SC Suburban Commercial district may not be the most fitting, but as a compromise, recommend that the height be restricted to Single-Family Height Protection of 3:1 in lieu of 2:1. The Table below will provide an example not specific to this project of the difference between the zoning district standard and staff recommendation.

Standard Ratio of 2:1 (1ft of building height = 2ft of buffer)	50-foot building height (approx. 4 story)	setback 100 feet from common property line
Staff Recommended of 3:1 (1ft of building height = 3ft of buffer)	50-foot building height (approx. 4 story)	setback 150 feet from common property line

- **UDO Section 12-7.3.C Dimensions, Access, and Location:** The Unified Development Ordinance states that parking shall not be located between the structure and an adjacent single-family use or zoning district. In order to keep the buildings as far away from the single-family residences as possible, the applicant is requesting that parking be permitted between the buildings and the residential area.
- **UDO Section 12-7.10 Non-Residential Architectural Standards:** Buildings developed within a Suburban Commercial zoning district are held to a different architectural standard than buildings in other zoning districts. Due to Suburban Commercial being

located near established or developing residential neighborhoods there is a desire to bring a similar architectural aesthetic to the abutting commercial to mitigate any negative impact and allow for easier incorporation into the neighborhood. Due to the property's location along a major thoroughfare and at the edge of the raintree neighborhood, the applicant is requesting to be regulated by the General Commercial Architectural standards as opposed to the Suburban Commercial standards. The development is intended to be serving visitors on a more regional scale than on a neighborhood scale, and applying higher architectural restrictions would further limit the marketability of commercial users for this property.

Community Benefits

The applicant has listed the following as community benefits proposed by the development to offset the modifications requested under the PDD Planned Development District:

“According to the UDO, Suburban Commercial properties developing next to an existing single-family residence are required to provide a 20-foot buffer yard and a fence. In order to further reduce the impacts of development, we will be providing an additional 10 feet to make a 30-foot buffer yard and a fence. Within the buffer yard, we will double the required plantings.”

STAFF RECOMMENDATION

Staff recommends approval of the rezoning request to PDD with the condition that an increase in single family height protection be enforced with a 3:1 distance requirement as opposed to the standard 2:1 distance requirement.

SUPPORTING MATERIALS

1. Application
2. Rezoning map
3. Concept Plan



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

ZONING MAP AMENDMENT (REZONING) APPLICATION PLANNED DISTRICTS

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

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

MINIMUM SUBMITTAL REQUIREMENTS:

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

ADDRESS 2381 Earl Rudder Freeway S

LEGAL DESCRIPTION (Lot, Block, Subdivision) Lot 1, Block 1, McGill Subdivision

GENERAL LOCATION OF PROPERTY IF NOT PLATTED:

TOTAL ACREAGE 6.89 acres

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

Name Mitchell & Morgan c/o Crissy Hartl E-mail crissy@mitchellandmorgan.com
Street Address 3204 Earl Rudder Freeway South
City College Station State TX Zip Code 77845
Phone Number 979.260.6963 Fax Number 979.260.3564

PROPERTY OWNER'S INFORMATION:

Name D&B, LLC c/o Bill Lero E-mail blero@verizon.net
Street Address P.O. Box 3462
City Bryan State TX Zip Code 77805
Phone Number 979.776.1646 Fax Number _____

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

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

This property was conveyed to owner by deed dated 9/13/2013 and recorded in Volume 11610, Page 121 of the Brazos County Official Records.

Existing Zoning SC Suburban Commercial Proposed Zoning PDD Planned Development District

Present Use of Property Undeveloped

Proposed Use of Property Undeveloped

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

Suburban commercial uses with option for restaurant and a hotel uses

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

If P-MUD:

Approximate percentage of residential land uses: _____

Approximate percentage of non-residential land uses: _____

REZONING SUPPORTING INFORMATION

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

Since being rezoned in 2013, it has been difficult finding interest in developing the property according to the SC Suburban Commercial district allowed uses and standards.

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

The Comprehensive Plan has designated this property as Suburban Commercial. This request maintains SC Suburban Commercial as its base zoning, and 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 PDD will maintain the base zoning of SC Suburban Commercial, the zoning district that is currently on the property.

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

This property is located off of State Highway 6 and is prime for intense commercial development. With respect to the adjacent neighborhood, we are requesting that Suburban Commercial remain as the base zoning district.

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

The property is ideal for commercial development as it is along a highway. It is also suitable for suburban commercial developments. It allows commercial development along a highway that is appropriate for the adjacent neighborhood.

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

Since the property has been rezoned for SC Suburban Commercial in 2013, there has been difficulty finding interest for development under the current ordinances. We are requesting relief to some of those ordinances in order to make it more marketable for development.

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

We are seeking a PDD Planned Development District with SC Suburban Commercial as the base, with modifications to the allowed uses and development standards. It is our hope that this PDD will make the property more marketable for commercial development, while offering single-family protection to the adjacent neighborhood, and ultimately an asset to the community.

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

To allow the option of potentially developing restaurants with drive-thru lanes and a hotel or any other use allowed in SC Suburban Commercial.

CONCEPT PLAN SUPPORTING INFORMATION

1. What is the range of future building heights?

Buildings will range from 12-49'.

2. Provide a general statement regarding the proposed drainage.

The property drains towards Wolf Pen Creek and is located in a Required detention area. There will be on-site detention provided for all development on the property and will discharge into Wolf Pen Creek.

3. List the general bulk or dimensional variations sought.

Please see attached letter.

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

Please see attached letter.

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

The concept plan exhibits a site that makes the best use of property located on Highway 6 by commercially serving the community while also being sensitive to the adjacent neighborhood and surrounding natural environment.

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

In the Economic Development portion of the Comprehensive Plan, the City of College Station has stated one of its goals, as follows: "The City of College Station will continue to recognize the significance of retail expenditures to the local economy and will ensure that locations are ready to accommodate the development of such opportunities and that the City remains responsive to an ever-changing market." We believe opening opportunities for development at this location fulfills this goal.

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

We have arranged the site in such a way to be sensitive to the adjacent residents by increasing the effect of the required buffer yard and placing the buildings further away from the property line.

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

N/A

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

The development will provide adequate improvements to public infrastructure and facilities in accordance with the City's plans and ordinances.

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 proposed development, as detailed on the concept plan, illustrates that the use of the property has been arranged in such a way to be sensitive to the adjacent residences, and will not be detrimental to the public health, safety, or welfare or be materially injurious to properties or improvements in the vicinity. Additionally, all single-family protection ordinances will be followed.

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

The property will have driveway access off of the feeder road at a TXDOT approved location and appropriate internal circulation. Traffic generated by this development will be sufficiently handled by the feeder road off of State Highway 6. This development will not adversely affect the safety and convenience of vehicular, bicycle, or pedestrian circulation in the vicinity.

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.

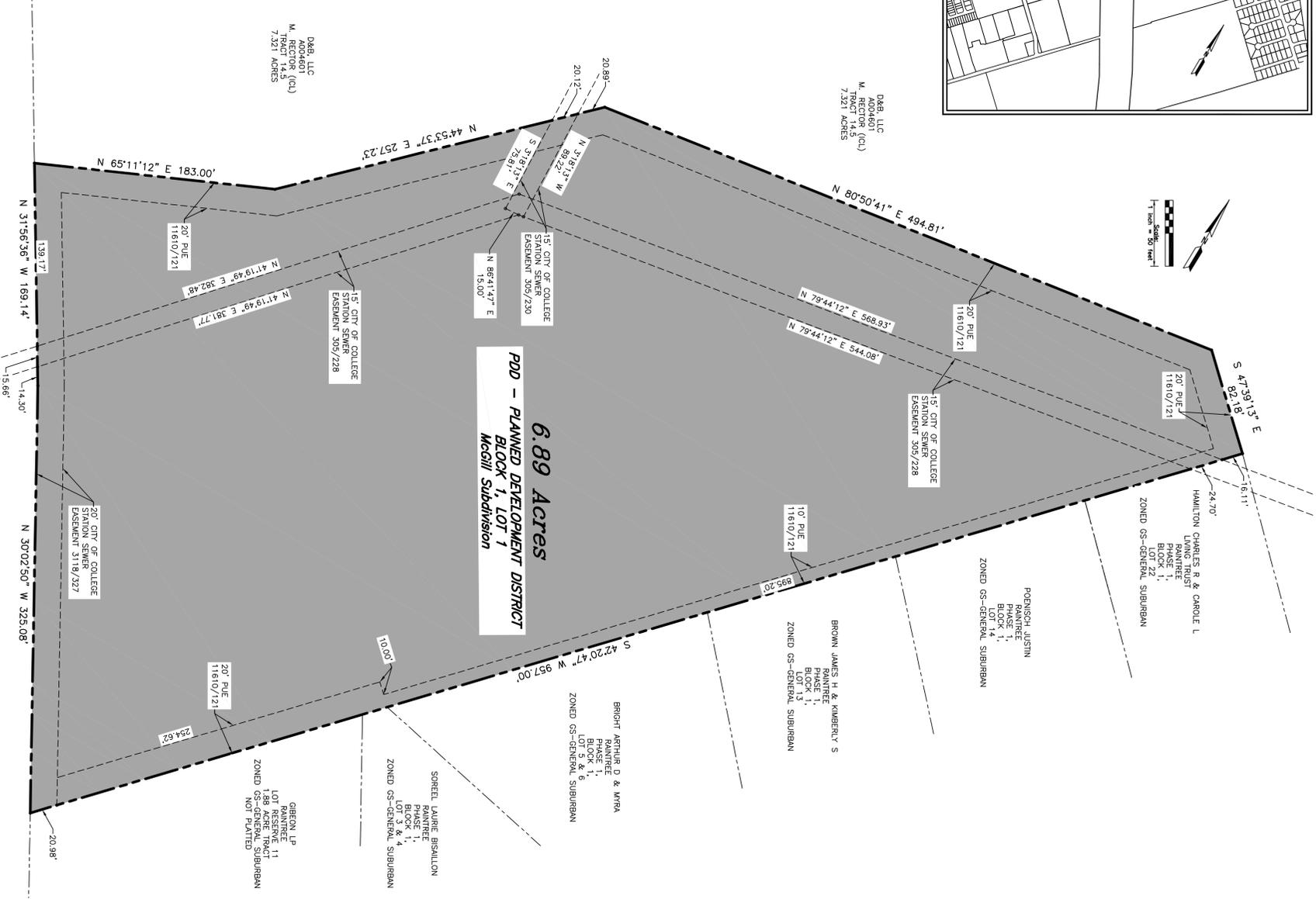
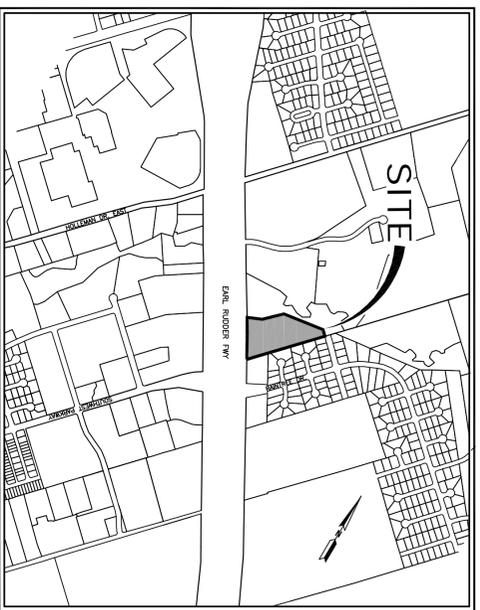
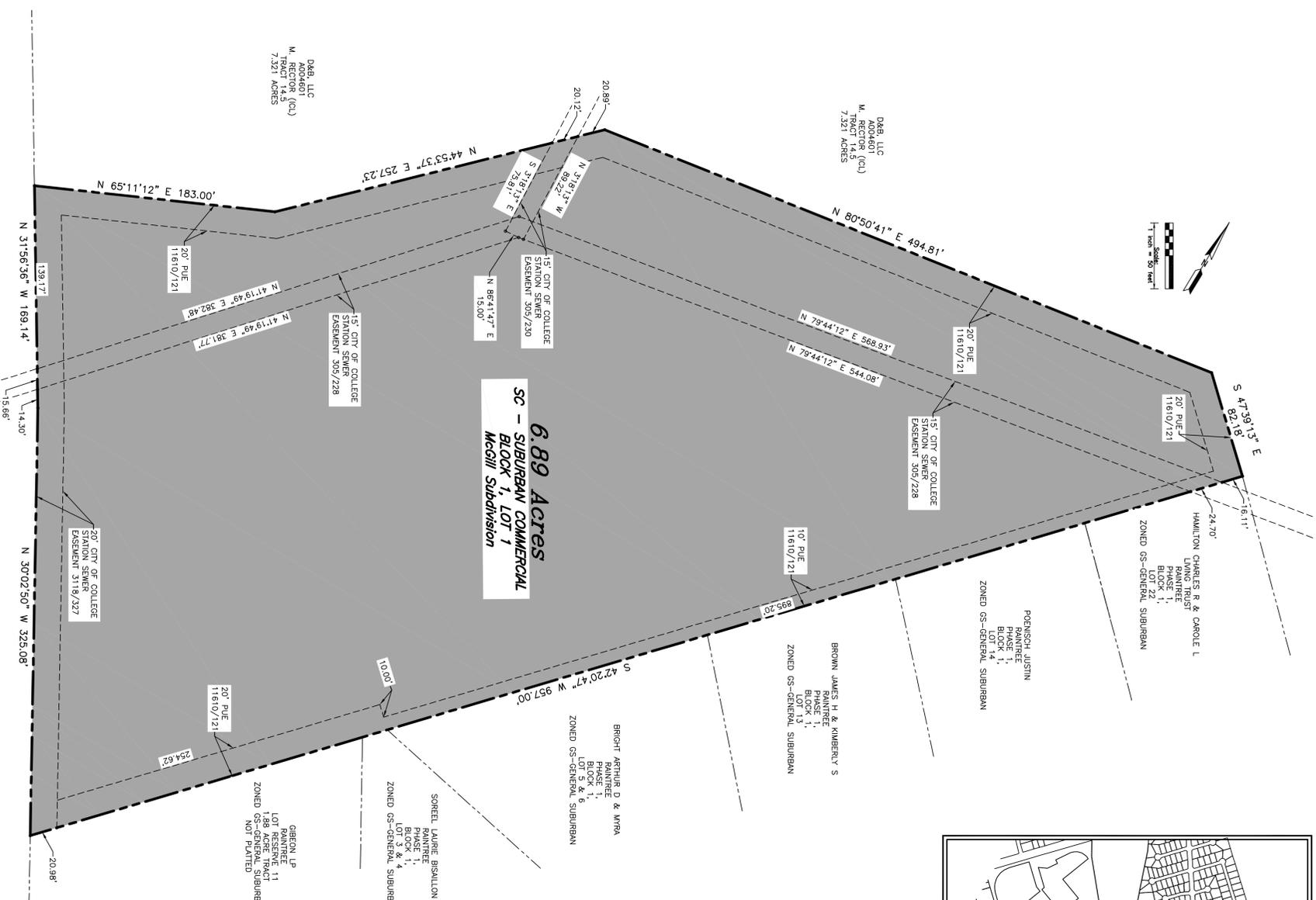
The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from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

