



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, January 19, 2017

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** [17-0022](#) Consideration, possible action, and discussion on Absence Requests from meetings.
*Casey Oldham ~ January 19, 2017

Attachments: [Casey Oldham](#)

- 4.2** [17-0006](#) Consideration, possible action, and discussion to approve meeting minutes.
*January 5, 2017 ~ Workshop
*January 5, 2017 ~ Regular

Attachments: [January 5 2017 Workshop](#)
[January 5 2017 Regular](#)
[Conflict of Interest](#)

Regular Agenda

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

6. [17-0009](#) Presentation, possible action, and discussion regarding a waiver request to Unified Development Section 12-8.3.E.3 'Street Projections' and Section 12-8.3.G 'Blocks' and a presentation, possible action, and discussion regarding a Preliminary Plan for Camwest Crossing consisting of 3 lots and 2 common areas on approximately 20 acres located at 5068 Raymond Stotzer Parkway, generally located at the city limit line bounding the City of Bryan near the southwest intersection of HSC Parkway and Raymond Stotzer Parkway Frontage Road. Case #PP2016-000020

Sponsors:

Bombek

Attachments:

[Staff Report](#)

[Application](#)

[Waiver Block Length](#)

[Waiver Street Projection](#)

[Preliminary Plan](#)

[PDD Concept Plan](#)

7. [17-0012](#) Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan-Future Land Use & Character Map from Suburban Commercial to Urban for approximately 6.3 acres generally located at northeast intersection of Crescent Pointe Parkway and Copperfield Parkway. Case #CPA2016-000013 (Note: Final action on this item is scheduled for the February 9, 2017 City Council meeting - subject to change)

Sponsors:

Paz

Attachments:

[Staff Report](#)

[Application](#)

[Comp Plan Exhibit](#)

8. [17-0011](#) 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 O Office to T Townhomes for approximately 6.3 acres being situated in the J.W. Scott Survey, Abstract No. 49, College Station, Brazos County, Texas, and being part of the 137.1386 acre tract described in the

deed from College Main Apartments, Ltd., to Crescent Point, Ltd., recorded in Volume 5115, Page 10 of the Official Records of Brazos County, Texas, generally located at near the northeast intersection of Crescent Pointe Parkway and Copperfield Parkway. Case #REZ2016-000041 (Note: Final action on this item is scheduled for the February 9, 2017 City Council meeting - subject to change)

Sponsors:

Paz

Attachments:

[Staff Report](#)

[Application](#)

[Rezoning Exhibit](#)

9. [17-0007](#) Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from GC General Commercial and OV Overlay to MF Multi-Family for approximately 10.49 acres being Greens Prairie Center PH 2A, Block 5, Lot 1R-2 and Common Area 6, a subdivision of record in Volume 13733, Page 45, of the Official Public Records of Brazos County, Texas, generally located south of William D. Fitch Parkway at the northern intersection of Arrington Road and Old Arrington Road. Case #REZ2016-000040 (Note: Final action on this item is scheduled for the February 9, 2017 City Council meeting - subject to change)

Sponsors:

Bullock

Attachments:

[Staff Report](#)

[Application](#)

[Rezoning Map](#)

10. [17-0005](#) 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 MF Multi-Family for approximately 12 acres being Augustus Babilie Survey, A-75, Brazos County, Texas and being all of the 12 acre tract described in the deed from Rodrick K. Wolf to Rodrick K. Wolf and Sharon B. Wolf, as Co-Trustees of the Rick and Sharon Wolf Revocable Trust, recorded in Volume 13033, Page 235 of the Official Records of Brazos County, Texas, generally located at 1650 Arrington Road, more generally located south of the intersection of South Oaks Drive and Arrington Road. Case

#REZ2016-000038 (Note: Final action on this item is scheduled for the February 9, 2017 City Council meeting - subject to change)

Sponsors: Lazo

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

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.

12. 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 January 13, 2017 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 #: 17-0022 **Version:** 1 **Name:** Absence Request
Type: Absence Request **Status:** Agenda Ready
File created: 1/11/2017 **In control:** Planning and Zoning Commission Regular
On agenda: 1/19/2017 **Final action:**
Title: Consideration, possible action, and discussion on Absence Requests from meetings.
*Casey Oldham ~ January 19, 2017

Sponsors:

Indexes:

Code sections:

Attachments: [Casey Oldham](#)

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

Consideration, possible action, and discussion on Absence Requests from meetings.
*Casey Oldham ~ January 19, 2017



CITY OF COLLEGE STATION
Planning & Development Services

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

Name Casey Oldham

Request Submitted on January 11, 2017

I will not be in attendance at the meeting on January 19, 2017
for the reason specified: (Date)

Will not be available for the meeting.

Signature Casey Oldham



Legislation Details (With Text)

File #: 17-0006 **Version:** 1 **Name:** Minutes
Type: Minutes **Status:** Agenda Ready
File created: 1/6/2017 **In control:** Planning and Zoning Commission Regular
On agenda: 1/19/2017 **Final action:**
Title: Consideration, possible action, and discussion to approve meeting minutes.
*January 5, 2017 ~ Workshop
*January 5, 2017 ~ Regular
Sponsors:
Indexes:
Code sections:
Attachments: [January 5 2017 Workshop](#)
[January 5 2017 Regular](#)
[Conflict of Interest](#)

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

Consideration, possible action, and discussion to approve meeting minutes.
*January 5, 2017 ~ Workshop
*January 5, 2017 ~ Regular

MINUTES
PLANNING & ZONING COMMISSION
Workshop Meeting
January 5, 2017 6:00 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

COMMISSIONERS PRESENT: Jane Kee, Jodi Warner, Casey Oldham, Johnny Burns, Elianor Vessali and Bill Mather

COMMISSIONERS ABSENT: Jim Ross

COUNCIL MEMBERS PRESENT: Linda Harvell, Jerome Rektorik

CITY STAFF PRESENT: Lance Simms, Alan Gibbs, Dave Coleman, Justin Golbabai, Jason Schubert, Jennifer Prochazka, Mark Bombek, Jessica Bullock, Jenifer Paz, Erika Bridges, Tiffany Cousins, Madison Thomas, Anthony Armstrong, Stephen Maldonado, Venessa Garza, Mary Ann Powell, Kirk Price and Kristen Hejny

1. Call the meeting to order.

Chairperson Kee Called the meeting to order at 6:01 p.m.

2. Discussion of consent and regular agenda items.

Commissioner Mather recused himself from the meeting.

There was general discussion on Regular Agenda Item #6.

Commissioner Oldham arrived at 6:06.

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 consideration of the 2016 P&Z Plan of work.

Senior Planner Bombek presented this item to the Commission.

5. Presentation, possible action, and discussion regarding single-family landscape requirements as a part of the 2016 P&Z Plan of Work.

Commissioner Mather returned to the meeting at 6:48.

Senior Planner Bombek and Staff Planner Thomas presented this item to the Commission.

The Commission asked Staff to explore options for flexibility on Townhomes, applying the requirements to all new single-family construction, and giving credit for existing trees.

6. Presentation, possible action, and discussion regarding a recommendation on a Planning & Zoning Commission appointment to the BioCorridor Board.

The Commission recommended that Commissioner Oldham be appointed to the BioCorridor Board.

7. Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
*Thursday, January 12, 2017 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:30 p.m. and Regular 7:00 p.m. (Liaison – Ross)

*Thursday, January 19, 2017 ~ 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.

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

There was general 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.

There were no items.

10. Adjourn.

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

Approved:

Jane Kee, Chairman
Planning & Zoning Commission

Attest:

Kristen Hejny, Admin. Support Specialist
Planning & Development Services

MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting
January 5, 2017, 7:00 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

COMMISSIONERS PRESENT: Jane Kee, Jodi Warner, Casey Oldham, Johnny Burns, Elianor Vessali and Bill Mather

COMMISSIONERS ABSENT: Jim Ross

COUNCIL MEMBERS PRESENT: Linda Harvell, Jerome Rektorik

CITY STAFF PRESENT: Lance Simms, Alan Gibbs, Dave Coleman, Justin Golbabai, Jason Schubert, Jennifer Prochazka, Jessica Bullock, Jenifer Paz, Erika Bridges, Tiffany Cousins, Anthony Armstrong, Stephen Maldonado, Venessa Garza, Mary Ann Powell, Kirk Price and Kristen Hejny

1. Call Meeting to Order

Chairperson Kee called the meeting to order at 7:15 p.m.

2. **Pledge of Allegiance**

3. **Hear Citizens**

4. **Consent Agenda**

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

*Jim Ross ~ January 5, 2017

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

*December 15, 2016 Workshop

*December 15, 2016 Regular

Commissioner Warner motioned to approve Consent Agenda Items 4.1 & 4.2. 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.

No items were removed.

Commissioner Mather recused himself from the meeting.

6. Presentation, possible action, and discussion regarding waiver requests to Unified Development Ordinance Section 12-8.3.E.3 'Street Projections', Section 12-8.3.G 'Blocks' regarding block lengths & block perimeter, Section 12-8.3.J 'Access Ways', and Section 12-8.3.W 'Single-Family Residential Parking Requirements for Platting', and presentation, possible action, and discussion regarding a Preliminary Plan for Southern Pointe, a master planned community on approximately 553 acres, located at 17529 SH-6 S., generally located north of Peach Creek Cut-Off Road and west of Pipeline Road, more generally known as Texas World Speedway. Case #PP2016-000014

Senior Planner Paz presented this item to the Commission. Ms. Paz stated that she would be presenting the waiver requests in quadrants, stating that Staff is recommending denial of 12 waiver requests. Ms. Paz also stated that Commission is tasked with considering all 23 waivers and the Preliminary Plan. Should all waivers be approved, the Preliminary Plan must also be approved, and should any waivers be denied, the Preliminary Plan must also be denied.

Senior Planner Paz began with Quadrant 1 of the Southern Pointe development including waiver requests #1, #19, #2 and #14, recommending approval of all.

Senior Planner Paz presented Quadrant 2 including waiver requests #3, #12, #4, #11, and #13. Ms. Paz stated that Staff is recommending approval of waiver request #13, and recommending denial of waiver requests #3, #12, #4 and #11.

Senior Planner Paz presented Quadrant 3 including waiver requests #16, #5, #18, #6, #20, #8, #15, #9, #21, and #22. Ms. Paz stated that Staff is recommending approval of waiver requests #16, #9, #21, and #22, and recommending denial of waiver requests #5, #18, #6, #20, #8, and #15.

Senior Planner Paz presented Quadrant 4 including waiver requests #7, 17, #10, and #23. Ms. Paz stated that Staff is recommending approval of waiver requests #7, #17, and #10, and recommending denial of waiver request #23.

Applicant, Adam Brumbaugh, 3603 Holly Drive, Bryan, was available to present to the Commission.

Applicant, Derek Walton, 150 Venture Drive Suite 100, College Station, explained the reasoning for waiver requests.

Applicant, Wallace Phillips, 4490 Castlegate Drive, College Station, was available to speak to the Commission.

Commissioner Warner asked if the street curbs will be the typical lay-down curb.

Mr. Phillips stated that they will be typical lay-down curbs with stand up curbs in bulbs for traffic calming.

Chairperson Kee asked if the 32 foot street width would apply to the 50 foot right-of-way.

Senior Planner Paz stated that they fall within the 50 foot right-of-way.

Commissioner Oldham asked for clarification on the requested lot sizes in this development.

Mr. Phillips stated that there has been great success with the proposed lot size in other developments.

Chairperson Kee asked about the 27-foot wide streets and why they are not allowed in this development.

Senior Planner Paz stated that some options allow for the 27-foot wide street when other conditions are met.

Commissioner Warner asked for the off-street parking requirements for single-family developments.

Senior Planner Paz stated that the parking requirements are one space per bedroom with no more than four parking spaces required.

Commissioner Oldham asked for the absorption of lots per year.

Mr. Phillips stated that he expects to sell 200 lots per year.

Commissioner Oldham questioned parking concerns within this development, and asked for similar areas within the City showing the same parking/traffic ideas.