 owner
Signature and title

6/1/16
Date

**CONCEPTUAL PDD/P-MUD SITE PLAN MINIMUM REQUIREMENTS
(ALL CITY ORDINANCES MUST BE MET)
INCLUDING BUT NOT LIMITED TO THE FOLLOWING:**

- A key map (not necessarily to scale).
- Title block to include:
 - Name, address, location, and legal description.
 - Name, address, and telephone number of applicant
 - Name, address, and telephone number of developer/owner (if differs from applicant)
 - Name, address, and telephone number of architect/engineer (if differs from applicant)
 - Date of submittal
 - Total site area
- North arrow.
- 100-year floodplain and floodway (if applicable) on or adjacent to the proposed project site, note if there is none on the site.
- Show the approximate location of the following:
 - Parking areas
 - Building sites and an indication of their use
 - Artificially lit areas
 - Open spaces/conservation areas
 - Greenways
 - Streets and access
 - Parks
 - Schools
 - Trails
 - Buffer areas (or a statement indicating buffering proposed)
 - Other special features
- Approximate accessways, pedestrian and bikeways.
- Common and open space areas.



	T: 979.260.6963 F: 979.260.3564 TX: FIRM # F-1443 3204 Earl Rudder Fwy S COLLEGE STATION, TX 77845 www.mitchellmorgan.com	For Bidding Purpose Only. This drawing is intended for construction or proposed for construction. No. 17289	PAW & BESSON SURVEYORS, INC. CIVIL ENGINEERING • SURVEYING • UTILITY • STREETS • SITE PLANS • SUBDIVISIONS 3204 Earl Rudder Fwy S COLLEGE STATION, TX 77845 www.mitchellmorgan.com	NOV. 2015 Designed By: VJBM Checked By: CH	Prepared For:	Revisions:
REZONING MAP McGILL TRACT McGill Tract College Station, Texas						
RZ						

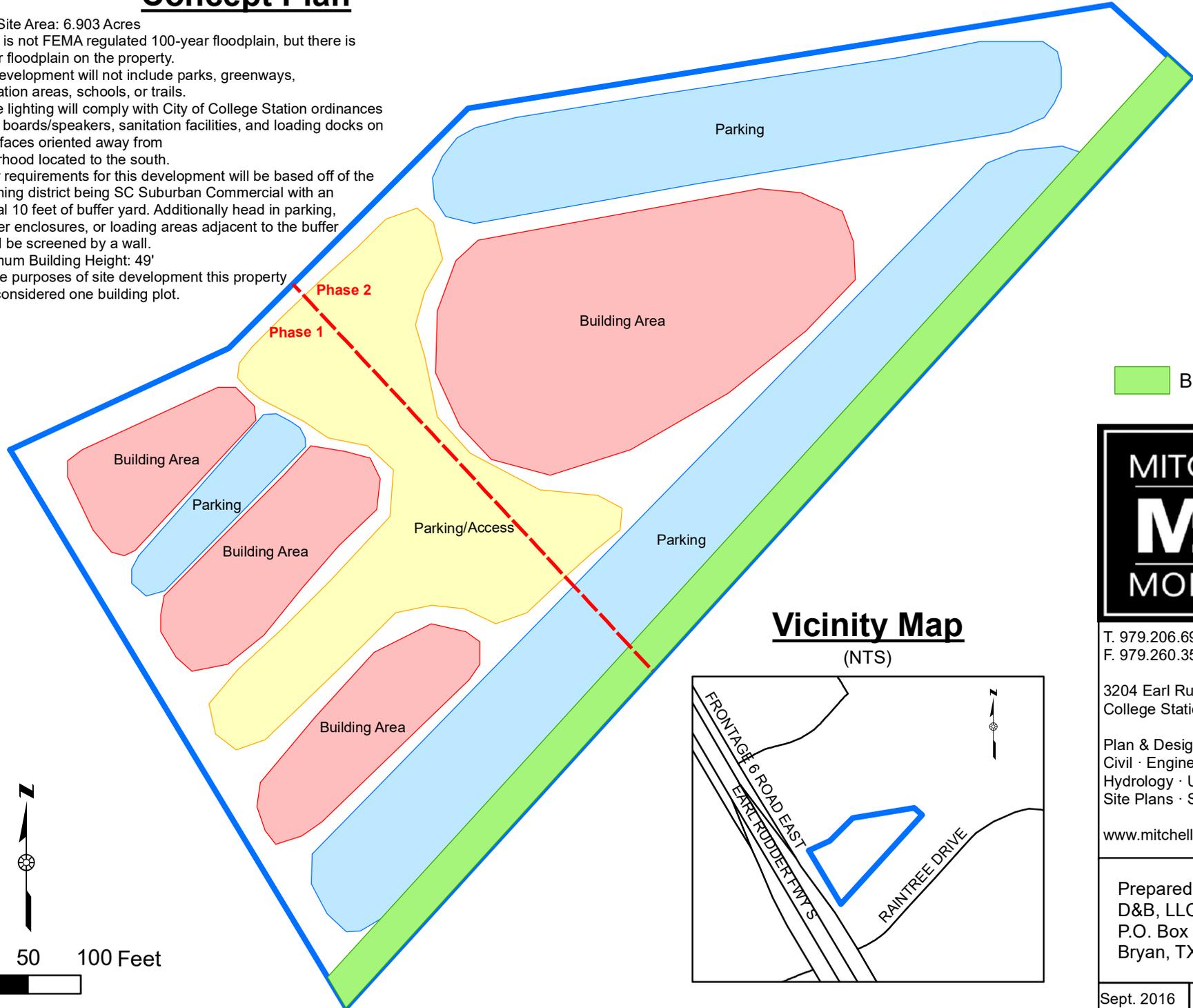
EXISTING ZONING

PROPOSED ZONING

Concept Plan

Notes:

1. Total Site Area: 6.903 Acres
2. There is not FEMA regulated 100-year floodplain, but there is 500-year floodplain on the property.
3. The development will not include parks, greenways, conservation areas, schools, or trails.
4. All site lighting will comply with City of College Station ordinances
5. Order boards/speakers, sanitation facilities, and loading docks on building faces oriented away from neighborhood located to the south.
6. Buffer requirements for this development will be based off of the base zoning district being SC Suburban Commercial with an additional 10 feet of buffer yard. Additionally head in parking, dumpster enclosures, or loading areas adjacent to the buffer yard will be screened by a wall.
7. Maximum Building Height: 49'
8. For the purposes of site development this property will be considered one building plot.



 Buffer Area



T. 979.206.6963
F. 979.260.3564

3204 Earl Rudder FWY S
College Station, TX 77845

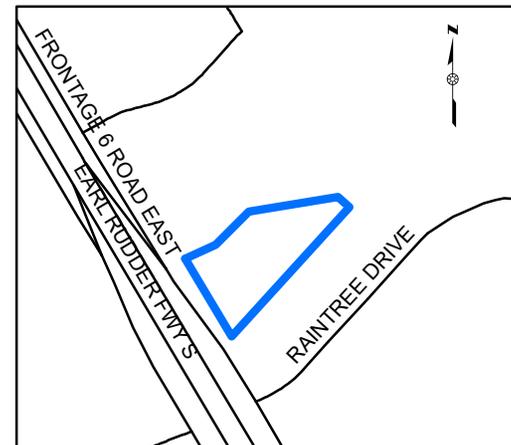
Plan & Design Specialists in
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Hydrology · Utilities · Streets
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www.mitchellandmorgan.com

Prepared For:
D&B, LLC c/o Bill Lero
P.O. Box 3462
Bryan, TX 77805

Vicinity Map

(NTS)





Mark Bombek
Planning and Development Services
P.O. Box 9960
College Station, TX 77842

September 21, 2016

Re: MCGILL TRACT ON STATE HIGHWAY 6, NORTH OF RAINTREE DRIVE (REZ-PDD)

Dear Mark,

With respect to the development standards for SC Suburban Commercial properties, we are requesting the following bulk variances.

Listed below are the bulk variances that we are seeking for the rezoning:

Understanding that we must choose a base zoning district for the residential development upon which we base all variance requests, we have chosen SC Suburban Commercial.