City Engineer Gibbs spoke on traffic concerns, stating that there is a City Parking Task Force that studies traffic challenges within the City. Mr. Gibbs also stated that these ordinances and standards were created for the safety of the City for a reason. Mr. Gibbs further stated that the smaller the lot the more on-street parking, the more there is a chance for poor on-street parking, leading to safety concerns.

Commissioner Warner motioned to approve waiver request #23, Single-Family Parking Requirements, citing that the waiver is necessary for the preservation and enjoyment of a substantial property, and the granting of the waiver will not be detrimental to the public health, safety, or welfare or injurious to other property in the area. Commissioner Oldham seconded the motion, motion passed (5-0).

Commissioner Warner motioned to approve waiver requests #1, #2, #7, #9, #10, #13, #14, #16, #17, #19, #21, and #22 as recommended for approval by staff, citing that all criteria are met. Commissioner Burns seconded, motion passed (5-0).

Concerning waiver request #3, Commissioner Warner stated that based on the current Thoroughfare Plan, the minor arterial connecting to the future minor collector, is sufficient access for the development.

Commissioner Warner motioned to approve waiver request #3, citing that all criteria are met. Commissioner Vessali seconded the motion.

Commissioner Burns expressed concerns for ingress and egress within the development.

Commissioner Oldham expressed concerns with the waiver request stating that future projection and density could be inhibited.

Senior Planner Paz stated in response that Indian Lakes, with a lower density, contains only one access point into the subdivision.

There was general discussion.

Motion was approved (4-1) with Commissioner Oldham voting in opposition.

Commissioner Warner motioned to approve waiver request #4, citing special conditions of the land. Commissioner Burns seconded motion, motion passed (5-0).

Concerning waiver request #5, Commissioner Oldham stated that the Urban designation could have been moved, and Chatham could have been extended and connected to adjacent properties to fix the block length and extension issues.

Wallace Phillips, stated that the Urban designation was placed specifically as to not impede the single-family areas of the development.

Commissioner Oldham motioned to approve waiver request #5, citing that the waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant. Commissioner Warner seconded motion, motion passed (5-0).

Concerning waiver requests #6 and #8, Commissioner Warner asked how the block length is not broken by the other developed properties.

Senior Planner Paz stated that this is not a break in the block length, no connections are made to the thoroughfare.

Commissioner Warner motioned to approve waiver requests #6 & #8 approving block length along State Highway 6, citing that all criteria are met. Commissioner Burns seconded motion, motion passed (5-0).

Commissioner Oldham motioned to approve waiver request #11, citing that all criteria are met. Commissioner Vessali seconded motion, motion passed (5-0).

Commissioner Warner motioned to approve waiver request #12, citing that all criteria are met. Commissioner Burns seconded the motion, motion passed (5-0).

Commissioner Oldham motioned to approve waiver request #15 citing that all criteria are met. Commissioner Warner seconded the motion, motion passed (5-0).

Commissioner Warner motioned to approve waiver request #18, citing that all criteria are met. Commissioner Oldham seconded the motion, motion passed (5-0).

Commissioner Warner motioned to approve waiver request #20, citing that all criteria are met. Commissioner Burns seconded the motion, motion passed (5-0).

Commissioner Warner motioned to approve the Preliminary Plan as presented by Staff. Commissioner Vessali seconded the motion.

There was general discussion.

The motion passed (5-0).

Chairperson Kee recessed the meeting at 9:40 p.m.

Chairperson Kee reconvened the meeting at 9:50 p.m.

Commissioner Mather returned to the the meeting at 9:50 p.m.

7. Public hearing, presentation, possible action, and discussion regarding a Final Plat for Caprock Crossing Lot 1A-R3, 7R, 8R, 9R and 10R, Block 3 being a replat of Caprock Crossing Lots 1A-R2, Block 3, consisting of five commercial lots on approximately 11.94 acres generally located southwest of William D. Fitch Parkway and State Highway 6 South. Case #FPCO2016-000024

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

Chairperson Kee opened the public hearing.

Timothy Powell, 3429 Tahoma Trail, College Station, spoke with concerns for connection from Old Arrington to Greens Prairie Road, and additional traffic flow through the area.

Senior Planner Paz stated that there is a projected public way connection from Greens Prairie to Old Arrington that will be constructed when the adjacent commercial properties develop.

Marie Wolfe, 4576 Sandpiper Cove, College Station, spoke with concerns of the Final Plat citing potential issues with added traffic flow through the area.

Commissioner Oldham asked for a timeline update on connecting access from State Highway 6 to Indian Lakes.

Commissioner Mather stated that construction is set to begin in May, and will create a second outlet from Indian Lakes.

Chairperson Kee closed the public hearing.

Commissioner Mather motioned to approve the Final Plat. Commissioner Warner seconded the motion, motion passed (6-0).

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 PDD Planned Development District, GS General Suburban, M-2 Heavy Industrial, and R-4 Multi-Family to PDD Planned Development District for approximately 39 acres being situated in the CRAWFORD BURNETT LEAGUE, Abstract No. 7, Brazos County, Texas, and being out of the following described tracts: 1) Being all of Lot 1A, Block 1 of the Retreat At College Station Subdivision and being 36.829 acres as described in Plat of record in Volume 12860, Page 99; and, 2) Being a Called 1.693 and a Called 1.69 acre tract as described in deed from County of Brazos to BCS JONES BUTLER 37.26, L.P. of record in Volume 12798, Page 169, all being Official Records of Brazos County, Texas, generally located at 2045 Jones Butler Road, more generally located at the northeast intersection of Jones Butler Road and Harvey Mitchell Parkway (FM 2818). Case

#REZ2016-000011 (Note: Final Action on this item is scheduled for the January 26, 2017 City Council meeting – subject to change)

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

Commissioner Kee asked for the reasoning behind rezoning the property.

Applicant, Kerry Pillow, 3204 Earl Rudder Freeway South, College Station, spoke on the item stating that the property would currently cross Brazos County property, so the development acquired the property to provide access to the development.

Chairperson Kee opened the public hearing.

No one spoke.

Chairperson Kee closed the public hearing.

Commissioner Mather motioned to recommend approval of the Rezoning as presented. Commissioner Burns seconded the motion, motion passed (6-0).

9. Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan – Future Land Use & Character Map from “Urban Mixed-Use” to “Urban” for approximately six acres being situated in the Pooh’s Park Subdivision, Block 1, Lots 6-14 recorded in Volume 314, Page 618 of the deed records of Brazos County, Texas, located at 204, 206, 210, 212, 214, 216, 218, and 220 Holleman Drive East, more generally southwest of the intersection of Holleman Drive East and Lassie Lane. Case #CPA2016-000017 (Note: Final action on this item is scheduled for the January 12, 2017 City Council meeting – subject to change)

Economic Development Manager Prochazka presented the Comprehensive Plan Amendment to the Commission and recommended approval.

Chairperson Kee opened the public hearing.

No one spoke.

Chairperson Kee closed the public hearing.

Commissioner Warner motioned to recommend approval of the Comprehensive Plan Amendment. Commissioner Mather seconded the motion, motion passed (6-0).

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 GC General Commercial to PDD Planned Development District for multi-family housing on approximately six acres being situated in the Pooh’s Park Subdivision, Block 1, Lots 6-14 recorded in Volume 314, Page 618 of the deed records of Brazos County, Texas, located at 204, 206, 208, 210, 212, 214, 216, 218, and 220 Holleman Drive East, more generally located southwest of the intersection of Holleman Drive East and Lassie Lane. Case #REZ2016-000037 (Note: Final action on this item is scheduled for the January 12, 2017 City Council meeting – subject to change)

Economic Development Manager Prochazka presented the Rezoning to the Commission and recommended approval.

Commissioner Mather asked for clarification on the requested zero front setback.

Economic Development Manager Prochazka stated that this was intended to provide a more urban character along Holleman Drive East.

Commissioner Vessali asked for an explanation on the requested height ratio.

Economic Development Manager Prochazka stated that requirement is that from the single-family property line for every one foot vertical height of multi-family structures, there would be a two foot horizontal height for a 2:1 ratio. Ms. Prochazka also stated that the adjacent single-family property is currently slated to be redeveloped as Urban and will then fit in with surrounding developments.

Chairperson Kee asked if the adjacent single-family lots are currently rental properties.

Economic Development Manager Prochazka stated that the vast majority look to be rental properties.

Commissioner Mather asked if parking ratios are conforming.

Economic Development Manager Prochazka stated that they are asking to modify from the standard to one space per bedroom, plus 12 visitor parking spaces.

Applicant, Daniel Beamon, 111 University Drive East, College Station, was available to answer questions from the Commission. Mr. Beamon stated that to be given the flexibility, they included parking ratio in the Planned Development District zoning.

Commissioner Mather asked for unit count on the development.

Mr. Beamon stated that a precise unit count is not known at this time.

Chairperson Kee opened the public hearing.

No one spoke.

Chairperson Kee closed the public hearing.

Commissioner Oldham motioned to recommend approval of the Rezoning. Commissioner Mather seconded the motion, motion passed (6-0).

11. Public hearing, presentation, possible action, and discussion regarding an amendment to Section 12-7.12, Outdoor Storage and Display, of the Unified Development Ordinance addressing the duration of tent sales. Case #ORDA2016-000012 (Note: Final action on this item is scheduled for the January 26, 2017 City Council meeting – subject to change)

Director Simms presented the Ordinance Amendment to the Commission and recommended approval.

Chairperson Kee opened the public hearing.

No one spoke.

Chairperson Kee closed the public hearing.

Commissioner Mather motioned to recommend approval of the Ordinance Amendment. Commissioner Oldham seconded the motion, motion passed (6-0).

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

Commissioner Ross asked for an update on non-residential tiers on the Roadway Maintenance Fee tiers that were included in recent mail outs.

13. Adjourn

The meeting adjourned at 10:28 p.m.

Approved:

Attest:

Jane Kee, Chairman
Planning & Zoning Commission

Kristen Hejny, Admin Support Specialist
Planning & Development Services

AFFIDAVIT OF CONFLICT OF INTEREST

THE STATE OF TEXAS §
COUNTY OF BRAZOS §

I, William R. Mather, as a member of the City of College Station Planning & Zoning Commission make this affidavit and hereby, on oath, state the following: I, and/or a person or persons related to me, have a substantial interest in a business entity that would be peculiarly affected by a vote or decision of the above body, as those terms are defined in Chapter 171, Texas Local Government Code.

Date of Meeting: January 5, 2017 Agenda Item Number: 6

The business entity is: Southern Pointe

(have/has) a substantial interest in this business entity for the following reasons: (Check all that are applicable.)

- I own 10% or more of the voting stock or shares of the business entity;
I own either 10% or more or \$5,000 or more of the fair market value of the business entity;
Funds received by me from the business entity exceed 10% of my gross income for the previous year;
Real property is involved and (I/we) have an equitable or legal ownership with a fair market value of \$2,500 or more;
A relative of mine has a substantial interest in the business entity or property that would be affected by a decision of the public body of which I am a member.

Upon the filing of this affidavit with the City Secretary, I affirm that I will abstain from voting on any decision involving this business entity and from any further participation on this matter whatsoever.

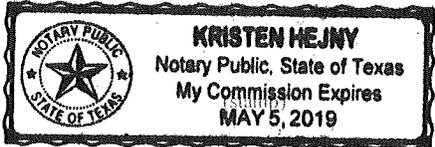
Signed this 3rd day of January, 2017.

Signature of Official

Individually
Title

BEFORE ME, the undersigned authority, on this day personally appeared William Mather, who after being by me duly sworn and on his oath deposed and says that he/she has ready the above and foregoing and that every statement contained therein is with his/her personal knowledge and is true and correct.

SWORN TO AND SUBSCRIBED BEFORE ME on this 5 day of January, 2017.



Signature of Notary Public, State of Texas



Legislation Details (With Text)

File #: 17-0009 **Version:** 4 **Name:** Camwest Crossing- Preliminary Plan
Type: Preliminary Plan **Status:** Agenda Ready
File created: 1/9/2017 **In control:** Planning and Zoning Commission Regular
On agenda: 1/19/2017 **Final action:**

Title: Presentation, possible action, and discussion regarding a waiver request to Unified Development Section 12-8.3.E.3 'Street Projections' and Section 12-8.3.G 'Blocks' and a presentation, possible action, and discussion regarding a Preliminary Plan for Camwest Crossing consisting of 3 lots and 2 common areas on approximately 20 acres located at 5068 Raymond Stotzer Parkway, generally located at the city limit line bounding the City of Bryan near the southwest intersection of HSC Parkway and Raymond Stotzer Parkway Frontage Road. Case #PP2016-000020

Sponsors: Mark Bombek

Indexes:

Code sections:

Attachments: [Staff Report](#)
[Application](#)
[Waiver Block Length](#)
[Waiver Street Projection](#)
[Preliminary Plan](#)
[PDD Concept Plan](#)

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

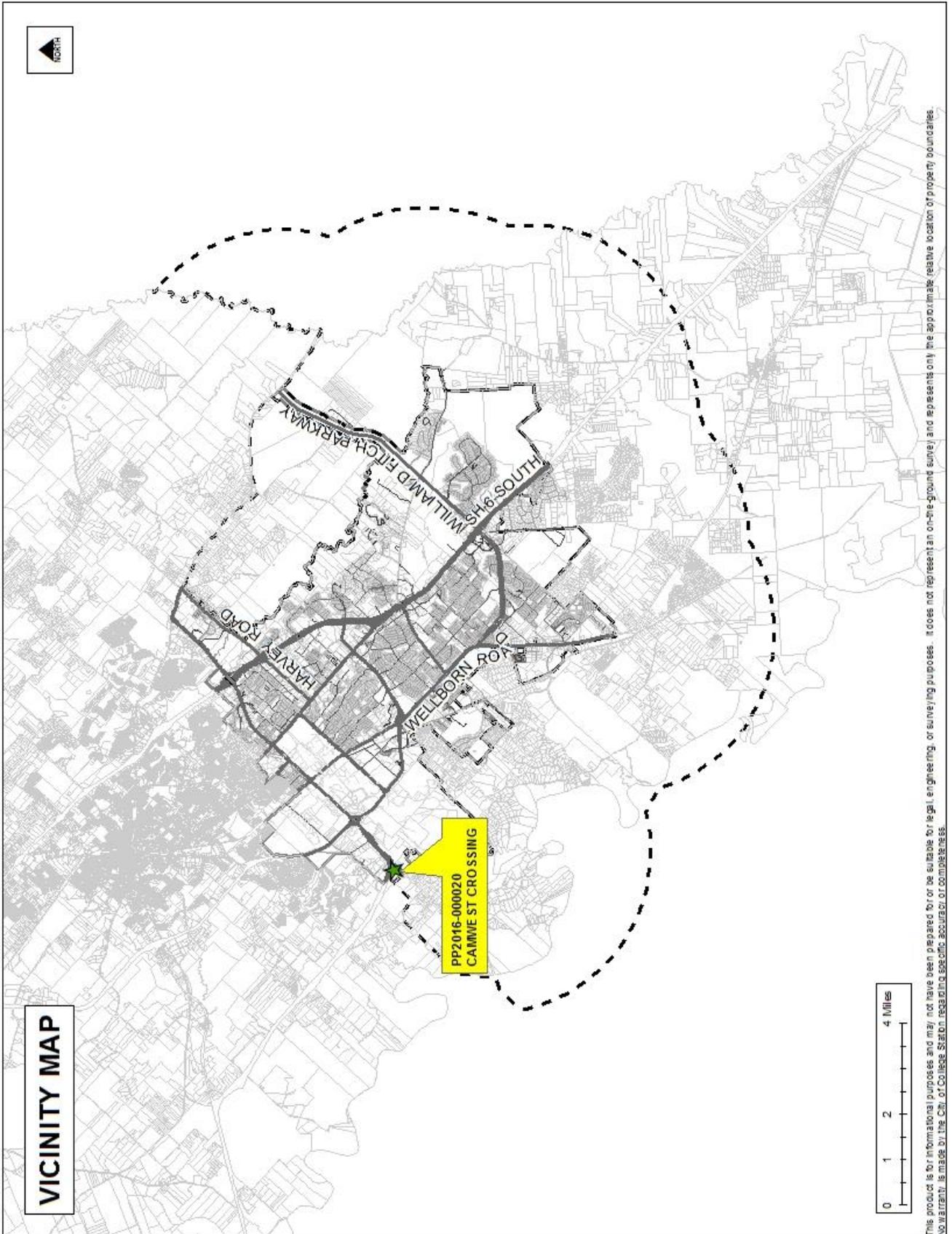
Presentation, possible action, and discussion regarding a waiver request to Unified Development Section 12-8.3.E.3 'Street Projections' and Section 12-8.3.G 'Blocks' and a presentation, possible action, and discussion regarding a Preliminary Plan for Camwest Crossing consisting of 3 lots and 2 common areas on approximately 20 acres located at 5068 Raymond Stotzer Parkway, generally located at the city limit line bounding the City of Bryan near the southwest intersection of HSC Parkway and Raymond Stotzer Parkway Frontage Road. Case #PP2016-000020



CITY OF COLLEGE STATION

**PRELIMINARY PLAN
for
CAMWEST Crossing
PP2016-000020**

- SCALE:** 3 lots and 2 common areas on approximately 20.5 acres
- LOCATION:** 5068 Raymond Stotzer Parkway, generally located at the City limit line bounding the City of Bryan near the southwest intersection of HSC Parkway and Raymond Stotzer Parkway Frontage Road.
- ZONING:** PDD Planned Development District and R Rural
- APPLICANT:** Tyler Coats
- PROJECT MANAGER:** Mark Bombek, Senior Planner
mbombek@cstx.gov
- PROJECT OVERVIEW:** The applicant is requesting the Preliminary Plan and waivers to the subdivision regulations as a step toward developing a large scale office complex and supplemental uses. This development is based on the goals and development principals of the adjacent BioCorridor Planning District and is being developed to support future growth of the area.
- RECOMMENDATION:** Staff recommends approval of the waiver requests to UDO Section 12-8.3.E.3. 'Street Projections' and 12-8.3.G 'Blocks'. If the waivers are approved by the Commission, staff recommends approval of the Preliminary Plan. If the waivers are denied, the Preliminary Plan must be denied.






 City of College Station

 NORTH	0 500 1,000 Feet	CA MWEST CROSSING	Case: PP2016-000020 PRELIMINARY PLAN
--	-------------------------------	--------------------------	---

DEVELOPMENT HISTORY

Annexation: June 1995
Zoning: A-O Agriculture upon annexation renamed R Rural in 2013
Portion rezoned to PDD Planned Development District in 2015
Site development: Vacant

COMMENTS

Water: Water service will be provided by College Station Utilities. Public waterlines and fire flow requirements will be required to comply with the B/CS Unified Design Guidelines with the Final Plat.

Sewer: The subject tract will be served by the City of Bryan and will be required to comply with the B/CS Unified Design Guidelines with the Final Plat.

Off-site Easements: None required at this time.

Drainage: A drainage report for this development will need to be submitted with the construction documents.

Flood Plain: There is no F.E.M.A. regulated floodplain located on the property according to firm panel 48041C0285E, effective date 5/16/2012.

Greenways: N/A

Pedestrian Connectivity: There will be sidewalks provided along both sides of the public way provided with the development of this tract.

Bicycle Connectivity: N/A

Streets: The proposed subdivision will have access to Biomedical Way and Raymond Stotzer Parkway Frontage Road via a public way that is being extended through the property. The subdivision is also projecting the public way west to the adjacent City of Bryan property to ultimately connect into a future roadway that will create a direct connection to HSC Parkway and Raymond Stotzer Parkway Frontage Road.

Oversize Request: N/A

Parkland Dedication: N/A

Impact Fees: As applicable.

REVIEW CRITERIA

1. **Compliance with Comprehensive Plan and Unified Development Ordinance:**

The subject property is classified as Business Park on the Comprehensive Plan Future Land Use and Character Map. A portion of the tract is currently zoned PDD Planned Development District with a base zoning of Business Park and the remaining tract as R Rural. The Preliminary Plan is in compliance with the applicable sections of the Unified Development Ordinance (UDO) with the exceptions noted below.

2. **Compliance with Subdivision Regulations:** The proposed Preliminary Plan is in compliance with the applicable Subdivision Regulations contained in the UDO except for the following waiver requests:

- **UDO Section 12-8.3.E.3 ‘Street Projections’** – The requirement under this section is stated as ‘where adjoining areas are not platted, the subdivision shall provide street projections to such areas by projecting a public street: 1) in each cardinal direction around the proposed subdivision, 2) at intervals no fewer than the maximum block length along the perimeter boundary of the subdivision, 3) to provide street connection or street frontage to land locked tracts that do not otherwise have frontage to a public street’. The applicant is seeking a waiver to not require street projections to the east within the development. The property to the east, while not platted has received an approval for a PDD and Concept Plan that did not indicate the projection of a public street or public way to the Camwest Crossing tract. A projection in this area would only be continued if the approved Concept Plan is revised to tie into the projected roadway. There is a filed cross access agreement that both tracts are upholding which will give the connectivity that was intended with the street projection.
- **UDO Section 12-8.3.G. ‘Blocks’** – The requirement under this section is stated as ‘in order to provide a public street network that is complimentary to the Thoroughfare Plan and that ensures uniform access and circulation, block length shall not exceed one thousand two hundred (1,200) feet.’ The proposed Public Way extension of Eubanks Lane spans a distance of more than 1,600 feet before being broken by a public street. Due to the nature of the proposed development, additional fragmentation of the tract to increase the number of internal connections does not provide benefit to the overall traffic flow. With a limited number of external access points to rights-of-way that are controlled by TXDOT and the City of Bryan the required break in block will not further increase the accessibility or maneuverability through or around the site.

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

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

There are no special circumstances or conditions affecting the land involved that strict application will deprive the applicant of reasonable use of the land. The applicant states that strict application of the ordinance will result in the need to construct streets that are not necessary for this development or others.

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

If the waivers are not granted, the subject tract can still be subdivided. The applicant states, in order to develop the land as a high density office development around the pond and additional amenities as shown on the Master Plan there cannot be a public way located through the center of the property. The Developer has a goal to provide a development unlike anything in the area and to achieve this requires that the integrity of the Master Plan be maintained. Adequate access to the site can be provided by a private driveway access to the tract to the east, the public way connection to the Traditions Development and the public way access to the tract to the west which will allow access to HSC Parkway and another access point on the SH 47 frontage road.

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

The granting of the waivers for this development will not be detrimental to the public health, safety, or welfare, or injurious to other property.

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

Granting the requested waivers will not affect the ability of surrounding tracts to meet the ordinance when platting.

STAFF RECOMMENDATION

Staff recommends approval of the waiver requests to UDO Section 12-8.3.E.3. 'Street Projections' and 12-8.3.G 'Blocks'. If the waivers are approved by the Commission, staff recommends approval of the Preliminary Plan. If the waivers are denied, the Preliminary Plan should also be denied.

SUPPORTING MATERIALS

1. Application
2. Copy of Preliminary Plan
3. Adopted PDD Concept Plan



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

PRELIMINARY PLAN APPLICATION

MINIMUM SUBMITTAL REQUIREMENTS:

- \$932 Preliminary Plan Application Fee.
- \$233 Waiver Request to Subdivision Regulations Fee (if applicable).
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Copy of plan. A revised mylar original must be submitted after approval.
- Title report for property current within ninety (90) days or accompanied by a Nothing Further Certificate current within ninety (90) days. The report must include applicable information such as ownership, liens, encumbrances, etc.
- Impact study (if oversized participation is requested).
- The attached Preliminary Plan checklist with all items checked off or a brief explanation as to why they are not.