1. Hotel, drive-thru restaurant, and retail sales and service uses not to exceed 50,000 sf in Suburban Commercial

We request that hotel, drive-thru restaurant, and retail sales and service uses be allowed as a part of this PDD. Currently, these uses are only allowed in GC General Commercial. Given the difficulty in marketing this property under the current permitted uses and while still seeking to protect the Raintree neighborhood from intense commercial uses, we are asking these select uses be allowed on this site, rather than requesting a full rezoning to GC General Commercial.

We commit to not placing order boards, drive-thru windows, sanitation facilities and loading docks on the side of the building adjacent to the single-family residences. Additionally, we commit to not placing outdoor amenities for any potential hotel between the building and residences.

2. Non-residential Architectural Standards

We request that Non-residential Architectural Standards for GC General Commercial developments be applied to this site, as this development will serve the larger community rather than a residential area.

3. Building area and height

Buildings in SC Suburban Commercial are not to exceed 15,000 sf or 2 stories/35' in height. We are requesting this property be regulated as a GC General Commercial property for height and allow retail no larger than 50,000 sf.

Restaurants in SC Suburban Commercial are not to exceed 8,000 sf. We acknowledge this maximum area and are not requesting to exceed this limit.

4. Parking between buildings and residences

Section 7.3.C.12 of the Unified Development Ordinances states that "parking shall not be located between the structure and an adjacent single-family use or zoning district." In order to keep the buildings as far away from the single-family residences as possible, we request that parking be permitted between the buildings and the residential area.

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

We have designed a site that provides the opportunity to make the highest and best use of a property along State Highway 6 while still offering neighborhood protections to the Raintree neighborhood.

We understand the concern of the impacts this development will have on the neighboring subdivision. According to the UDO, Suburban Commercial properties developing next to an existing single-family residence are required to provide a 20' buffer yard and a fence. In order to further reduce the impacts of the development, we will be providing a 30' buffer yard and a fence. Within the buffer yard, we will double the required plantings.

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

Sincerely,



Crissy Hartl, AICP
Staff Planner

Cc: File



Legislation Details (With Text)

File #: 16-0676 Version: 1 Name: College Hills Rezoning
 Type: Rezoning Status: Agenda Ready
 File created: 10/11/2016 In control: Planning and Zoning Commission Regular
 On agenda: 10/20/2016 Final action:

Title: Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from GS General Suburban to GC General Commercial for approximately 1.229 acres being Lots 1, 2, 3, 4, 7, 8, and 10, Block 18, of College Hills Estates 4th Installment, according to the plat thereof recorded in Volume 104, Page 243 of the Deed Records of Brazos County, Texas, and located at 100, 102, 104, 106, 112, and 204 George Bush Drive East. Case #REZ2016-000032 (Note: Final action on this item is scheduled for the November 10, 2016 City Council meeting - subject to change)

Sponsors: Jennifer Prochazka

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from GS General Suburban to GC General Commercial for approximately 1.229 acres being Lots 1, 2, 3, 4, 7, 8, and 10, Block 18, of College Hills Estates 4th Installment, according to the plat thereof recorded in Volume 104, Page 243 of the Deed Records of Brazos County, Texas, and located at 100, 102, 104, 106, 112, and 204 George Bush Drive East. Case #REZ2016-000032 (Note: Final action on this item is scheduled for the November 10, 2016 City Council meeting - subject to change)



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

REZONING REQUEST
for
100, 102, 104, 106, 112, and 204 George Bush Drive East
REZ2016-000032

REQUEST: GS General Suburban to GC General Commercial

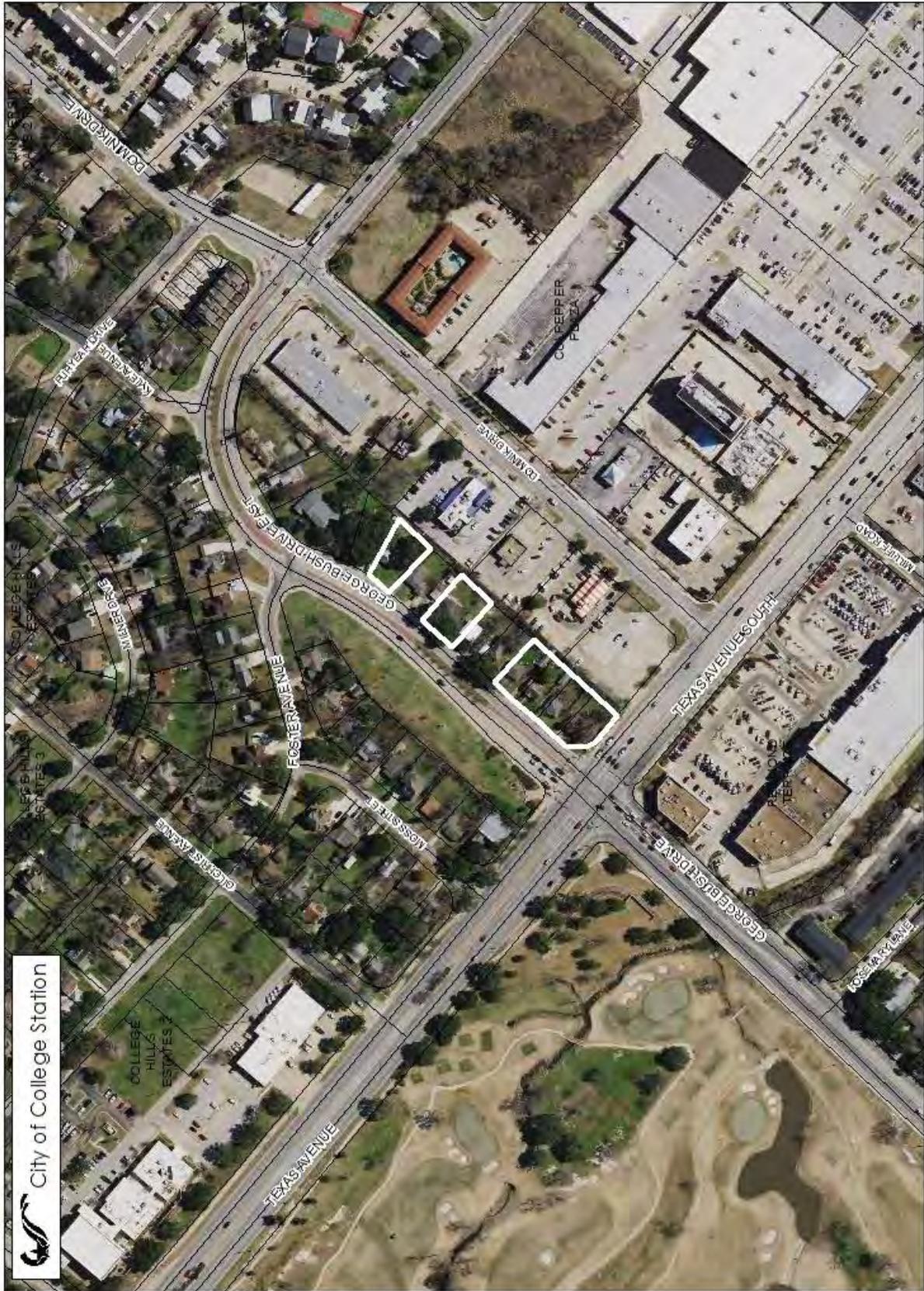
SCALE: 1.229 acres

LOCATION: 100, 102, 104, 106, 112, and 204 George Bush Drive East, and being more generally located along the south side of George Bush East, east of Texas Avenue.

APPLICANT: David Fox

PROJECT MANAGER: Jennifer Prochazka, AICP, Economic Development Manager
jprochazka@cstx.gov

RECOMMENDATION: Staff recommends approval of the requested rezoning.




 City of College Station

REZONING

Case: REZ2016-000032

COLLEGE HILLS ESTATES


 0 255 510 Feet

NOTIFICATIONS

Advertised Commission Hearing Date: October 20, 2016
Advertised Council Hearing Date: November 10, 2016

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:

College Hills Estates

Property owner notices mailed: 27
Contacts in support: Four (4) at the time of staff report.
Contacts in opposition: None at the time of staff report.
Inquiry contacts: Two (2) at the time of staff report.

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North (Across George Bush Drive East)	Natural Areas, Urban & Redevelopment	GS General Suburban	City-owned, undeveloped
South	Urban & Redevelopment	GC General Commercial	Retail and Restaurant
East (Across Texas Avenue)	Urban & Redevelopment	GS General Suburban	Retail and Restaurant
West	General Commercial & Redevelopment	GC General Commercial	Single-Family Residential

DEVELOPMENT HISTORY

Annexation: 1939
Zoning: 1939 - Zoned for single-family use upon annexation.
2013 – R-1 Single-Family Residential renamed GS General Suburban
Final Plat: 1940- College Hills Estates, Fourth Installment
Site development: Existing single-family homes

PROPOSAL

The proposed rezoning from GS General Suburban to GC General Commercial is to allow for infill commercial redevelopment opportunities in proximity to Texas A&M University. The subject properties are located along the south side of George Bush Drive East, just north of existing commercial development. The lots are currently developed as single-family residential homes. While the properties are likely too small to redevelop for commercial uses on their own, there is opportunity for consolidation of lots for a larger redevelopment effort. As currently zoned, the properties could redevelop on a lot-by-lot basis, potentially precluding future commercial redevelopment in the area. This area was recently identified by Staff as a prime location for needed general commercial redevelopment and as a targeted area for commercial preservation.

REZONING REVIEW CRITERIA

- 1. Consistency with the Comprehensive Plan:** The subject area is currently designated on the Comprehensive Plan Future Land Use and Character Map as Urban and Redevelopment. This area is included in Redevelopment Area II in the Comprehensive Plan, stating the following: includes a number of underperforming land uses that, due to their proximity to two of the busiest corridors in the City, are poised for redevelopment. Much of the area is currently subdivided into small lots, making it difficult to assemble land for redevelopment. A portion of this area includes the current City Hall, which offers the opportunity to redevelop a larger parcel if City Hall is relocated to the Municipal Center District. The proximity of existing neighborhoods and the Texas A&M University campus requires careful site planning and appropriate building design. These efforts should be complimentary to the Area V: Hospitality corridor plan, the neighborhood plan for the Eastgate area, and the Texas A&M University Campus Master Plan and should focus on bringing vertical mixed-use and other aspects of urban character to this portion of the City.

The Eastgate Neighborhood Plan includes discussion of this area and specifically states the following: The block bounded by George Bush Drive East, Texas Avenue South and Dominik Drive is split with two character designations. The lots on the north side of the block that front George Bush Drive East are designated as Urban and Redevelopment in the Comprehensive Plan and are developed as single-family residential. The lots on the block face fronting Dominik Drive are designated as Urban Mixed Use and Redevelopment and are developed with commercial uses. With aging commercial properties and single-family rental dwellings, the area is poised for redevelopment and consolidation of property on both sides of the block. In addition, given the block's location in the City and proximity to major thoroughfares, Texas Avenue South (six-lane major arterial) and George Bush Drive East (four-lane major collector), more intense development is anticipated. To create more consistency in the future development pattern, both block faces should be designated Urban with an emphasis on creating mixed-use opportunities.

Additionally, the City adopted the Economic Development Master Plan in 2012, with an over-arching goal of a diversified economy generating quality, stable, full-time jobs; bolstering the sales and property tax base; and contributing to a high quality of life. One of the strategic initiatives for continued economic success is to support retail development by ensuring that there are opportunities to locate and expand businesses that make College Station a regional destination for retail services. The stated Master Plan goal for retail is as follows: "The City of College Station will continue to recognize the significance of retail expenditures to the local economy and will ensure that locations are ready to accommodate the development of such opportunities and that the City remains responsive to an ever-changing market."

The proposed rezoning is in compliance with the Comprehensive Plan and related master plans.

- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** Discrepancies currently exist in zoning and future land use and character in the area that could lead to unintended development scenarios that are contrary to the character desired by area residents. Lots along the south side of George Bush Drive East are currently zoned GS General Suburban and developed as single-family homes. Properties to the south are zoned GC General Commercial and are developed as such. As the block is rezoned, consolidated, and

redeveloped, the proposed GC General Commercial zoning will be consistent and compatible. The subject area is located at the periphery of the Eastgate neighborhood in a redevelopment area.

- 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 block is surrounded by major thoroughfares. The proposed rezoning is for seven lots along the south side of George Bush Drive East. The south side of the block (facing Dominik Drive) is already zoned GC General Commercial. As properties continue to rezone for redevelopment in this area and properties consolidate, the area becomes most suitable for General Commercial uses such as retail and restaurant.
- 4. Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The subject properties along George Bush Drive East are currently zoned GS General Suburban. The property is suitable for single-family residential uses, as they are currently developed as such. The lots currently abut commercially zoned and developed properties and are generally separated from the larger Eastgate neighborhood by George Bush East Drive.
- 5. Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The subject properties are marketable with their current zoning of GS General Suburban; however, the requested rezoning provides an opportunity for additional commercial redevelopment near Texas A&M University. The existing zoning allows for the existing single-family homes to be redeveloped for new single-family housing on a lot-by-lot basis, potentially precluding redevelopment envisioned by the Comprehensive Plan.
- 6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** Water service is available to the properties from existing 8-inch waterline along the south side of George Bush Drive East. A 6-inch sewer main is located at the rear of the lots closest to Texas Avenue and an 8-inch sewer main is located in front of the properties that are located further from Texas Avenue. Drainage is mainly to the southwest toward Texas Avenue. Drainage and other public infrastructure required with site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. Existing and proposed infrastructure appear to be adequate for the proposed general commercial use at this time.

The subject properties have individual residential driveways along George Bush Drive East, designated a Major Collector on the City's Thoroughfare Plan. As properties consolidate and redevelop, driveway access points will be consolidated and reduced.

STAFF RECOMMENDATION

Staff recommend approval of the rezoning request to allow for General Commercial infill development opportunities near Texas A&M University.

SUPPORTING MATERIALS

1. Application
2. Rezoning Map



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

ZONING MAP AMENDMENT (REZONING) APPLICATION GENERAL

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

Date of Optional Preapplication Conference _____

NAME OF PROJECT George Bush Rezoning

ADDRESS 100,102, 104, 106, 112, and 204 George Bush Drive East

LEGAL DESCRIPTION (Lot, Block, Subdivision) Lots 1,2,3,4,7,8, &10, Block 18, College Hills Estates 4th Installment

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:
NA

TOTAL ACREAGE 1.229 acre (53,569 square feet)

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

Name David Fox E-mail davidcfox@gmail.com

Street Address 412 Tarrow Street

City College Station State TX Zip Code 77840

Phone Number 979-574-5177 Fax Number NA

PROPERTY OWNER'S INFORMATION:

Name (SEVERAL OWNERS. SEE ATTACHED.) E-mail _____

Street Address _____

City _____ State _____ Zip Code _____

Phone Number _____ Fax Number _____

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

Name NA E-mail _____

Street Address _____

City _____ State _____ Zip Code _____

Phone Number _____ Fax Number _____

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

Existing Zoning General suburban Proposed Zoning General commercial

Present Use of Property residential rental

Proposed Use of Property commercial

REZONING SUPPORTING INFORMATION

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

The increased level of traffic at the intersection of George Bush Drive and Texas Avenue makes these properties dangerous as general suburban residential properties and more useful as general commercial properties. When these properties were originally built sixty-five years ago in 1951, Texas Avenue was entirely different in its nature and George Bush Drive was named Kyle Avenue. The area has dramatically changed, but the zoning has not been adjusted.

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

Yes, this proposed zoning change is in accordance with the Comprehensive Plan. This area is shown on the Comprehensive Plan as part of "Redevelopment Area II: Texas Avenue, University Drive, and Harvey Road." The Plan describes this area as follows: "This area includes a number of under performing land uses that, due to their proximity to two of the busiest corridors in the City, are poised for redevelopment. Much of the area is currently subdivided into small lots, making it difficult to assemble land for redevelopment. A portion of this area includes the current City Hall, which offers the opportunity o redevelop a larger parcel if City Hall is relocated to the Municipal Center District. The proximity of existing neighborhoods and the Texas A&M University campus requires careful site planning and appropriate building design. These efforts should be complimentary to the Area V: Hospitality..."

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?

Currently there are only four residential properties along Texas Avenue between Harvey Road and University Drive. It is my belief that this corridor should be entirely commercial which is consistent with the Comprehensive Plan. This rezoning application covers two of the four properties. I believe that rezoning these isolated residential properties would be more compatible with the present nearby properties.

The character of the College Hills neighborhood will not be impacted by this change.

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

These properties sit along the busiest trade route in College Station. They are well suited for general commercial purposes such as retail sales and services for the entire community and its visitors.

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

I believe these properties are no longer suitable for general suburban purposes. These properties are isolated from being a part of any residential neighborhood by their proximity to Texas Avenue and the nearby commercial properties. There is no buffer from incompatible uses. Access to these properties for a residential use is currently dangerous due to the increased traffic along Texas Avenue and George Bush Drive. If these properties were currently not zoned and the City was determining the appropriate zoning, I believe that general commercial would be selected.

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

These properties have high marketability as residential rental properties. If they are not rezoned as general commercial, they will most likely be demolished and rebuilt as multistory, multi-tenant residential properties marketed towards students. While this use is permitted by the current zoning, it would create a dangerous parking situation. In most cases, multistory, multi-tenant properties are built without garages and without sufficient parking for all of the tenants and the tenants' visitors. On street parking is the common result. That would be a dangerous situation for motorists and bicyclists in front of these properties.

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

Rezoning these properties will facilitate reinvestment in these parcels which will improve the visual aesthetics at one of our City's most heavily traveled intersections.

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.

Don Martin, Martin Family L.P. *7/29/16*
Signature and title Date

David C. Fox, Managing Member *7/25/16*

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Karen A Miller owner
Karen A Miller

Signature and title

August 1, 2016
Date

Dwight C. Fox, Managing Member

7/25/16

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Signature and title

Date

Daniel C. Fox, Managing Member

7/25/16

10/10

Print Form

Page 3 of 3



Legislation Details (With Text)

File #: 16-0679 Version: 2 Name: State Highway 30 CPA
Type: Comprehensive Plan Status: Agenda Ready
File created: 10/11/2016 In control: Planning and Zoning Commission Regular
On agenda: 10/20/2016 Final action:
Title: Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan - Future Land Use & Character Map from Urban to General Commercial for approximately 7 acres located along the south side of State Highway 30, south of Veterans Memorial Park adjacent to the City limit lines. Case #CPA2016-000009 (Note: Final action on this item is scheduled for the October 27, 2016 City Council meeting - subject to change)
Sponsors: Jennifer Prochazka
Indexes:
Code sections:
Attachments: [Staff Report](#)

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan - Future Land Use & Character Map from Urban to General Commercial for approximately 7 acres located along the south side of State Highway 30, south of Veterans Memorial Park adjacent to the City limit lines. Case #CPA2016-000009 (Note: Final action on this item is scheduled for the October 27, 2016 City Council meeting - subject to change)



COMPREHENSIVE PLAN AMENDMENT
for
Property Along State Highway 30, South of
Veterans Memorial Park
CPA2016-000009

REQUEST: Urban to General Commercial

SCALE: Approximately 7 acres

LOCATION: Generally located along the south side of State Highway 30, south of Veterans Park

APPLICANT: City Initiated

PROJECT MANAGER: Jennifer Prochazka, AICP, Economic Development Manager
jprochazka@cstx.gov

RECOMMENDATION: Staff recommends approval of the Future Land Use and Character Map amendment.