Date of Optional Preapplication Conference December 2, 2015

NAME OF PROJECT CamWest Crossing

ADDRESS 5068 Raymond Stotzer Parkway

SPECIFIED LOCATION OF PROPOSED SUBDIVISION:

On SH 47 Frontage Road between Burgess Lane and HSC Parkway

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

Name Tyler Coats E-mail tcoats@roserock.com

Street Address 318 North Bryan Avenue

City Bryan State TX Zip Code 77803

Phone Number 979.823.8525 Fax Number 979.823.8521

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

Name Kim Eubanks - Camwest Traditions, LP E-mail keubanks@camwest2.com

Street Address 351 Adriatic Pkwy

City McKinney State TX Zip Code 75070

Phone Number 979.542.8290 Fax Number 979.542.2170

ARCHITECT OR ENGINEER'S INFORMATION:

Name Schultz Engineering, LLC - Joe Schultz, P.E. E-mail eng@schultzen.com

Street Address 911 Southwest Parkway East

City College Station State TX Zip Code 77840

Phone Number 979-764-3900 Fax Number 979-764-3910

Total Acreage 20.536 Total No. of Lots 2 R-O-W Acreage _____

Number of Lots By Zoning District 1 / PDD 1 / RURAL _____ / _____

Average Acreage Of Each Residential Lot By Zoning District:

_____ / _____ _____ / _____ _____ / _____ _____ / _____

Floodplain Acreage N/A

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

Are you proposing to dedicate park land by acreage or fee in lieu of land? N/A

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

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

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

Yes

No

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

Project Name: _____

City Project Number (if known): _____

Date / Timeframe when submitted: _____

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

See attached waiver sheet.

Regarding the waiver request, explain how:

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

See attached waiver sheet.

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

See attached waiver sheet.

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

See attached waiver sheet.

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

See attached waiver sheet.

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

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

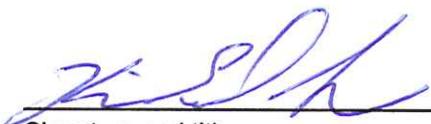
6. The proposed development is within an older residential subdivision meeting the criteria in Platting and Replatting within Older Residential Subdivisions Section of the UDO; or
7. The proposed development contains frontage on a Freeway / Expressway as designated by Map 6.6, Thoroughfare Plan - Functional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

Detailed explanation of condition identified above:

N/A

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

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



Signature and title

Kim KEUBANKS, MANAGER OF CAMWEST TRADITIONS GP, LLC GENERAL PARTNER OF CAMWEST TRADITIONS LP, OWNER

9/7/16

Date

PRELIMINARY PLAN MINIMUM REQUIREMENTS
(ALL CITY ORDINANCES MUST BE MET)
INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

- Drawn on 24" x 36" sheet to scale of 100' per inch or larger. Include the words "PRELIMINARY PLAN - NOT FOR RECORD" in letters 1/2" high. If more than 1 sheet, an index sheet showing entire subdivision at a scale of 500 feet per inch or larger.
- Vicinity map which includes enough of surrounding area to show general location of subject property in relationship to College Station and its City Limits. No scale required but include north arrow.
- Title Block with the following information:
 - Name and address of subdivider, recorded owner, engineer and surveyor.
 - Proposed name of subdivision (subdivision name & street names will be approved through Brazos County 911).
 - Date of preparation (including the date the plat was submitted and the dates of any revisions on the plat).
 - Engineer's scale in feet.
 - Total area intended to be developed.
- North Arrow.
- Location of current city limit lines and current zoning district boundary. The appropriate zoning district(s) must be in place for the proposed land uses before the application for a subdivision.
- Subdivision boundary indicated by heavy lines. Boundary must include all of parent tract.
- Descriptions by metes and bounds of the subdivision which shall close within accepted land survey standards. (Labeled on boundary lines, not separate metes and bounds description.)
- Primary control points or descriptions and ties to such control point, to which, later, all dimensions, angles, bearings, block numbers, and similar data shall be referred. The plat shall be located with respect to a corner of the survey or tract, or an original corner of the original survey of which it is a part.
- Name of contiguous subdivisions and names of owners of contiguous parcels of unsubdivided land, and an indication whether or not contiguous properties are platted.
- Location of the 100 Year Floodplain and Floodway, if applicable, according to the most recent available data.
- Topographic information, including contours at two foot (2 ft.) intervals, wooded areas, and flowline elevation of streams.
- Proposed land uses (in compliance with existing zoning district).
- The location and description with accurate dimensions, bearings or deflection angles and radii, area, center angle, degree of curvature, tangent distance and length of all curves for all of the following: (Show existing items that are intersecting or contiguous with the boundary of or forming a boundary with the subdivision, as well as, those within the subdivision).

Existing Proposed

- | | | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Streets. Continuous or end in a cul-de-sac, stubbed out streets must end into a temp. turn around unless they are shorter than 100 feet. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Public and private R.O.W. locations and widths. (All existing and proposed R.O.W.'s sufficient to meet Thoroughfare Plan.) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Street offsets and/or intersection angles meet ordinance. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Alleys. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Well site locations. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Pipelines. If carrying flammable gas or fuel, also show size of line, design pressure and product transported through the line. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Utility services (water & sanitary sewer). All existing and proposed utilities of sufficient size/depth to meet the utility master plan and any future growth areas. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Easements. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Drainage structures and improvements including underground storm sewer and all overland systems (flow line of existing watercourses) and showing where these will discharge. Proposed channel cross sections, if any. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | A number or letter to identify each lot or site and each block (numbered sequentially). |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Parkland dedication/greenbelt area/park linkages. All proposed dedications must be reviewed by the Parks and Recreation Advisory Board and documentation of their recommendation provided prior to being scheduled for P&Z Commission consideration. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Greenways dedication. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Public areas. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Other public improvements, including but not limited to parks, schools and other public facilities. |
| <input checked="" type="checkbox"/> | | Proposed phasing. Each phase must be able to stand alone to meet ordinance requirements and infrastructure costs shown to be distributed evenly throughout the subdivision. Phases must be final platted in sequential order as shown or defined on the preliminary plan. |
| <input checked="" type="checkbox"/> | | Are there impact fees associated with this development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

CamWest Crossing - Waiver Request 1

Waiver to Article 8.2.G.1.a & c. Block Length

Justification for Waiver 1 – Block 2:

A. The requested waiver is for BLOCK LENGTH 4, BLOCK 2, which is 1,624 feet in length which exceeds the maximum block length of 1,200'. This block is located on the south side of the Public Way and North of State Highway 47.

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

The special circumstances for this tract of land is that there is an existing pond in the center of the tract that will be modified into a stormwater retention/detention pond that will become an amenity and the focal point for the entire development. Attached is a conceptual Master Plan for the site which shows this pond and building locations around the pond. A public way or public street through the middle of the tract to break the block along SH 47 would be very detrimental to the Master Plan. Also, due to the location of the SH 47 exit ramp and its confluence with the frontage road the public way connection to the frontage road will not be allowed near the center of the block.

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

In order to develop the land as a high density office development around the pond and additional amenities as shown on the Master Plan there cannot be a public way located through the center of the property. The Developer has a goal to provide a development unlike anything in the area and to achieve this requires that the integrity of the Master Plan be maintained. Adequate access to the site can be provided by a driveway on the SH 47 frontage road, private driveway access to the tract to the east, the public way connection to the Traditions Development and the public way access to the tract to the west which will allow access to HSC Parkway and another access point on the SH 47 frontage road.

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

The granting of the waivers for this development will not be detrimental to the public health, safety, or welfare, or injurious to other property as the development will comply with all other standards and requirements.

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

The granting of this waiver will not affect the subdivision of other land in the area since the property to the north is already planned and there is a public way connection. The land to the east is zoned PDD and its Concept Plan shows only a private cross access easement to this tract. The City of Bryan property to the west has access to SH 47 frontage road and HSC Parkway so the single Public Way connection to this tract is adequate.

CamWesT Crossing - Waiver Requests 4

Waiver to Section 12-8.3.E Street Projections Justification for Waiver:

The requested waiver is for Street Projection to unplatted property to the east of Block 2 of the CamWesT Development.

1. There are special circumstances or conditions affecting the land involved such that strict application of the subdivision regulations will deprive the applicant of the reasonable use of his land.
The special circumstances or conditions for this development is the adjacent property was rezoned to a PDD and the concept plan does not show a street projection to this tract. We are extending a private access easement to match the adjacent property PDD Concept Plan.
2. The waiver is necessary for the preservation and enjoyment of substantial property right of the applicant.
In order to develop the land as a high density office development around the pond and additional amenities as shown on the Master Plan there cannot be a public way located through the center of the property. The Developer has a goal to provide a development unlike anything in the area and to achieve this requires that the integrity of the Master Plan be maintained. Adequate access to the site can be provided by a driveway on the SH 47 frontage road, private driveway access to the tract to the east, the public way connection to the Traditions Development and the public way access to the tract to the west which will allow access to HSC Parkway and another access point on the SH 47 frontage road.
3. The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering subdivision regulations.
The granting of the waivers for this development will not be detrimental to the public health, safety, or welfare, or injurious to other property as the development will comply with all other standards and requirements.
4. The granting of the waiver will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of the Unified Development Ordinance.
The granting of this waiver will not affect the subdivision of other land since we are matching the concept plan of the adjacent tract.