City of College Station

VETERANS PARKWAY
VETERANS PARK
HARVEY ROAD

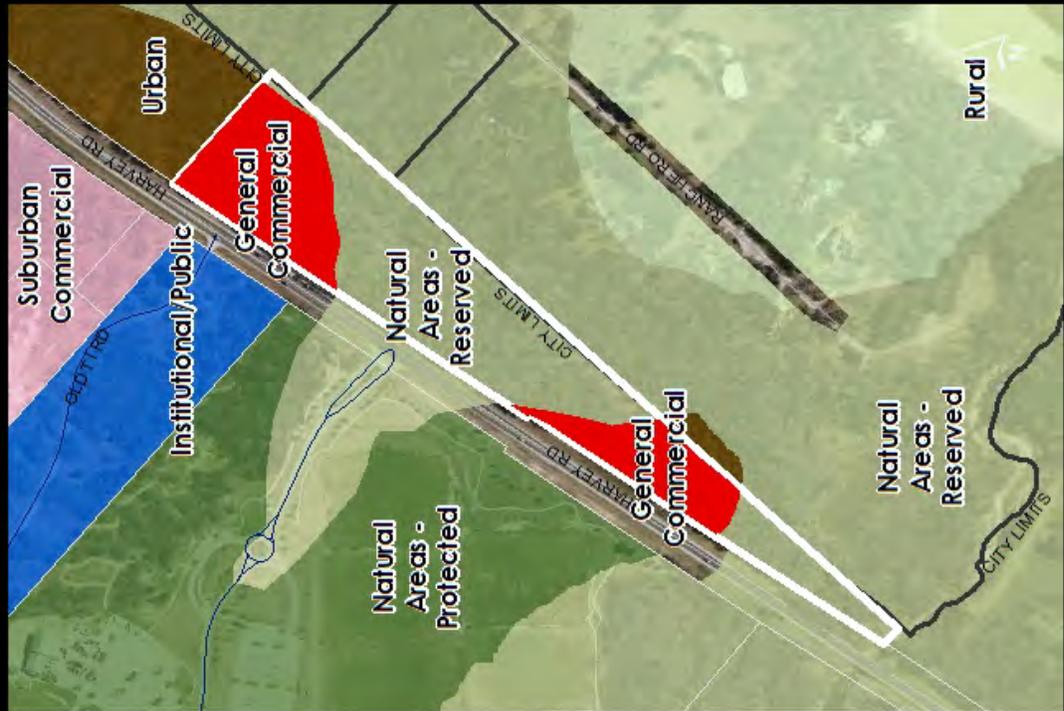
CRESCENT POINTE PH 2
SHUTTLE
GYROSCOPE

0 425 850 Feet
NORTH

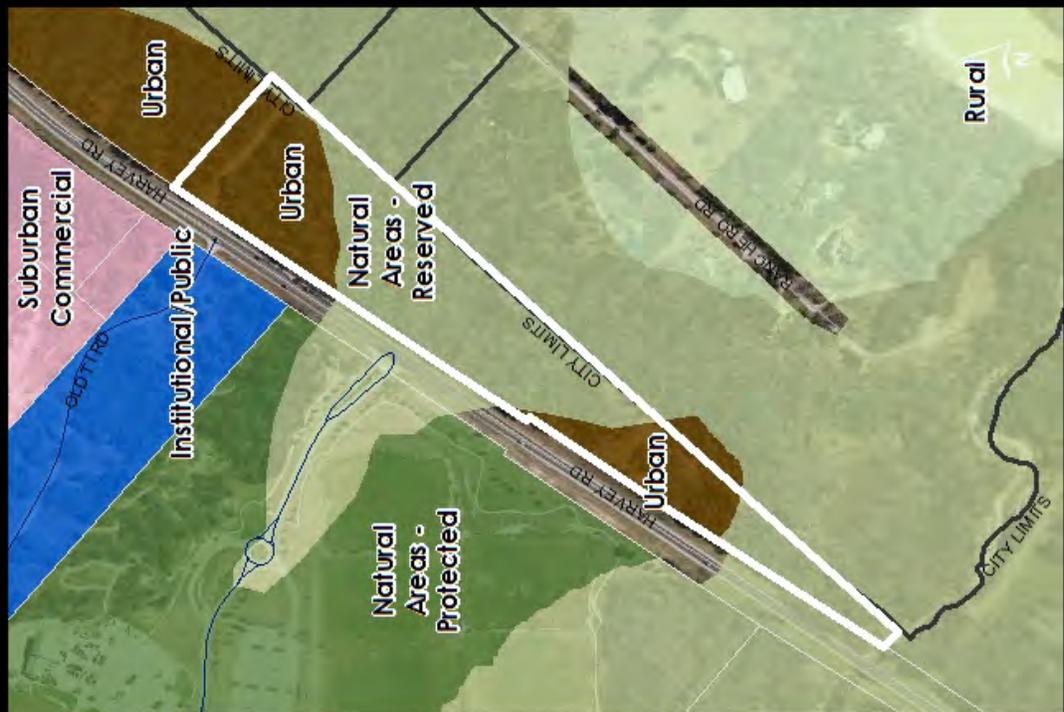
HARVEY RD

Case: **CPA2016-000009**
COMP PLAN AMENDMENT

PROPOSED
Future Land Use



EXISTING
Future Land Use



NOTIFICATIONS

Advertised Commission Hearing Date: October 20, 2016
Advertised Council Hearing Date: October 27, 2016

Contacts in support: None at the time of staff report.
Contacts in opposition: None at the time of staff report.
Inquiry contacts: Two at the time of staff report.

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North (Across State Highway 30)	Natural Areas	M-1 Light Industrial	Veterans Memorial Park
South	Natural Areas and Rural	N/A (outside of City limits)	Rural Residential
East	Urban and Suburban Commercial	R Rural and GC General Commercial	Vacant
West	Natural Areas	GS General Suburban	Vacant

DEVELOPMENT HISTORY

Annexation: 1980
Zoning: 1980 - Zoned A-O Agricultural-Open at the time of annexation.
2013 – A-O renamed R Rural
Final Plat: Unplatted
Site development: Undeveloped

PROPOSAL

The proposed Comprehensive Plan Land Use & Character Map amendment from Urban to General Commercial is to allow for infill commercial development opportunities in proximity to Veterans Memorial Park. The subject property has approximately 2,000 feet of frontage along the south side of State Highway 30 and was recently identified by Staff as a prime location for needed general commercial development. A significant amount of floodplain exists at the rear of the site that will be retained in its natural state.

REVIEW CRITERIA

- 1. Changed or changing conditions in the subject area or the City:** The City of College Station’s Comprehensive Plan was adopted in 2009. This site was designated as Urban on the Future Land Use and Character Map at that time.

City Staff has recently begun to identify and actively market developable commercial properties along key corridors in an effort to attract businesses to the community. Limited developable commercial properties exist near Veterans Memorial Park. The subject property is one of the areas that City Staff and the City Council’s Economic Development Committee has identified as an opportunity for infill commercial development.

2. **Scope of the request:** The request is to amend approximately 7 acres from Urban to General Commercial to accommodate general commercial infill development in proximity to Veterans Memorial Park.
3. **Availability of adequate information:** The General Commercial designation allows for future development of general commercial uses such as retail and restaurant. The property has approximately 2,000 feet of freeway frontage along State Highway 30.
4. **Consistency with the goals and strategies set forth in the Plan:** The proposal is consistent with the goals and strategies of the Comprehensive Plan. The goal for College Station's Future Land Use and Character is to create a community with strong, unique neighborhoods, protected rural areas, special districts, distinct corridors, and a protected and enhanced natural environment.

The Comprehensive Plan states that infill development is desirable in appropriate locations and should be sensitive to surrounding neighborhoods. City Staff has identified the undeveloped frontage south of Veterans Memorial Park as an ideal commercial development opportunity. The portion of the property proposed for General Commercial is located along the road, with floodplain and natural vegetation at the rear of the lot adjacent to the large lot residential properties to the south.

Additionally, the City adopted the Economic Development Master Plan in 2012, with an over-arching goal of a diversified economy generating quality, stable, full-time jobs; bolstering the sales and property tax base; and contributing to a high quality of life. One of the strategic initiatives for continued economic success is to support retail development by ensuring that there are opportunities to locate and expand businesses that make College Station a regional destination for retail services. The stated Master Plan goal for retail is as follows: "The City of College Station will continue to recognize the significance of retail expenditures to the local economy and will ensure that locations are ready to accommodate the development of such opportunities and that the City remains responsive to an ever-changing market."

5. **Consideration of the Future Land Use & Character and/or Thoroughfare Plans:** The subject area is currently designated on the Comprehensive Plan Future Land Use and Character Map as Urban, with a proposed amendment to General Commercial.

The proposed General Commercial designation is described in the Comprehensive Plan as areas intended for concentrations of commercial activities that cater to both nearby residents and to the larger community or region. Generally these areas tend to be large in size, located near the intersection of two regionally significant roads, and concentrated in nodes within the community.

The existing Urban designation is described as being for areas that should have a very intense level of development activity and will tend to consist of townhomes, duplexes, and high-density apartments.

6. **Compatibility with the surrounding area:** The property located to the north across State Highway 30 is owned by the City of College Station and developed as Veterans Memorial Park. Properties to the south are located outside of the City limits in the Extraterritorial Jurisdiction (ETJ) and developed as a large lot residential subdivision. At the rear of the residential lots is a substantial wooded buffer/floodplain. To the east and

west along State Highway 30, properties are generally undeveloped. The proposed amendment to General Commercial is compatible with the surrounding adjacent uses.

7. **Impacts on infrastructure including water, wastewater, drainage, and the transportation network:** Water service is available to this property from an existing 12-inch waterline along the north side of State Highway 30. There is also an existing 18-inch sewer main along the front of the property. Drainage is mainly to the southeast to the creek at the rear of the property. Drainage and other public infrastructure required with site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. Existing and proposed infrastructure appear to be adequate for the proposed general commercial use at this time.

The subject property has approximately 2,000 feet of frontage on State Highway 30, designated a Major Arterial on the City's Thoroughfare Plan. Access to the site will be from State Highway 30. An initial analysis of the surrounding transportation system was conducted. A Traffic Impact Analysis (TIA) will be required with the Site Plan for this property.

8. **Impact on the City's ability to provide, fund, and maintain services:** City Services are not anticipated to be negatively impacted by the change in land use.
9. **Impact on environmentally sensitive and natural areas:** This area is not recognized as environmentally sensitive.
10. **Contribution to the overall direction and character of the community as captured in the Plan's vision and goals:** The goal for College Station's Future Land Use and Character is to create a community with strong, unique neighborhoods, protected rural areas, special districts, distinct corridors, and a protected and enhanced natural environment. The proposed amendment from Urban to General Commercial on approximately 7 acres does not limit the general goals of the Comprehensive Plan. The amendment proposes uses consistent with anticipated growth in this area.

STAFF RECOMMENDATION

Staff recommends approval of the Future Land Use and Character Map amendment.



Legislation Details (With Text)

File #: 16-0680 Version: 2 Name: State Highway 30 Rezoning
 Type: Rezoning Status: Agenda Ready
 File created: 10/11/2016 In control: Planning and Zoning Commission Regular
 On agenda: 10/20/2016 Final action:

Title: Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to GC General Commercial and NAP Natural Areas Protected for approximately 11.449 acres of land being situated in the Richard Carter League, Abstract No. 8, College Station, Brazos County, Texas being a portion of the remainder of a called 28.57 acre tract of land as described by a deed to the Summit Crossing, LLC recorded in Volume 8491, Page 52 of the Official Public Records of Brazos County, Texas; generally located south of State Highway 30, south of Veterans Memorial Park, adjacent to the City limit lines. Case #REZ2016-000031 (Note: Final action on this item is scheduled for the October 27th City Council meeting - subject to change)

Sponsors: Jennifer Prochazka

Indexes:

Code sections:

Attachments: [Staff Report](#)
[Site Survey](#)

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to GC General Commercial and NAP Natural Areas Protected for approximately 11.449 acres of land being situated in the Richard Carter League, Abstract No. 8, College Station, Brazos County, Texas being a portion of the remainder of a called 28.57 acre tract of land as described by a deed to the Summit Crossing, LLC recorded in Volume 8491, Page 52 of the Official Public Records of Brazos County, Texas; generally located south of State Highway 30, south of Veterans Memorial Park, adjacent to the City limit lines. Case #REZ2016-000031 (Note: Final action on this item is scheduled for the October 27th City Council meeting - subject to change)



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

REZONING REQUEST
for
Property Along State Highway 30,
South of Veterans Memorial Park
REZ2016-000031

REQUEST: R Rural to GC General Commercial and NAP Natural Areas Protected

SCALE: 11.449 acres

LOCATION: Generally located along the south side of State Highway 30, south of Veterans Park

APPLICANT: City Initiated

PROJECT MANAGER: Jennifer Prochazka, AICP, Economic Development Manager
jprochazka@cstx.gov

RECOMMENDATION: Staff recommends approval of the rezoning proposal.



Case: REZ2016-000031

RICHARD CARTER LEAGUE, A-8

REZONING

NOTIFICATIONS

Advertised Commission Hearing Date: October 20, 2016
Advertised Council Hearing Date: October 27, 2016

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 at the time of staff report.
Contacts in opposition: None at the time of staff report.
Inquiry contacts: Two at the time of staff report.

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North (Across State Highway 30)	Natural Areas	M-1 Light Industrial	Veterans Memorial Park
South	Natural Areas and Rural	N/A (outside of City limits)	Rural Residential
East	Urban and Suburban Commercial	R Rural and GC General Commercial	Vacant
West	Natural Areas	GS General Suburban	Vacant

DEVELOPMENT HISTORY

Annexation: 1980
Zoning: 1980 - Zoned A-O Agricultural-Open at the time of annexation.
2013 – A-O renamed R Rural
Final Plat: Unplatted
Site development: Undeveloped

PROPOSAL

The proposed rezoning from R Rural to GC General Commercial is to allow for infill commercial development opportunities in proximity to Veterans Memorial Park on approximately six and a half acres of the tract. The subject property has approximately 2,000 feet of frontage along the south side of State Highway 30 and was recently identified by Staff as a prime location for needed general commercial development. A significant amount of floodplain exists at the rear of the site that will largely be zoned NAP Natural Areas Protected and be retained in its natural state.

REZONING REVIEW CRITERIA

- 1. Consistency with the Comprehensive Plan:** The subject area is currently designated on the Comprehensive Plan Future Land Use and Character Map as Urban and Natural

Areas, with a pending application for amendment for the Urban area to General Commercial.

The proposed General Commercial designation is described in the Comprehensive Plan as areas intended for concentrations of commercial activities that cater to both nearby residents and to the larger community or region. Generally these areas tend to be large in size, located near the intersection of two regionally significant roads, and concentrated in nodes within the community.

The existing Urban designation is described as being for areas that should have a very intense level of development activity and will tend to consist of townhomes, duplexes, and high-density apartments.