SCALE IN FEET
0 30 60

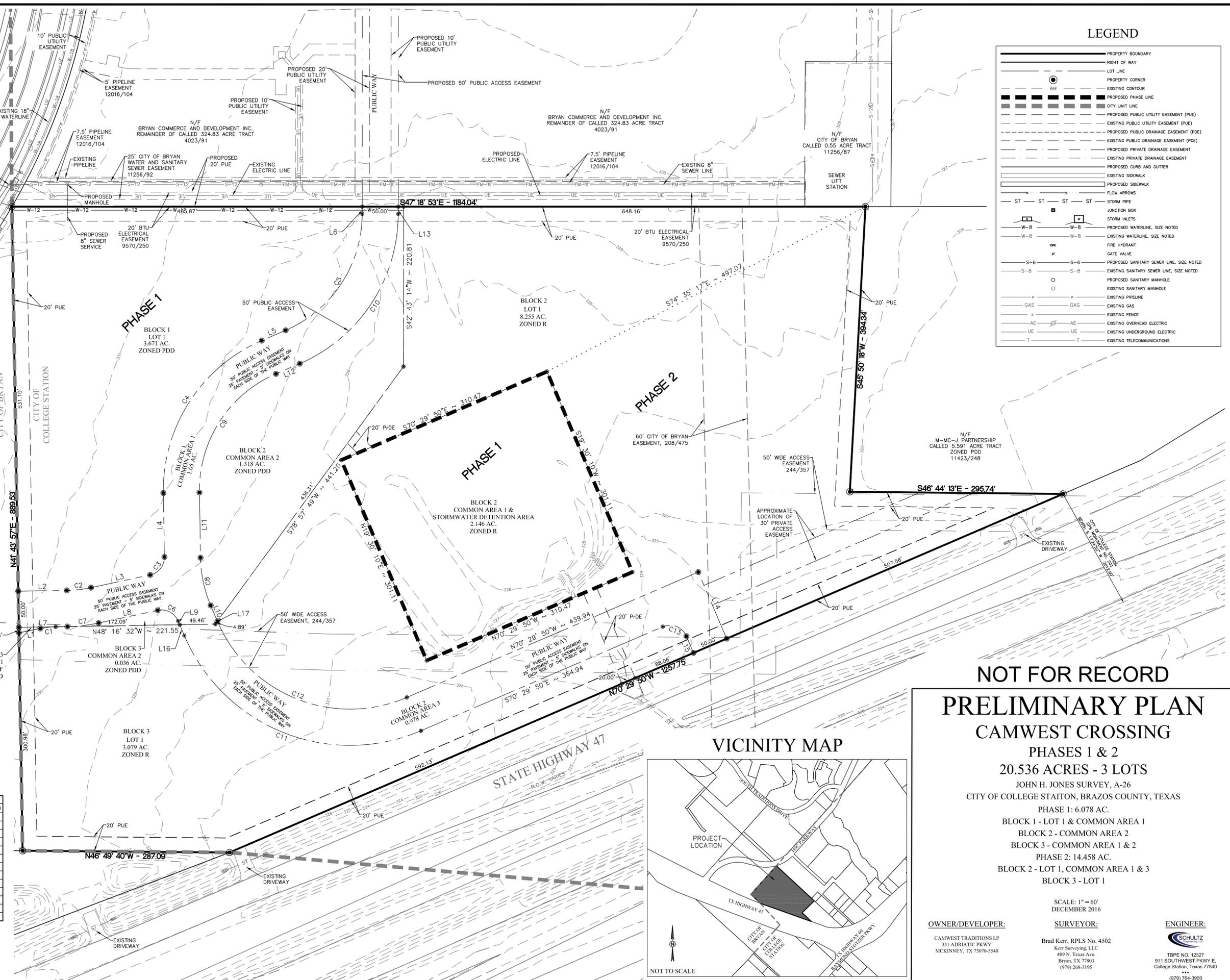
LEGEND

	PROPERTY BOUNDARY
	RIGHT OF WAY
	LOT LINE
	PROPERTY CORNER
	EXISTING CONTOUR
	PROPOSED PHASE LINE
	CITY LIMIT LINE
	PROPOSED PUBLIC UTILITY EASEMENT (PUE)
	EXISTING PUBLIC UTILITY EASEMENT (PUE)
	PROPOSED PUBLIC DRAINAGE EASEMENT (PDE)
	EXISTING PUBLIC DRAINAGE EASEMENT (PDE)
	PROPOSED PRIVATE DRAINAGE EASEMENT
	EXISTING PRIVATE DRAINAGE EASEMENT
	PROPOSED CURB AND GUTTER
	EXISTING SIDEWALK
	PROPOSED SIDEWALK
	FLOW ARROWS
	STORM PIPE
	JUNCTION BOX
	STORM INLETS
	PROPOSED WATERLINE, SIZE NOTED
	EXISTING WATERLINE, SIZE NOTED
	FIRE HYDRANT
	GATE VALVE
	PROPOSED SANITARY SEWER LINE, SIZE NOTED
	EXISTING SANITARY SEWER LINE, SIZE NOTED
	PROPOSED SANITARY MANHOLE
	EXISTING SANITARY MANHOLE
	EXISTING PIPELINE
	EXISTING GAS
	EXISTING FENCE
	EXISTING OVERHEAD ELECTRIC
	EXISTING UNDERGROUND ELECTRIC
	EXISTING TELECOMMUNICATIONS

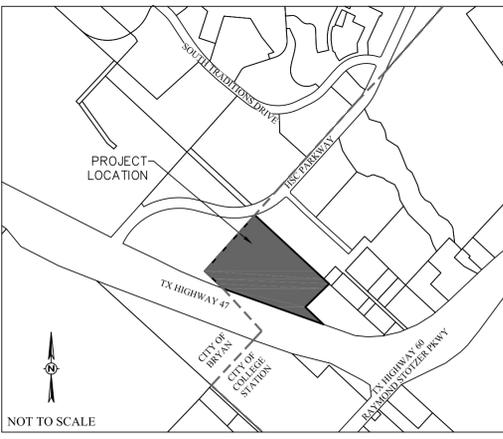
- NOTES:
- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 - THE TOPOGRAPHY SHOWN IS FROM FIELD SURVEY DATA.
 - NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0285E, EFFECTIVE DATE: MAY 16, 2012.
 - ZONING FOR THIS TRACT IS PLANNED DEVELOPMENT DISTRICT (PDD) AND RURAL (R).
 - ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF COLLEGE STATION UNIFIED DEVELOPMENT ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LAY.
 - DETENTION PONDS, PUBLIC WAYS, PRIVATE DRAINAGE EASEMENTS AND COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION (POA) OR THE PROPERTY OWNERS.
 - THE APPROXIMATE HEIGHT RESTRICTION ELEVATION IS 400'. THE EXISTING GROUND ELEVATION ON SITE IS APPROXIMATELY 332'. THIS ALLOWS FOR A 68' BUILDING HEIGHT.
 - A PRIVATE CROSS ACCESS EASEMENT SHOWN TO THE M-MC-J PARTNERSHIP TRACT WILL BE PROVIDED AT FINAL PLAT OR SITE PLAN FOR PHASE 2. THE LOCATION SHOWN IS APPROXIMATE.
 - SH 47 FRONTAGE ROAD ACCESS POINT CONTINGENT ON TxDOT APPROVAL.
 - FOR PURPOSES OF LANDSCAPING, SIGNAGE, AND NON-RESIDENTIAL ARCHITECTURAL STANDARDS, LOT 1 BLOCK 1, LOT 1 BLOCK 2, AND LOT 1 BLOCK 3 ARE CONSIDERED ONE BUILDING PLOT.

LINE #	LENGTH	DIRECTION
L1	30.21'	N58° 43' 04"W
L2	67.33'	S48° 16' 03"E
L3	83.82'	S59° 22' 57"E
L4	88.15'	N41° 43' 58"E
L5	35.98'	S70° 28' 12"E
L6	10.00'	N42° 43' 15"E
L7	67.33'	N48° 16' 03"W
L8	83.82'	S59° 22' 57"W
L9	5.74'	N19° 30' 11"E
L10	23.80'	N19° 30' 11"E
L11	89.99'	N41° 43' 58"E
L12	35.98'	S70° 28' 12"E
L13	10.00'	N42° 43' 15"E
L14	100.00'	N19° 30' 11"E
L15	25.00'	S19° 30' 11"W
L16	16.36'	S19° 30' 11"W
L17	0.14'	N19° 30' 11"E

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	21.41'	117.50'	010°26'31"	10.74'	21.38'	N53°28'48"W
C2	33.95'	175.00'	011°06'53"	17.03'	33.90'	S53°49'30"E
C3	34.42'	25.00'	078°53'07"	20.57'	31.77'	N81°10'30"E
C4	266.24'	225.00'	067°47'51"	151.19'	250.98'	N75°37'53"E
C5	204.06'	175.00'	066°48'35"	115.41'	192.69'	N76°07'31"E
C6	34.42'	25.00'	078°53'07"	20.57'	31.77'	N19°56'23"W
C7	43.65'	225.00'	011°06'53"	21.89'	43.58'	N53°49'30"W
C8	67.90'	175.00'	022°13'47"	34.38'	67.47'	N30°37'04"E
C9	207.08'	175.00'	067°47'51"	117.59'	195.20'	N75°37'53"E
C10	262.36'	225.00'	066°48'35"	148.39'	247.75'	N76°07'31"E
C11	392.70'	250.00'	090°00'00"	250.00'	353.55'	S25°29'50"E
C12	314.16'	200.00'	090°00'00"	200.00'	282.84'	N25°29'50"W
C13	39.27'	25.00'	090°00'00"	25.00'	35.36'	S25°29'50"E



VICINITY MAP



NOT FOR RECORD PRELIMINARY PLAN CAMWEST CROSSING PHASES 1 & 2

20.536 ACRES - 3 LOTS
 JOHN H. JONES SURVEY, A-26
 CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS
 PHASE 1: 6.078 AC.
 BLOCK 1 - LOT 1 & COMMON AREA 1
 BLOCK 2 - COMMON AREA 2
 BLOCK 3 - COMMON AREA 1 & 2
 PHASE 2: 14.458 AC.
 BLOCK 2 - LOT 1, COMMON AREA 1 & 3
 BLOCK 3 - LOT 1

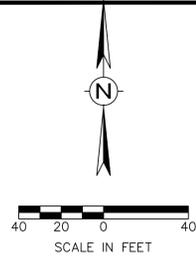
SCALE: 1" = 60'
 DECEMBER 2016

OWNER/DEVELOPER:
 CAMWEST TRADITIONS LP
 351 ADRIATIC PKWY
 MCKINNEY, TX 75070-5540

SURVEYOR:
 Brad Kerr, RPLS No. 4502
 Kerr Surveying, LLC
 409 N. Texas Ave.
 Bryan, TX 77803
 (979) 268-3195

ENGINEER:

 TBPE NO. 12327
 911 SOUTHWEST PKWY E.
 College Station, Texas 77840
 (979) 764-3900



CONCEPT PLAN NOTES:
 1. THE BASE ZONING DISTRICT FOR THIS PROPERTY WILL BE BP BUSINESS PARK. THE LAND USES FOR THIS PROPERTY ARE THOSE ALLOWED IN BP ZONING WITH THE ADDITION OF THE FOLLOWING:

- PUBLIC, CIVIC AND INSTITUTIONAL
- EDUCATIONAL FACILITY, COLLEGE AND UNIVERSITY
 - EDUCATIONAL FACILITY, INDOOR INSTRUCTION
 - HEALTH CARE, MEDICAL CLINICS
- COMMERCIAL, OFFICE AND RETAIL
- DRIVE-IN/THRU WINDOW - PHARMACY OR BANK TELLER
 - HEALTH CLUB/SPORTS FACILITY, OUTDOOR
 - HOTELS
 - NIGHT CLUB, BAR OR TAVERN - THESE USES PERMITTED ONLY UNDER A CONDITIONAL USE PERMIT
 - RESTAURANTS
 - RETAIL SALES AND SERVICE

HSC PARKWAY

125' R.O.W. - PAVEMENT VARIES

N/F
 BRYAN COMMERCE AND DEVELOPMENT
 REMAINDER OF CALLED 56.217 ACRE TRACT
 7878/273
 ZONED R

BUILDING

PROPOSED
 TRADITIONS PHASE 24
 LOT 1, BLOCK 1

PUBLIC WAY
 20' PAVEMENT WIDTH

PARKING

PARKING

N/F
 BRYAN COMMERCE AND DEVELOPMENT INC.
 REMAINDER OF CALLED 324.83 ACRE TRACT
 4023/91
 ZONED PDD

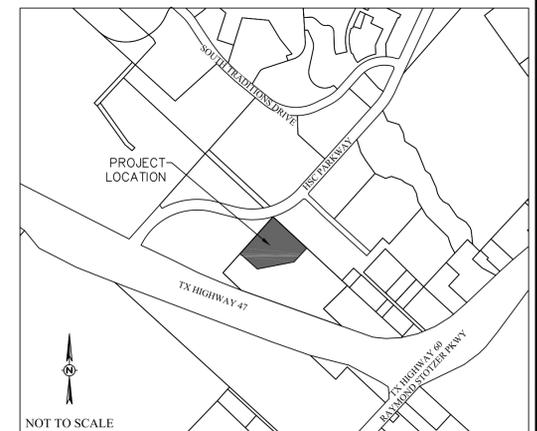
STORM WATER
 DETENTION
 AREA

PUBLIC STREET OR
 PUBLIC WAY

ZONING
 LIMITS

N/F
 CAMWEST TRADITIONS LP
 CALLED 20,5424 ACRE TRACT
 8555/167

VICINITY MAP



NOT TO SCALE

CONCEPT PLAN
 CAMWEST BIO-PARK
 6.078 ACRES

COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1"=40'
 APRIL 2016

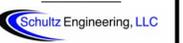
OWNER/DEVELOPER:

CAMWEST TRADITIONS LP
 351 ADRIATIC PKWY
 MCKINNEY, TX 75070-5540

SURVEYOR:

Brad Kerr, RPLS No. 4502
 Kerr Surveying, LLC
 409 N. Texas Ave.
 Bryan, TX 77803
 (979) 268-3195

ENGINEER:



TBPE NO. 12327
 911 Southwest Parkway East
 College Station, Texas 77845
 ...
 (979) 764-3900



Legislation Details (With Text)

File #: 17-0012 **Version:** 4 **Name:** Crescent Pointe Townhomes CPA
Type: Comprehensive Plan **Status:** Agenda Ready
File created: 1/9/2017 **In control:** Planning and Zoning Commission Regular
On agenda: 1/19/2017 **Final action:**

Title: Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan-Future Land Use & Character Map from Suburban Commercial to Urban for approximately 6.3 acres generally located at northeast intersection of Crescent Pointe Parkway and Copperfield Parkway. Case #CPA2016-000013 (Note: Final action on this item is scheduled for the February 9, 2017 City Council meeting - subject to change)

Sponsors: Jenifer Paz

Indexes:

Code sections:

Attachments: [Staff Report](#)
[Application](#)
[Comp Plan Exhibit](#)

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

Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan-Future Land Use & Character Map from Suburban Commercial to Urban for approximately 6.3 acres generally located at northeast intersection of Crescent Pointe Parkway and Copperfield Parkway. Case #CPA2016-000013 (Note: Final action on this item is scheduled for the February 9, 2017 City Council meeting - subject to change)



CITY OF COLLEGE STATION

**COMPREHENSIVE PLAN AMENDMENT
FOR
Northeast corner of Copperfield and Crescent Pointe Parkway
CPA2016-000013**

REQUEST: Suburban Commercial to Urban

SCALE: Approximately 6.3 acres

LOCATION: J.W. Scott (ICL), Tract 34.4. Generally located northeast intersection of Copperfield Parkway and Crescent Pointe Parkway.