Additionally, the City adopted the Economic Development Master Plan in 2012, with an over-arching goal of a diversified economy generating quality, stable, full-time jobs; bolstering the sales and property tax base; and contributing to a high quality of life. One of the strategic initiatives for continued economic success is to support retail development by ensuring that there are opportunities to locate and expand businesses that make College Station a regional destination for retail services. The stated Master Plan goal for retail is as follows: "The City of College Station will continue to recognize the significance of retail expenditures to the local economy and will ensure that locations are ready to accommodate the development of such opportunities and that the City remains responsive to an ever-changing market."

If the Planning & Zoning Commission recommends approval of the Comprehensive Plan Future Land Use and Character Map amendment to General Commercial, the proposed rezoning will be in compliance with the Comprehensive Plan. If the Planning & Zoning Commission recommends denial of the Map amendment, the rezoning will not be in compliance with the Comprehensive Plan.

- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The property located to the north across State Highway 30 is zoned M-1 Light Industrial, but owned by the City of College Station and developed as Veterans Memorial Park. Properties to the south are located outside of the City limits in the Extraterritorial Jurisdiction (ETJ) and developed as a large lot residential subdivision. At the rear of the residential lots is a substantial wooded buffer/floodplain. To the east and west along the south side of State Highway 30, properties are generally zoned R Rural and are undeveloped. Along the north side to the east are undeveloped general commercial properties. Proposed general commercial development is compatible with the existing uses in the area.
- 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 property has over 2,000 feet of undeveloped frontage along State Highway 30 that is suitable for General Commercial uses such as retail and restaurant. The property varies in depth from approximately 180 feet deep to about 400 feet deep.
- 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 and larger surrounding tract are currently zoned R Rural. The property is suitable for rural uses.

5. **Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The subject property may be marketable with its current zoning of R Rural, however, the requested rezoning provides an opportunity for commercial development near Veterans Memorial Park.

6. **Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** Water service is available to this property from an existing 12-inch waterline along the north side of State Highway 30. There is also an existing 18-inch sewer main along the front of the property. Drainage is mainly to the southeast to the creek at the rear of the property. Drainage and other public infrastructure required with site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. Existing and proposed infrastructure appear to be adequate for the proposed general commercial use at this time.

The subject property has approximately 2,000 feet of frontage on State Highway 30, designated a Major Arterial on the City's Thoroughfare Plan. Access to the site will be from State Highway 30. An initial analysis of the surrounding transportation system was conducted. A Traffic Impact Analysis (TIA) will be required with the Site Plan for this property.

STAFF RECOMMENDATION

If the Planning & Zoning Commission recommends approval of the Comprehensive Plan Future Land Use and Character Map amendment to GC General Commercial, the proposed GC General Commercial zoning will be in compliance. If the Planning & Zoning Commission recommends denial of the Comprehensive Plan Future Land Use and Character Map amendment, the proposed GC General Commercial zoning will not be in compliance. The NAP Natural Areas Protected zoning request is in compliance with the Comprehensive Plan.

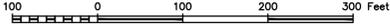
Staff recommend approval of the rezoning request to allow for General Commercial infill development opportunities near Veterans Memorial Park.

SUPPORTING MATERIALS

1. Site Survey with zoning line



SCALE: 1" = 100'



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH (NAD-83) PER THE PUBLISHED COORDINATES OF THE CITY OF COLLEGE STATION GPS MONUMENT CS94-126 (N: 10221519.22; E: 3566228.08) AND AS ESTABLISHED FROM GPS OBSERVATION.

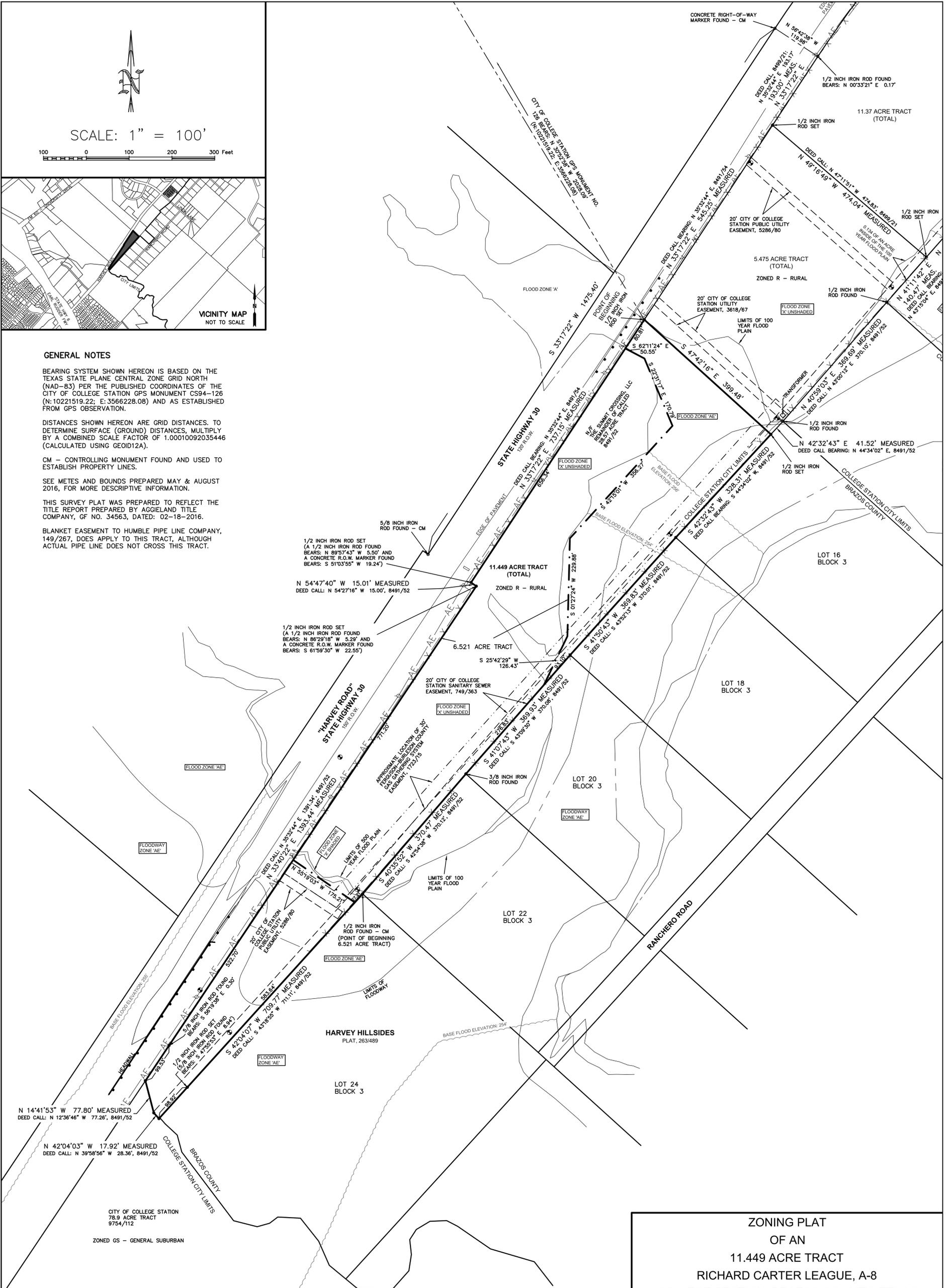
DISTANCES SHOWN HEREON ARE GRID DISTANCES. TO DETERMINE SURFACE (GROUND) DISTANCES, MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00010092035446 (CALCULATED USING GEOD12A).

CM - CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES.

SEE METES AND BOUNDS PREPARED MAY & AUGUST 2016, FOR MORE DESCRIPTIVE INFORMATION.

THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE REPORT PREPARED BY AGGIELAND TITLE COMPANY, GF NO. 34563, DATED: 02-18-2016.

BLANKET EASEMENT TO HUMBLE PIPE LINE COMPANY, 149/267, DOES APPLY TO THIS TRACT, ALTHOUGH ACTUAL PIPE LINE DOES NOT CROSS THIS TRACT.



**ZONING PLAT
OF AN
11.449 ACRE TRACT
RICHARD CARTER LEAGUE, A-8
COLLEGE STATION, BRAZOS COUNTY, TEXAS**

SCALE: 1 INCH = 100 FEET
SURVEY DATE: 03-15-16
PLAT DATE: 08-23-16
JOB NUMBER: 16-747
CAD NAME: 16-747
CR5 FILE: HARVEY (cont); 16-130 (job)
PREPARED BY: KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 268-3195

- LEGEND:
- SANITARY SEWER MANHOLE
 - UTILITY POLE
 - AERIAL ELECTRIC LINES
 - BARBED WIRE FENCE
 - GUARD RAIL

SURVEYOR'S CERTIFICATE:
I, BRAD KERR, R.P.L.S. NO. 4502, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE ENCROACHMENTS ON THIS TRACT EXCEPT AS SHOWN HEREON. A PORTION OF THESE TRACTS DO LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, PANEL NO. 48041C0220F, REVISED DATE: 04-02-2014.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4502



Legislation Details (With Text)

File #: 16-0682 Version: 2 Name: Spring Creek CPA
Type: Comprehensive Plan Status: Agenda Ready
File created: 10/12/2016 In control: Planning and Zoning Commission Regular
On agenda: 10/20/2016 Final action:
Title: Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan - Future Land Use & Character Map from Village Center to General Commercial for approximately 58 acres generally located along the east side of State Highway 6 South, north of W.D. Fitch parkway and south of the future Pebble Creek Parkway extension. Case #CPA2016-000011 (Note: Final action on this item is scheduled for the October 27, 2016 City Council meeting - subject to change)
Sponsors: Jennifer Prochazka
Indexes:
Code sections:
Attachments: [Staff Report](#)

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan - Future Land Use & Character Map from Village Center to General Commercial for approximately 58 acres generally located along the east side of State Highway 6 South, north of W.D. Fitch parkway and south of the future Pebble Creek Parkway extension. Case #CPA2016-000011 (Note: Final action on this item is scheduled for the October 27, 2016 City Council meeting - subject to change)



COMPREHENSIVE PLAN AMENDMENT
for
4205 State Highway 6 South
CPA2016-000011

REQUEST: Village Center to General Commercial

SCALE: Approximately 58 acres

LOCATION: 4205 State Highway 6 South, and being more generally located north of William D. Fitch Parkway and south of the future Pebble Creek Parkway extension, on the east side of State Highway 6 South

APPLICANT: City Initiated

PROJECT MANAGER: Jennifer Prochazka, AICP, Economic Development Manager
jprochazka@cstx.gov

RECOMMENDATION: Staff recommends approval of the Future Land Use and Character Map amendment.

PROPOSED
Future Land Use



EXISTING
Future Land Use



NOTIFICATIONS

Advertised Commission Hearing Date: October 20, 2016
Advertised Council Hearing Date: October 27, 2016

Contacts in support: None at the time of staff report.
Contacts in opposition: None at the time of staff report.
Inquiry contacts: None at the time of staff report.

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	General Commercial	GC General Commercial	Place of Worship (Christ United Methodist Church)
South	Natural Areas and General Commercial	GC General Commercial and OV Overlay	Medical Office/Clinic (St. Joseph Regional Health Center)
East	Urban	M-1 Planned Industrial	Vacant
West (Across State Highway 6 South)	Suburban Commercial and Urban	GC General Commercial and OV Overlay	General Commercial

DEVELOPMENT HISTORY

Annexation: 1983
Zoning: 1983 - Zoned A-O Agricultural-Open at the time of annexation.
2000 & 2003 – M-1 Planned Industrial
Final Plat: Unplatted
Site development: Undeveloped

PROPOSAL

The proposed Comprehensive Plan Land Use & Character Map amendment from Village Center to General Commercial is to allow for infill commercial development opportunities along the East Bypass. The remainder of the larger 278 acre property, known as Spring Creek Business Park will remain zoned for future industrial development. The subject property has frontage along the east side of State Highway 6 South and was recently identified by Staff as a prime location for needed general commercial development.

REVIEW CRITERIA

- 1. Changed or changing conditions in the subject area or the City:** The City of College Station’s Comprehensive Plan was adopted in 2009. This site was designated as Business Park on the Future Land Use and Character Map at that to reflect the Spring Creek Corporate Campus proposed on the subject property and adjoining acreage to the east. The City purchased the larger 278 acres in 2000 for future business park

development.

The existing Village Center designation was placed on the property in 2012 with the adoption of the Medical District Master Plan. Since the adoption of that Plan, an Economic Development Agreement has been executed within the Medical District that limits the City's ability to develop the subject property for a Village Center use in the near future.

City Staff has recently begun to identify and actively market developable commercial properties along key corridors in an effort to attract businesses to the community. Limited developable commercial properties of significant scale exist along State Highway 6 South the City's primary commercial corridor. The subject property is one of the areas that City Staff and the City Council's Economic Development Committee has identified as an opportunity for infill commercial development along the Freeway.

2. **Scope of the request:** The request is to amend approximately 58 acres from Village Center to General Commercial to accommodate general commercial infill development along State Highway 6 South.
3. **Availability of adequate information:** The General Commercial designation allows for future development of general commercial uses such as retail and restaurant uses. The property has approximately 1,900 feet of freeway frontage along State Highway 6 South.
4. **Consistency with the goals and strategies set forth in the Plan:** The proposal is consistent with the goals and strategies of the Comprehensive Plan. The goal for College Station's Future Land Use and Character is to create a community with strong, unique neighborhoods, protected rural areas, special districts, distinct corridors, and a protected and enhanced natural environment.

The Comprehensive Plan states that infill development is desirable in appropriate locations and should be sensitive to surrounding neighborhoods. City Staff has identified the undeveloped frontage of this industrial tract as a prime commercial development opportunity along State Highway 6 South, the City's primary commercial corridor. The portion of the property proposed for General Commercial use is not located near residential uses.

Additionally, the City adopted the Economic Development Master Plan in 2012, with an over-arching goal of a diversified economy generating quality, stable, full-time jobs; bolstering the sales and property tax base; and contributing to a high quality of life. One of the strategic initiatives for continued economic success is to support retail development by ensuring that there are opportunities to locate and expand businesses that make College Station a regional destination for retail services. The stated Master Plan goal for retail is as follows: "The City of College Station will continue to recognize the significance of retail expenditures to the local economy and will ensure that locations are ready to accommodate the development of such opportunities and that the City remains responsive to an ever-changing market."

5. **Consideration of the Future Land Use & Character and/or Thoroughfare Plans:**

The subject area is currently designated on the Comprehensive Plan Future Land Use and Character Map as Village Center, with a proposed amendment to General Commercial.

The proposed General Commercial designation is described in the Comprehensive Plan as areas intended for concentrations of commercial activities that cater to both nearby residents and to the larger community or region. Generally these areas tend to be large in size, located near the intersection of two regionally significant roads, and concentrated in nodes within the community.

The existing Village Center designation was placed on the property in 2012 with the adoption of the Medical District Master Plan. Since the adoption of that Plan, an Economic Development Agreement has been executed within the Medical District that limits the City's ability to develop the subject property for a Village Center use in the near future. Village Center is described in the Medical District Master Plan as being for areas intended to provide a mixture of retail and residential uses, possible with supporting offices in a pedestrian and bicycle-friendly environment.

6. **Compatibility with the surrounding area:** The adjacent land uses include places of worship to the north and medical uses to the south, along State Highway 6 South. To the east is the remainder of the larger 278 acre tract which is undeveloped, but intended for a future business park. The proposed amendment to General Commercial is compatible with the surrounding adjacent uses.
7. **Impacts on infrastructure including water, wastewater, drainage, and the transportation network:** Water service is available to this property from existing 18-inch waterline along State Highway 6, a future 24-inch line along State Highway 6, and future 12-inch lines along the proposed Lakeway Drive and Pebble Creek Parkway extensions. There is also an existing 27-inch sewer mains along the southern boundary that may serve this property. The property is located in the Spring Creek Sewer Impact Fee area. Drainage is mainly to the southeast. Drainage and other public infrastructure required with site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. Existing and proposed infrastructure appear to be adequate for the proposed general commercial use at this time.

The subject property has approximately 1,900 feet of frontage on State Highway 6 South, designated a Freeway/Expressway, approximately 2,000 feet of frontage on the future Lakeway Drive extension, designated a Major Collector, and approximately 1,300 feet of frontage along the future Pebble Creek Parkway extension, designated a Major Collector on the City's Thoroughfare Plan. Access to the site will be from State Highway 6 South, Lakeway Drive, and Pebble Creek Parkway. An initial analysis of the surrounding transportation system was completed. A TIA of the tract will be required with the Site Plan.

8. **Impact on the City's ability to provide, fund, and maintain services:** City Services are not anticipated to be negatively impacted by the change in land use.
9. **Impact on environmentally sensitive and natural areas:** This area is not recognized as environmentally sensitive.
10. **Contribution to the overall direction and character of the community as captured**

in the Plan's vision and goals: The goal for College Station's Future Land Use and Character is to create a community with strong, unique neighborhoods, protected rural areas, special districts, distinct corridors, and a protected and enhanced natural environment. The proposed amendment from Village Center to General Commercial on approximately 58 acres does not limit the general goals of the Comprehensive Plan. The amendment proposes uses consistent with anticipated growth in this area.

STAFF RECOMMENDATION

Staff recommends approval of the Future Land Use and Character Map amendment request.



Legislation Details (With Text)

File #: 16-0681 Version: 2 Name: Spring Creek Rezoning
 Type: Rezoning Status: Agenda Ready
 File created: 10/12/2016 In control: Planning and Zoning Commission Regular
 On agenda: 10/20/2016 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 M-1 Planned Industrial to GC General Commercial on approximately 58 acres of land lying and being situated in the Robert Stevenson league (abstract no. 54) in College Station, Brazos County, Texas, being a part of the following tracts conveyed to the City of College Station by the cited deeds recorded in the Official Public Records of Brazos County, Texas: 78.36 acres (volume 3900, page 223), 16.89 acres (volume 3900, pg. 188) and 36.9 acres (volume 4329, pg. 134), being generally described as all of that property lying between the current northeast right-of-way of State Highway no. 6 and the proposed southwest right-of-way (100 ft. width) of Lakeway Drive, southeast from the proposed southeast right-of-way line (100 ft. width) of Pebble Creek Parkway to the northwest boundary of the Spring Creek Greenway reserve as designated by the City of College Station, and more generally located along the east side of State Highway 6 South, north of W.D. Fitch Parkway, south of the future Pebble Creek Parkway extension. Case #REZ2016-000036 (Note: Final action on this item is scheduled for the October 27, 2016 City Council meeting - subject to change)

Sponsors: Jennifer Prochazka

Indexes:

Code sections:

Attachments: [Staff Report](#)

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from M-1 Planned Industrial to GC General Commercial on approximately 58 acres of land lying and being situated in the Robert Stevenson league (abstract no. 54) in College Station, Brazos County, Texas, being a part of the following tracts conveyed to the City of College Station by the cited deeds recorded in the Official Public Records of Brazos County, Texas: 78.36 acres (volume 3900, page 223), 16.89 acres (volume 3900, pg. 188) and 36.9 acres (volume 4329, pg. 134), being generally described as all of that property lying between the current northeast right-of-way of State Highway no. 6 and the proposed southwest right-of-way (100 ft. width) of Lakeway Drive, southeast from the proposed southeast right-of-way line (100 ft. width) of Pebble Creek Parkway to the northwest boundary of the Spring Creek Greenway reserve as designated by the City of College Station, and more generally located along the east side of State Highway 6 South, north of W.D. Fitch Parkway, south of the future Pebble Creek Parkway extension. Case #REZ2016-000036 (Note: Final action on this item is scheduled for the October 27, 2016 City Council meeting - subject to change)



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

REZONING REQUEST
for
4205 State Highway 6 South
REZ2016-000036

REQUEST: M-1 Planned Industrial to GC General Commercial

SCALE: 57.2 acres

LOCATION: 4205 State Highway 6 South, and being more generally located north of William D. Fitch Parkway and south of the future Pebble Creek Parkway extension, on the east side of State Highway 6 South

APPLICANT: City Initiated

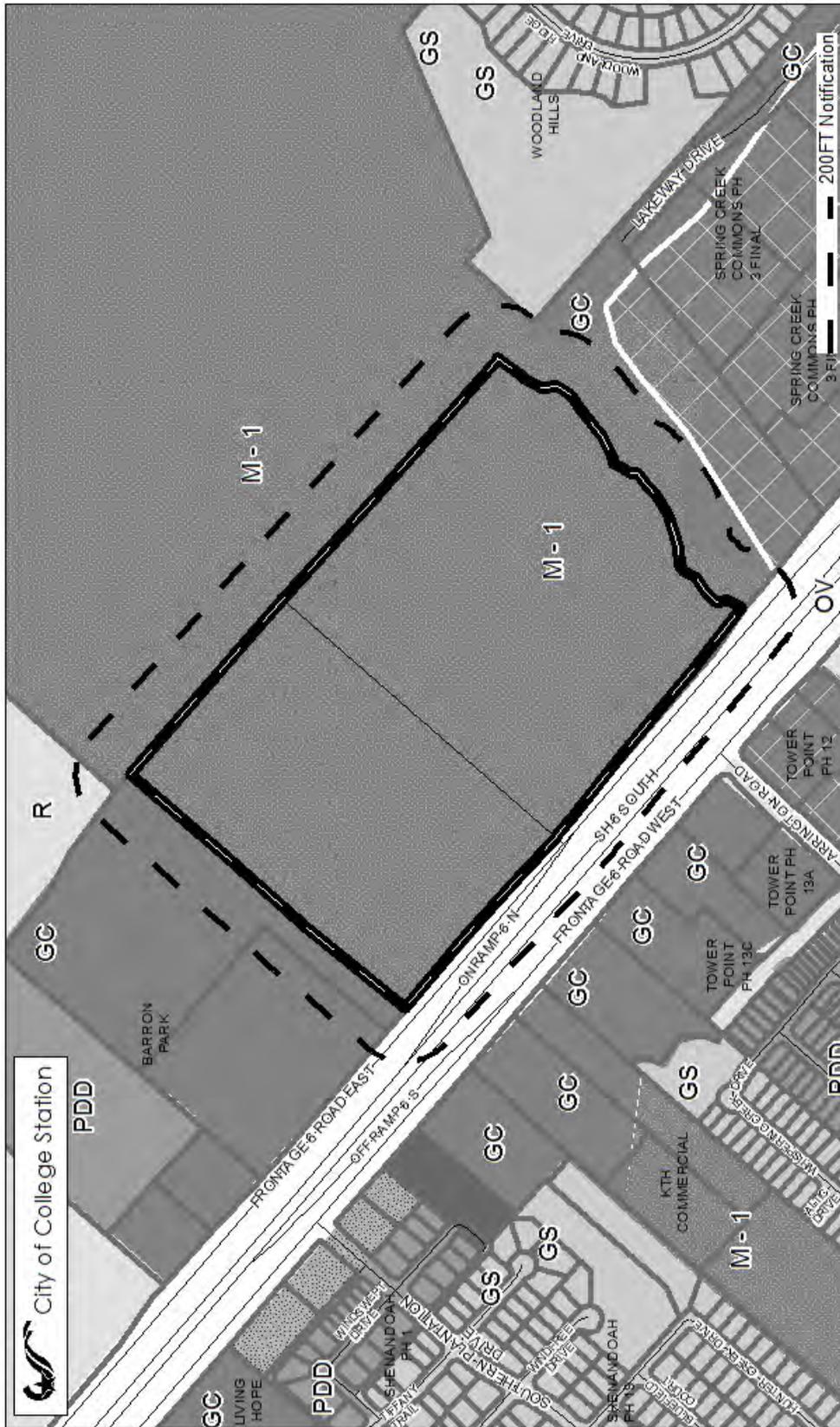
PROJECT MANAGER: Jennifer Prochazka, AICP, Economic Development Manager
jprochazka@cstx.gov

RECOMMENDATION: Staff recommends approval of the rezoning proposal.