APPLICANT: Philip Bargas - Johnson & Pace, Inc.

PROJECT MANAGER: Jenifer Paz, AICP
Senior Planner
jpaz@cstx.gov

PROJECT OVERVIEW: This request is to amend the subject property on the Future Land Use & Character Map of the Comprehensive Plan from Suburban Commercial to Urban.

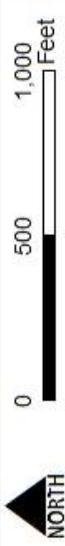
RECOMMENDATION: Staff recommends approval of the Future Land Use and Character Map amendment.



City of College Station

Case: COMP PLAN AMENDMENT
CPA2016-000013

CRESCENT POINTE TOWNHOMES



EXISTING

Future Land Use



PROPOSED

Future Land Use



NOTIFICATIONS

Advertised Commission Hearing Date: January 19, 2017

Advertised Council Hearing Dates: February 9, 2017

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

Contacts in support: None at the time of the staff report

Contacts in opposition: None at the time of the staff report

Inquiry contacts: None at the time of the staff report

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North (across Crescent Pointe Pkwy)	Urban & Natural Area Protected	R-4 Multi-Family	Multi-Family & City Neighborhood Park
South	Suburban Commercial	GC General Commercial	Vacant
East	Suburban Commercial	R-4 Multi-Family	Townhomes
West (across Copperfield Pkwy)	Suburban Commercial	O Office	Office

DEVELOPMENT HISTORY

Annexation: September 4, 1979

Zoning: Annexation – A-O Agricultural Open
October 11, 1979 – Rezoned to M-1 Planned Industrial
March 27, 2006 – Rezoned to A-P Administrative Professional
January 10, 2013 – A-P Administrative Professional renamed to O Office

Final Plat: Unplatted; part of a Preliminary Plan, Crescent Pointe, approved in 2006.

Site development: Vacant

PROPOSAL

The applicant is requesting an amendment to the Suburban Commercial to Urban designation on the Comprehensive Plan Future Land Use and Character Map in order to rezone the property to allow for townhome development on 6.3 acres located northeast of Copperfield Parkway and Crescent Pointe Parkway. The subject property and properties to the east, west and south are designated Suburban Commercial on the Comprehensive Plan Future Land Use and Character Map. The property to the north is designated as Urban.

REVIEW CRITERIA

1. Changed or changing conditions in the subject area or the City: The subject property is located just south of areas designated Urban on the Comprehensive Plan Future Land Use and Character Map. The adjacent properties are developed as townhomes and zoned R-4 Multi-Family. Since the adoption of the Comprehensive Plan, the land uses in the area have not significantly changed.

In recent years, due to the growth in the market, there is a larger need for diverse housing choices and a growing need for affordable housing options within the City. The 11-acre property at the end of Crescent Pointe Parkway, zoned as R-4 Multi-Family, is currently in the development review process for Crescent Pointe Apartments. Within the vicinity, there has been a growing request for residential development on entitled property. The City of Bryan, within a mile of the subject property, has seen a growth in residential and medical facilities in this area. It is evident that there is growing demand and pressure for development on the east side of the bypass in both College Station and Bryan.

2. Scope of the request: The request is to amend the Comprehensive Plan Future Land Use and Character Map designation for approximately 6.3 acres from Suburban Commercial to Urban. The amendment would allow for a more intense level of development activity, such as townhomes, duplexes and high-density multi-family. Under the existing land use designation, residential development would not be possible.

3. Availability of adequate information: An Urban designation allows for future development of high-density residential. College Station Utilities will provide water and sewer service to the property and is available to the site. College Station Utilities (CSU) serves properties in this area and is able to provide domestic water & sanitary sewer service to the proposed development, but additional infrastructure improvements may be required when the property is subdivided. A Traffic Impact Analysis is not required due to the size of the property.

4. Consistency with the goals and strategies set forth in the 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 identifies relevant strategies to achieve this goal, specifically the strategy to develop and maintain, through regular review, a land use plan that identifies, establishes and enhances community character. The subject tract is adjacent to property that is Urban on the Future Land Use Plan and developed as high density residential. Additionally, non-residential land uses will remain on the west side of Copperfield Parkway, a minor arterial. The proposed designation is in an area that is sensitive and complementary to the surrounding land uses.

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

The existing Future Land Use & Character designation on the property is Suburban Commercial. This land use is intended for concentrations of commercial activities that cater primarily to nearby residents versus the larger community or region. Generally, these areas tend to be small in size and located adjacent to major roads (arterials and collectors). Design of Suburban Commercial structures is compatible in size, roof type and pitch, architecture, and lot coverage with the surrounding single-family residential use.

The proposed land use, Urban, is intended for area that should have a very intense level of development activities. These areas will tend to consist of townhomes, duplexes, and high-density apartments. The request is appropriate at this location given its consistency with the existing land uses, townhome and multi-family, within the vicinity.

In a general urban context, Copperfield Parkway is a 4-lane minor arterial on the City's Thoroughfare Plan. Due to the subject property's limited length of frontage along Copperfield Parkway, access will be limited. Crescent Pointe, a local street, currently provides access to all the residential development along the street. Given the multiple driveway entrance requested by commercial properties, an Urban land use may better serve the existing street network and thoroughfare.

6. Compatibility with the surrounding area: The proposed amendment to Urban would allow zoning for high-density residential uses, such as townhomes and apartments. Properties to the north and east, along Crescent Pointe Parkway, are developed or proposed for such uses.

Amending the Comprehensive Plan to Urban in this area would be compatible with the surrounding area. Additionally, this land use will allow for more affordable housing opportunities within the City.

7. Impacts on infrastructure including water, wastewater, drainage, and the transportation network: College Station Utilities (CSU) will provide water service via an existing 8-inch main along Crescent Pointe Parkway. Sewer will also be provided by CSU via an existing 12-inch sanitary sewer main along Crescent Pointe and Copperfield Parkway that is treated at the Carter's Creek Wastewater Treatment Plant.

The property is within the Harvey Hillside drainage basin. Detention may be required if the property was not included in the existing regional detention pond. Drainage and other public infrastructure, required with platting or site plan, will be required to be designed and constructed in accordance with the B/CS Design Guidelines.

A Traffic Impact Analysis (TIA) is not required with this request, in accordance with the requirements of the Unified Development Ordinance (UDO).

Currently, all existing infrastructure appears to have capacity to adequately serve the proposed change in land use.

8. Impact on the City's ability to provide, fund, and maintain services: The proposed amendment for the subject property does not negatively impact the City's ability to provide, fund, and maintain services.

9. Impact on environmentally sensitive and natural areas: The property is located in the Harvey Hillside drainage basin. This area is not recognized as environmentally sensitive. To the northeast, the adjacent property is owned by the City of College Station and is protected from future development given the Harvey Hillside Creek Tributary that exists within the property.

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 Suburban Commercial to Urban on 6.3 acres does not limit the general goals of the Comprehensive Plan. The amendment will allow for dense residential development, similar to adjacent properties, and provide additional affordable housing opportunities for residents of College Station.

STAFF RECOMMENDATION

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

SUPPORTING MATERIALS

1. Application
2. Comprehensive Plan Map



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

COMPREHENSIVE PLAN AMENDMENT APPLICATION

(Check all applicable)

- Related to Community Character Related to Transportation Related to Other _____

MINIMUM SUBMITTAL REQUIREMENTS:

- \$1,165 Comprehensive Plan Amendment 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.
- Fully dimensioned map on 24" X 36" paper showing (if applicable):
 - a. Land affected;
 - b. Present zoning of property and zoning classification of all abutting property;
 - c. Current Concept Map and Future Land Use and Character Map classifications and proposed classifications;
 - d. Current Concept Map and Future Land Use and Character Map classifications of all abutting property;
 - e. Current and proposed thoroughfare alignments;
 - f. Currently planned utility infrastructure and proposed utility infrastructure;
 - g. General location and address of property; and
 - h. Total acres of property.

Date of Optional Preapplication Conference 9/28/2016

NAME OF PROJECT Crescent Pointe Townhomes

ADDRESS Copperfield Parkway, College Station, Texas

LEGAL DESCRIPTION (Lot, Block, Subdivision) A004901 JW Scott (ICL), Tract 34.4, Acres 6.3125

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:

East corner of the intersection of Crescent Pointe Parkway and Copperfield Parkway

TOTAL ACREAGE 6.3125

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

Name Philip Bargas E-mail philipb@johnsonpace.com

Street Address 111 University Drive, Suite 215

City College Station State Texas Zip Code 77840

Phone Number 9794852844 Fax Number _____

PROPERTY OWNER'S INFORMATION:

Name Crescent Pointe Ltd E-mail _____
Street Address 4500 Carter Creek Parkway, Suite 101
City Bryan State Texas Zip Code 77802
Phone Number _____ Fax Number _____

ANSWER ALL OF THE FOLLOWING:

1. What specific element of the Comprehensive Plan (for example, Land Use and Character designation, Thoroughfare Plan Context Class, or thoroughfare alignment) and at what specific location (if applicable) is requested to be amended?

Land Use and Character

2. What is the amendment request?

Request to change the existing Suburban Commercial to Urban

3. Explain the reason for this amendment.

The city has seen an increased need for housing to keep up with the projected population growth, and this change will allow for this use.

4. Identify the conditions that have changed to warrant this change to the existing Comprehensive Plan.

The increased and projected increase in population is causing the need for this change.

5. Explain why the existing element of the Comprehensive Plan in question is no longer appropriate.

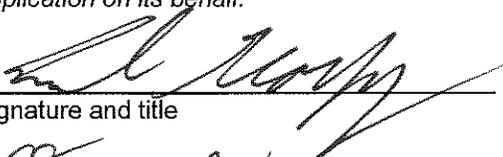
This change is in accordance with the Comprehensive Plan's desire to provide housing for the projected population growth. The Comprehensive Plan also expresses a need for effective land use due to the increase in population density. This change will allow these goals to be achieved.

6. How does the requested amendment further the goals and objectives of the Comprehensive Plan?

This change is in accordance with the Comprehensive Plan's desire to provide housing for the projected population growth. The Comprehensive Plan also expresses a need for effective land use due to the increase in population density. This change will allow these goals to be achieved.

7. What other information are you providing to support the proposed amendment (for example, transportation impact study)?