 City of College Station

 NORTH	0 500 1,000 Feet	SPRING CREEK	Case: REZ2016-000036	REZONING
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ZONING DISTRICTS (In Grayscale)

Residential	MU	Mixed-Use	CI	Commercial Industrial	Design Districts	Overlay Districts	Revised Districts
R	Rural	MHP	BP	Business Park	WPC	OV	R-1B
E	Estate	Manufactured Home Pk.	BPI	Business Park Industrial	Wolf Pen Creek Dev. Cor.	Corridor Ovr.	Single Family Residential
RS	Restricted Suburban		C-U	College and University	NG-1	RDD	R-4
GS	General Suburban	Non-Residential			Core Northgate	Redevelopment District	Multi-Family
D	Duplex	NAP			NG-2	KO	R-6
T	Townhome	Natural Area Protected			Transitional Northgate	Krenek Tap Ovr.	High Density Multi-Family
MF	Multi-Family	O			Residential Northgate	NPO	Research and Dev.
		Office			NG-3	NCO	Light Industrial
		SC			Planned Mixed-Use Dist.	HP	Heavy Industrial
		General Commercial			PDD		
					Planned Develop. Dist.		

Case: REZ2016-000036

SPRING CREEK

REZONING

NOTIFICATIONS

Advertised Commission Hearing Date: October 20, 2016
Advertised Council Hearing Date: October 27, 2016

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: 2
Contacts in support: None at the time of staff report.
Contacts in opposition: None at the time of staff report.
Inquiry contacts: None at the time of staff report.

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	General Commercial	GC General Commercial	Place of Worship (Christ United Methodist Church)
South	Natural Areas and General Commercial	GC General Commercial and OV Overlay	Medical Office/Clinic (St. Joseph Regional Health Center)
East	Urban	M-1 Planned Industrial	Vacant
West (Across State Highway 6 South)	Suburban Commercial and Urban	GC General Commercial and OV Overlay	General Commercial

DEVELOPMENT HISTORY

Annexation: 1983
Zoning: 1983 - Zoned A-O Agricultural-Open at the time of annexation.
2000 & 2003 – M-1 Planned Industrial
Final Plat: Unplatted
Site development: Undeveloped

PROPOSAL

The proposed rezoning from M-1 Planned Industrial to GC General Commercial is to allow for infill commercial development opportunities along the East Bypass. The remainder of the 278 acre property, known as Spring Creek Business Park, will remain zoned for future industrial development. The subject property has frontage along the east side of Earl Rudder Freeway South and was recently identified by Staff as a prime location for needed regionally significant general commercial development.

REZONING REVIEW CRITERIA

- 1. Consistency with the Comprehensive Plan:** The subject area is currently designated on the Comprehensive Plan Future Land Use and Character Map as Urban Center, with a pending application for amendment to General Commercial.

The proposed General Commercial designation is described in the Comprehensive Plan as areas intended for concentrations of commercial activities that cater to both nearby residents and to the larger community or region. Generally these areas tend to be large in size, located near the intersection of two regionally significant roads, and concentrated in nodes within the community.

The existing Village Center designation was placed on the property in 2012 with the adoption of the Medical District Master Plan. Since the adoption of that Plan, an Economic Development Agreement has been executed within the Medical District that limits the City's ability to develop the subject property for a Village Center use in the near future. Village Center is described in the Medical District Master Plan as being for areas intended to provide a mixture of retail and residential uses, possible with supporting offices in a pedestrian and bicycle-friendly environment.

Additionally, the City adopted the Economic Development Master Plan in 2012, with an over-arching goal of a diversified economy generating quality, stable, full-time jobs; bolstering the sales and property tax base; and contributing to a high quality of life. One of the strategic initiatives for continued economic success is to support retail development by ensuring that there are opportunities to locate and expand businesses that make College Station a regional destination for retail services. The stated Master Plan goal for retail is as follows: "The City of College Station will continue to recognize the significance of retail expenditures to the local economy and will ensure that locations are ready to accommodate the development of such opportunities and that the City remains responsive to an ever-changing market."

If the Planning & Zoning Commission recommends approval of the Comprehensive Plan Future Land Use and Character Map amendment to General Commercial, the proposed rezoning will be in compliance with the Comprehensive Plan. If the Planning & Zoning Commission recommends denial of the Map amendment, the rezoning will not be in compliance with the Comprehensive Plan.

- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The properties located immediately to the north and south are zoned GC General Commercial and are developed as a place of worship to the north (Christ United Methodist Church) and medical office / clinic to the south (St. Joseph Regional Health Center). To the east, approximately 225 acres is zoned M-1 Planned Industrial and is the future Spring Creek Business Park. To the west is the Earl Rudder Freeway. Proposed general commercial development is compatible with the existing Places of Worship and medical use located along the East Bypass.
- 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 property has over 1,900 feet of undeveloped frontage along State Highway 6 South, and future frontage along both Lakeway Drive and Pebble Creek Parkway that is suitable for General Commercial uses such as retail and restaurant.

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 and larger surrounding tract are currently zoned M-1 Planned Industrial. The property is suitable for light industrial development.
5. **Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The subject property may be marketable with its current zoning of M-1 Planned Industrial, however, the requested rezoning provides an opportunity for regionally significant commercial development along freeway frontage, where general commercial land uses are most appropriate.
6. **Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** Water service is available to this property from an existing 18-inch waterline along State Highway 6, a future 24-inch line along State Highway 6, and future 12-inch lines along the proposed Lakeway Drive and Pebble Creek Parkway extensions. There is also an existing 27-inch sewer mains along the southern boundary that may serve this property. The property is located in the Spring Creek Sewer Impact Fee area. Drainage is mainly to the southeast. Drainage and other public infrastructure required with site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. Existing and proposed infrastructure appear to be adequate for the proposed general commercial use at this time.

The subject property has approximately 1,900 feet of frontage on State Highway 6 South, designated a Freeway/Expressway, approximately 2,000 feet of frontage on the future Lakeway Drive extension, designated a Major Collector, and approximately 1,300 feet of frontage along the future Pebble Creek Parkway extension, designated a Major Collector on the City's Thoroughfare Plan. Access to the site will be from State Highway 6 South, Lakeway Drive, and Pebble Creek Parkway. An initial analysis of the surrounding transportation system was completed. A TIA of the tract will be required with the Site Plan.

STAFF RECOMMENDATION

If the Planning & Zoning Commission recommends approval of the Comprehensive Plan Future Land Use and Character Map amendment to GC General Commercial, the proposed GC General Commercial zoning will be in compliance. If the Planning & Zoning Commission recommends denial of the Comprehensive Plan Future Land Use and Character Map amendment, the proposed zoning will not be in compliance.

Staff recommend approval of the rezoning request to allow for General Commercial infill development opportunities along Earl Rudder Freeway.



Legislation Details (With Text)

File #: 16-0653 Version: 1 Name: UDO Amendment - DRB Membership
Type: Unified Development Ordinance Status: Agenda Ready
File created: 10/5/2016 In control: Planning and Zoning Commission Regular
On agenda: 10/20/2016 Final action:
Title: Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-2.5 "Design Review Board," Subsection B "Membership and Terms" of the Code of Ordinances of the City of College Station, Texas, regarding membership of the Board. Case #ORDA2016-000010 (Note: Final action on this item is scheduled for the November 10, 2016 City Council meeting - subject to change)
Sponsors: Molly Hitchcock
Indexes:
Code sections:
Attachments: [Memo](#)
[Existing Language and Proposed Amendment](#)

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-2.5 "Design Review Board," Subsection B "Membership and Terms" of the Code of Ordinances of the City of College Station, Texas, regarding membership of the Board. Case #ORDA2016-000010 (Note: Final action on this item is scheduled for the November 10, 2016 City Council meeting - subject to change)



MEMORANDUM

October 5, 2016

TO: Members of the Planning & Zoning Commission

FROM: Molly Hitchcock, Assistant Director, P&DS

SUBJECT: UDO Amendment regarding Design Review Board Membership
ORDA2016-000010

Item: Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, “Unified Development Ordinance,” Section 12-2.5 “Design Review Board,” Subsection B “Membership and Terms” of the Code of Ordinances of the City of College Station, Texas, regarding membership of the Board.

Background: The Design Review Board was established “for the purpose of enhancing the City’s ability to review sign, building, and site design issues, including architectural issues as specified in the UDO, by bringing expertise from the community to bear of these issues in designated design districts.” The Board is responsible for considering requests largely related to subjective matters such as alternative buffer standards and site plan design in the Wolf Pen Creek zoning district.

The UDO defines membership criteria of appointees so that expertise is balanced between those with practical application of design, business acuity, personal experience in a design district, and general public opinion. At their workshop on July 28, 2016, the City Council discussed membership qualifications of the Board and the challenges of making appointments to the Design Review Board. Staff was given direction to remove the requirement for “a person knowledgeable in aesthetic judgement”, reconsider the use of alternates, and to look for a way of simplifying membership criteria without losing the diversity of experience it provides for.

Attachments:

1. Design Review Board Membership Existing Ordinance Language and Proposed Amendment

**Design Review Board Membership
Existing Ordinance Language and Proposed Amendment**

EXISTING

B. Membership and Terms.

1. The Design Review Board shall consist of seven (7) regular members and two (2) alternate members. Six (6) of the regular members and the two (2) alternate members shall be appointed by the City Council. City Council shall appoint the following six (6) members to the Design Review Board:
 - a. Architect, previously registered architect, architect registered in another state, or Emeritus Architect. Previously registered architects whose licenses were in good standing and surrendered voluntarily shall be the only previously registered architects considered for membership - those whose licenses were revoked are not eligible.
 - b. Business person.
 - c. Landscape architect, previously registered landscape architect, landscape architect registered in another state, or Emeritus Landscape Architect. Previously registered landscape architects whose licenses were in good standing and surrendered voluntarily shall be the only previously registered landscape architects considered for membership - those whose licenses were revoked are not eligible.
 - d. Developer, land owner, or business owner in a design district, a resident within a design district, or an individual employed within a design district.
 - e. Person knowledgeable in aesthetic judgment.
 - f. Citizen-at-large.

The seventh regular member shall be the Chairman of the Planning and Zoning Commission or his designee.

The two (2) alternate members shall be citizens at large of the City.
2. Members shall be appointed for two-year terms.
3. The Design Review Board is a governmental body and shall comply with the Open Meetings Act.

PROPOSED

B. Membership and Terms.

1. The Design Review Board shall consist of seven (7) members. Six (6) of the members shall be appointed by the City Council.
 - a. The City Council shall appoint a representative with expertise from each of the following disciplines or groups:
 - 1) Architecture;
 - 2) Landscape architecture;
 - 3) Business; and
 - 4) Design district connection (e.g., developer, land owner, business owner, resident, or employee within a design district).
 - b. The City Council shall appoint two (2) members that are citizens-at-large.
 - c. The seventh regular member shall be the Chairman of the Planning and Zoning Commission or his designee.
2. Members shall be appointed for two-year terms.
3. The Design Review Board is a governmental body and shall comply with the Open Meetings Act.