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



Signature and title
Owner

10/17/16

Date



Legislation Details (With Text)

File #: 17-0011 **Version:** 5 **Name:** Crescent Point Townhomes REZ
Type: Rezoning **Status:** Agenda Ready
File created: 1/9/2017 **In control:** Planning and Zoning Commission Regular
On agenda: 1/19/2017 **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 O Office to T Townhomes for approximately 6.3 acres being situated in the J.W. Scott Survey, Abstract No. 49, College Station, Brazos County, Texas, and being part of the 137.1386 acre tract described in the deed from College Main Apartments, Ltd., to Crescent Point, Ltd., recorded in Volume 5115, Page 10 of the Official Records of Brazos County, Texas, generally located at near the northeast intersection of Crescent Pointe Parkway and Copperfield Parkway. Case #REZ2016-000041 (Note: Final action on this item is scheduled for the February 9, 2017 City Council meeting - subject to change)

Sponsors: Jenifer Paz

Indexes:

Code sections:

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

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

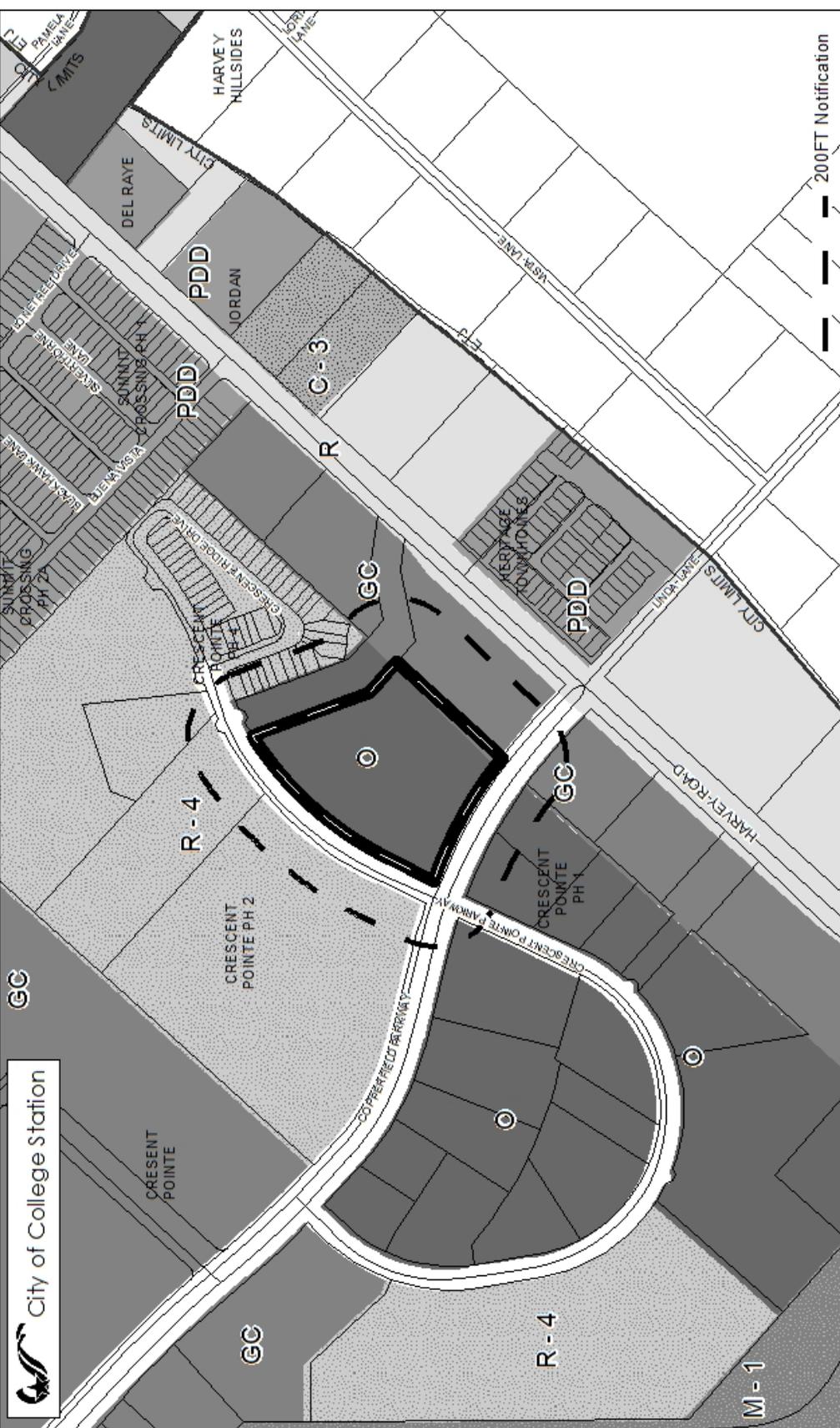
Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from O Office to T Townhomes for approximately 6.3 acres being situated in the J.W. Scott Survey, Abstract No. 49, College Station, Brazos County, Texas, and being part of the 137.1386 acre tract described in the deed from College Main Apartments, Ltd., to Crescent Point, Ltd., recorded in Volume 5115, Page 10 of the Official Records of Brazos County, Texas, generally located at near the northeast intersection of Crescent Pointe Parkway and Copperfield Parkway. Case #REZ2016-000041 (Note: Final action on this item is scheduled for the February 9, 2017 City Council meeting - subject to change)



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

REZONING REQUEST
for
Crescent Pointe Townhomes
REZ2016-000041

- REQUEST:** O Office to T Townhouse
- SCALE:** Approximately 6.3 acres
- LOCATION:** 6.32 acre tract being situated in the J.W. Scott Survey, Abstract No. 49, College Station, Brazos County, Texas, and being part of the 137.1386 acre tract described in the deed from College Main Apartments, Ltd., to Crescent Point, Ltd., recorded in Volume 5115, Page 10, of the Official Records of Brazos County, Texas, more generally located near the northeast of Copperfield Parkway and Crescent Pointe Parkway.
- APPLICANT:** Philip Bargas - Johnson & Pace, Inc.
- PROJECT MANAGER:** Jenifer Paz, AICP
Senior Planner
jpaz@cstx.gov
- PROJECT OVERVIEW:** This is a request to amend the Zoning Map to allow for townhome development on the subject property.
- RECOMMENDATION:** Staff recommends approval of the rezoning request.



January 10, 2017

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 WolfPen 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		C-U College and University	NG-2 Transitional Northgate	KO Krenek Tap Ovr.	R-6 High Density Multi-Family
GS General Suburban			NG-3 Residential Northgate	NPO Nbrhd. Prevailing Ovr.	RD Research and Dev.
D Duplex	Non-Residential			NCO Nbrhd. Conservation Ovr.	M-1 Light Industrial
T Townhome	NAP Natural Area Protected			HP Historic Preservation Ovr.	M-2 Heavy Industrial
MF Multi-Family	O Office	Planned Districts			
	SC Suburban Commercial	P-MUD Planned Mixed-Use Dist.			
	GC General Commercial	PDD Planned Develop. Dist.			

CRESCENT POINTE TOWNHOMES

Case: REZ2016-000041

REZONING



NOTIFICATIONS

Advertised Commission Hearing Date: January 19, 2017
Advertised Council Hearing Date: February 9, 2017

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

None

Property owner notices mailed: 21
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 (across Crescent Pointe Pkwy)	Urban & Natural Area Protected	R-4 Multi-Family	Multi-Family & City Neighborhood Park
South	Suburban Commercial	GC General Commercial	Vacant
East	Suburban Commercial	R-4 Multi-Family	Townhomes
West (across Copperfield Pkwy)	Suburban Commercial	O Office	Office

DEVELOPMENT HISTORY

Annexation: 1979

Zoning: Annexation – A-O Agricultural Open
October 11, 1979 – Rezoned to M-1 Planned Industrial
March 27, 2006 – Rezoned to A-P Administrative Professional
January 10, 2013 – A-P Administrative Professional renamed to O Office

Final Plat: The property is unplatted.

Site development: Property is vacant and undeveloped.

REZONING REVIEW CRITERIA

- 1. Consistency with the Comprehensive Plan:** The property owner has requested an amendment to the Future Land Use and Character Map from Suburban Commercial to Urban. If approved, the subject area will be designated as Urban. This designation is intended for very intense level of development activities, consisting of townhomes, duplexes, and high-density multi-family. The proposed rezoning, T Townhouse, allows for the development of townhomes.
- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The neighboring property to south is zoned GC General Commercial. It is currently vacant and undeveloped. Across Copperfield Parkway, to the west, the property is zoned O Office and is developed as an office building. The property to the east, owned by the City of College Station, is zoned O Office and is encumbered by a drainage easement due to the Harvey Hillside Tributary that runs within the property and will remain in its existing state. Adjacent to this property, further east, is a townhome development zoned R-4 Multi-family. Also zoned R-4 Multi-Family, is the property to the north and is developed multi-family apartments. The proposed T Townhouse zoning will allow for residential development that is similar or compatible with present zoning and uses of the nearby properties.
- 3. Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment:** The property abuts Copperfield Parkway, a 4-lane Minor Arterial, and Crescent Pointe Parkway, a local street. It is in close proximity of properties that are currently developed as residential and take access from Crescent Pointe Parkway. The subject property is suitable for the proposed zoning district given that the uses and density allowed in T Townhouse are similar to existing land uses in the area and is compatible with the Thoroughfare Plan. The existing zoning district would not allow for residential development but instead would be required to develop as office.
- 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 vacant and undeveloped. The zoning district allows uses such as office, day care, and personal service shops. Although these uses may be suitable on this property, townhomes would be most suitable given the properties to the north and east are developed for high-density multi-family and townhome. Additionally, due to the property's frontage to Copperfield Parkway access will be limited to one driveway. Other points of access would be on Crescent Pointe Parkway, which also serves the residential properties.
- 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 marketability of the property will increase if rezoned to T Townhouse to allow for dense single-family uses given the use of adjacent property developed in a similar manner. Additionally, this rezoning may allow for affordable housing opportunities to the residents of College Station.
- 6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** An existing 8-inch water main crosses Crescent Pointe Parkway to the subject tract and there is an existing 12-inch sewer main along the north and west perimeters of the property. Water and sewer mains will need to be

extended to serve all lots at the time of final platting. All utilities are required to be designed and constructed in accordance to the BCS Unified Design Guidelines.

The subject property is located in the Harvey Hillside Drainage Basin. There is no FEMA regulated floodplain in the subject area. Detention will need to be evaluated and designed in accordance with the BCS Unified Stormwater Design Guidelines.

The subject tract has frontage to Copperfield Parkway, designated and constructed as a 4-lane Minor Arterial on the Thoroughfare Plan, and Crescent Pointe Parkway, which is local street constructed to a minor collector standard. A Traffic Impact Analysis (TIA) was not required with the rezoning application based on the requested rezoning acreage in accordance with the Unified Development Ordinance (UDO). Right-of-way dedication is not anticipated with the platting of the tract. Based on street spacing requirements, one access point would be permitted along Copperfield Parkway, which would need to be shared or also provide access to the adjacent commercial lot fronting Harvey Road (SH 30). Multiple access points would be permitted along Crescent Pointe Parkway and would be determined with the platting of the tract.

STAFF RECOMMENDATION

Staff recommends approval of the rezoning request.

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 09/28/2016

NAME OF PROJECT Crescent Pointe Townhomes

ADDRESS Copperfield Parkway, College Station, Texas

LEGAL DESCRIPTION (Lot, Block, Subdivision) A004901 J W SCOTT (ICL), TRACT 34.4, ACRES 6.3125

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:

The east corner of the intersection of Crescent Pointe Parkway and Copperfield Parkway

TOTAL ACREAGE 6.3125

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

Name Philip Bargas E-mail philipb@johnsonpace.com

Street Address 111 University Drive East, Suite 215

City College Station State Texas Zip Code 77840

Phone Number 9794852844 Fax Number _____

PROPERTY OWNER'S INFORMATION:

Name Crescent Pointe Ltd E-mail _____

Street Address 4500 Carter Creek Parkway, Suite 101

City Bryan State Texas Zip Code 77802

Phone Number _____ Fax Number _____

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

Name _____ E-mail _____

Street Address _____

City _____ State _____ Zip Code _____

Phone Number _____ Fax Number _____

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

Existing Zoning Office Proposed Zoning Townhome

Present Use of Property Undeveloped

Proposed Use of Property Townhome

REZONING SUPPORTING INFORMATION

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

The property is located across the street from and adjacent to residential properties which have been built within the last 10 years. By changing the zoning from office to townhome we can provide more housing for this developing area.

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

This zoning change is in accordance with the Comprehensive Plan's desire to provide housing for the projected population growth. The Comprehensive Plan also expresses a need for effective land use due to the increase in population density, which these townhomes would provide.

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 properties to the northeast and northwest of this property are residential properties. The properties on the south side of Copperfield Parkway are zoned Office, but are not adjacent to our property. Because it is adjacent to a residential property, our property will match the surrounding neighborhood better if it is also residential.

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

The Comprehensive Plan estimates that the population of College Station will increase by 40,000 by 2030. As the population of College Station increases, the demand for housing grows, making townhomes a suitable use for this property.

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

Several properties along the south side of Copperfield Drive which are zoned Office are undeveloped. Two sites contiguous to this site are multifamily.

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

Several properties along the south side of Copperfield Drive which are zoned Office are undeveloped. Two sites contiguous to this site are multifamily.

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

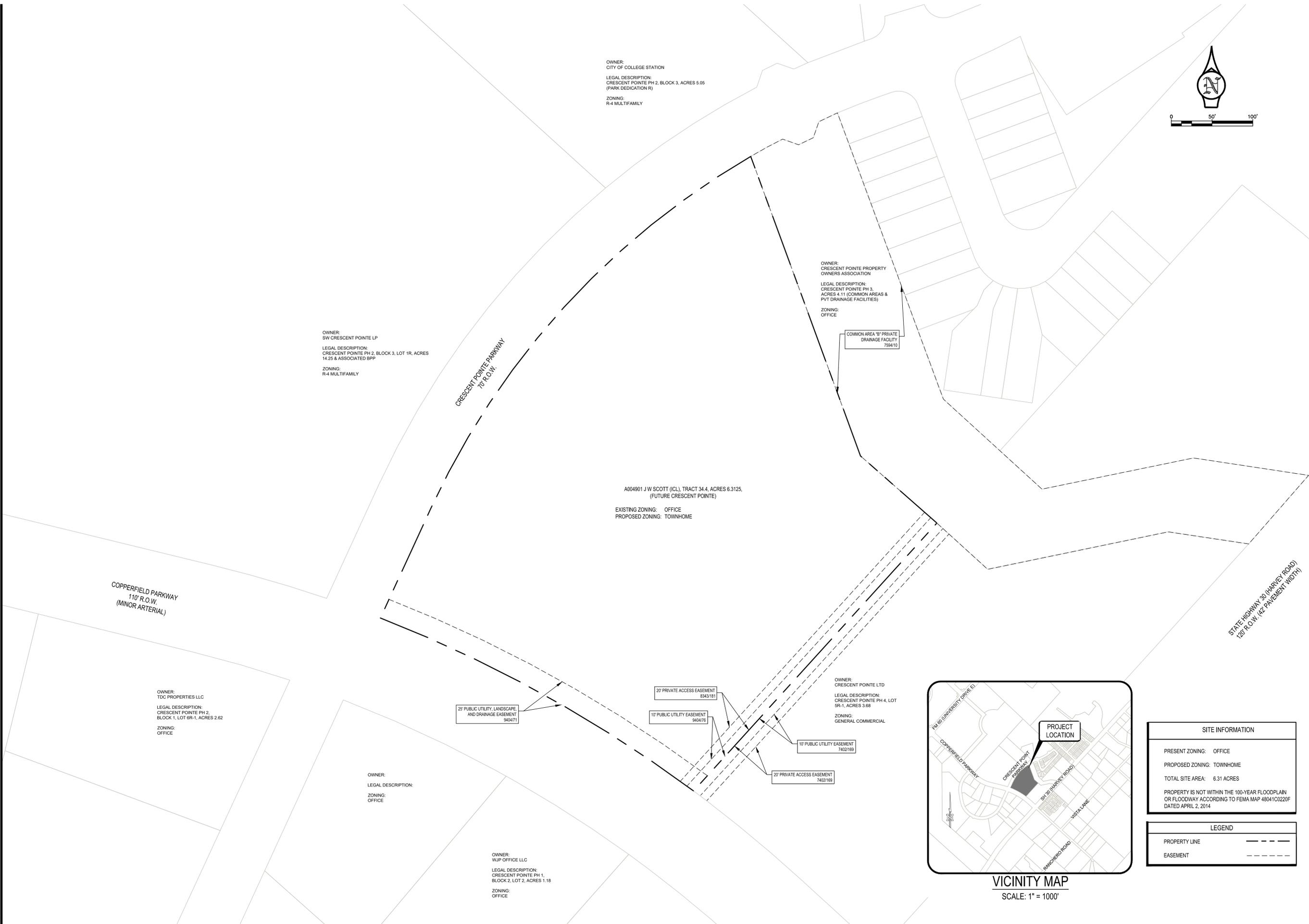
The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from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

[Handwritten Signature]
Signature and title

10/17/16
Date

THIS DRAWING AND RELATED SPECIFICATIONS, INCLUDING ALL DOCUMENTS, ELECTRONIC MEDIA, AND PRINTED MEDIA, ARE PREPARED BY JOHNSON & PACE INCORPORATED AND SHALL REMAIN THE PROPERTY OF JPI. THE INFORMATION SHOWN HEREON SHALL BE USED ONLY FOR THE PURPOSES OF RECORDING, CONSTRUCTION, OR INSTALLING THE WORK SHOWN HEREON AT THE DESIGNATED LOCATION ON THE SPECIFIED DATE. ANY UNAUTHORIZED USE OF THESE DOCUMENTS, INCLUDING REPRODUCTION, ALTERATION, OR DISTRIBUTION, IS STRICTLY PROHIBITED AND SHALL CAUSE THE WAIVER OF ANY EXPRESSED WARRANTIES AND ALL REMEDY LIMITATIONS WHICH MAY ARISE FROM THE CONTRACTUAL USE OR RESULT OF SUCH UNAUTHORIZED USE OR CHANGE.

Copyright © 2011, Johnson & Pace Incorporated



OWNER:
CITY OF COLLEGE STATION
LEGAL DESCRIPTION:
CRESCENT POINTE PH 2, BLOCK 3, ACRES 5.05
(PARK DEDICATION R)
ZONING:
R-4 MULTIFAMILY

OWNER:
SW CRESCENT POINTE LP
LEGAL DESCRIPTION:
CRESCENT POINTE PH 2, BLOCK 3, LOT 1R, ACRES
14.25 & ASSOCIATED BPP
ZONING:
R-4 MULTIFAMILY

OWNER:
CRESCENT POINTE PROPERTY
OWNERS ASSOCIATION
LEGAL DESCRIPTION:
CRESCENT POINTE PH 3,
ACRES 4.11 (COMMON AREAS &
PVT DRAINAGE FACILITIES)
ZONING:
OFFICE

COMMON AREA 'S' PRIVATE
DRAINAGE FACILITY
7594/10

A004901 J W SCOTT (ICL), TRACT 34.4, ACRES 6.3125,
(FUTURE CRESCENT POINTE)
EXISTING ZONING: OFFICE
PROPOSED ZONING: TOWNHOME

COPPERFIELD PARKWAY
110' R.O.W.
(MINOR ARTERIAL)

OWNER:
TDC PROPERTIES LLC
LEGAL DESCRIPTION:
CRESCENT POINTE PH 2,
BLOCK 1, LOT 6R-1, ACRES 2.62
ZONING:
OFFICE

OWNER:
LEGAL DESCRIPTION:
ZONING:
OFFICE

25' PUBLIC UTILITY LANDSCAPE
AND DRAINAGE EASEMENT
940471

20' PRIVATE ACCESS EASEMENT
8343181

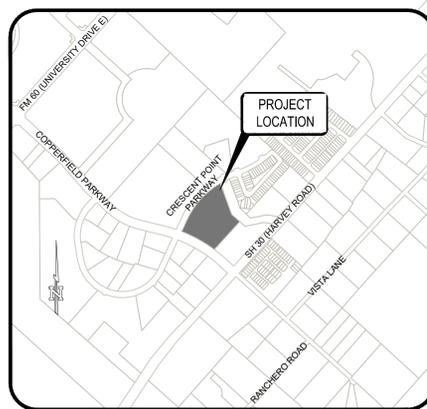
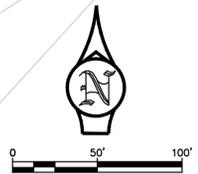
10' PUBLIC UTILITY EASEMENT
940476

10' PUBLIC UTILITY EASEMENT
7402169

20' PRIVATE ACCESS EASEMENT
7402169

OWNER:
CRESCENT POINTE LTD
LEGAL DESCRIPTION:
CRESCENT POINTE PH 4, LOT
5R-1, ACRES 3.88
ZONING:
GENERAL COMMERCIAL

OWNER:
WJP OFFICE LLC
LEGAL DESCRIPTION:
CRESCENT POINTE PH 1,
BLOCK 2, LOT 2, ACRES 1.18
ZONING:
OFFICE



VICINITY MAP
SCALE: 1" = 1000'

SITE INFORMATION	
PRESENT ZONING:	OFFICE
PROPOSED ZONING:	TOWNHOME
TOTAL SITE AREA:	6.31 ACRES
PROPERTY IS NOT WITHIN THE 100-YEAR FLOODPLAIN OR FLOODWAY ACCORDING TO FEMA MAP 48041C0220F DATED APRIL 2, 2014	

LEGEND	
PROPERTY LINE	---
EASEMENT	----

REVISIONS	
NO.	DESCRIPTION

APPLICANT:
PHILIP BARGAS
JOHNSON & PACE INCORPORATED
111 UNIVERSITY DRIVE EAST, SUITE 215
COLLEGE STATION, TEXAS 77840
OWNER:
CRESCENT POINTE LTD
4500 CARTER CREEK PARKWAY, SUITE 101
BRYAN, TEXAS 77802

REZONING EXHIBIT

DRAWN BY: CAM	JOB NO.:
APPROVED BY: PB	4197-001
DATE: DEC. 15, 2016	SCALE:
SHEET NO.:	1"=50'
1	

JOHNSON & PACE INCORPORATED
ENGINEERING, ARCHITECTURE, SURVEYING
111 UNIVERSITY DRIVE EAST, SUITE 215
COLLEGE STATION, TEXAS 77840
(771) 452-5244 FAX (771) 452-5245
www.johnsonandpace.com

CRESCENT POINTE TOWNHOMES
COPPERFIELD PARKWAY
COLLEGE STATION, TEXAS
A004901 J W SCOTT (ICL), TRACT 34.4,
ACRES 6.3125, (FUTURE CRESCENT POINTE)



Legislation Details (With Text)

File #: 17-0007 **Version:** 3 **Name:** Caprock 10 Rezoning

Type: Rezoning **Status:** Agenda Ready

File created: 1/6/2017 **In control:** Planning and Zoning Commission Regular

On agenda: 1/19/2017 **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 and OV Overlay to MF Multi-Family for approximately 10.49 acres being Greens Prairie Center PH 2A, Block 5, Lot 1R-2 and Common Area 6, a subdivision of record in Volume 13733, Page 45, of the Official Public Records of Brazos County, Texas, generally located south of William D. Fitch Parkway at the northern intersection of Arrington Road and Old Arrington Road. Case #REZ2016-000040 (Note: Final action on this item is scheduled for the February 9, 2017 City Council meeting - subject to change)

Sponsors: Jessica Bullock

Indexes:

Code sections:

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

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

Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from GC General Commercial and OV Overlay to MF Multi-Family for approximately 10.49 acres being Greens Prairie Center PH 2A, Block 5, Lot 1R-2 and Common Area 6, a subdivision of record in Volume 13733, Page 45, of the Official Public Records of Brazos County, Texas, generally located south of William D. Fitch Parkway at the northern intersection of Arrington Road and Old Arrington Road. Case #REZ2016-000040 (Note: Final action on this item is scheduled for the February 9, 2017 City Council meeting - subject to change)

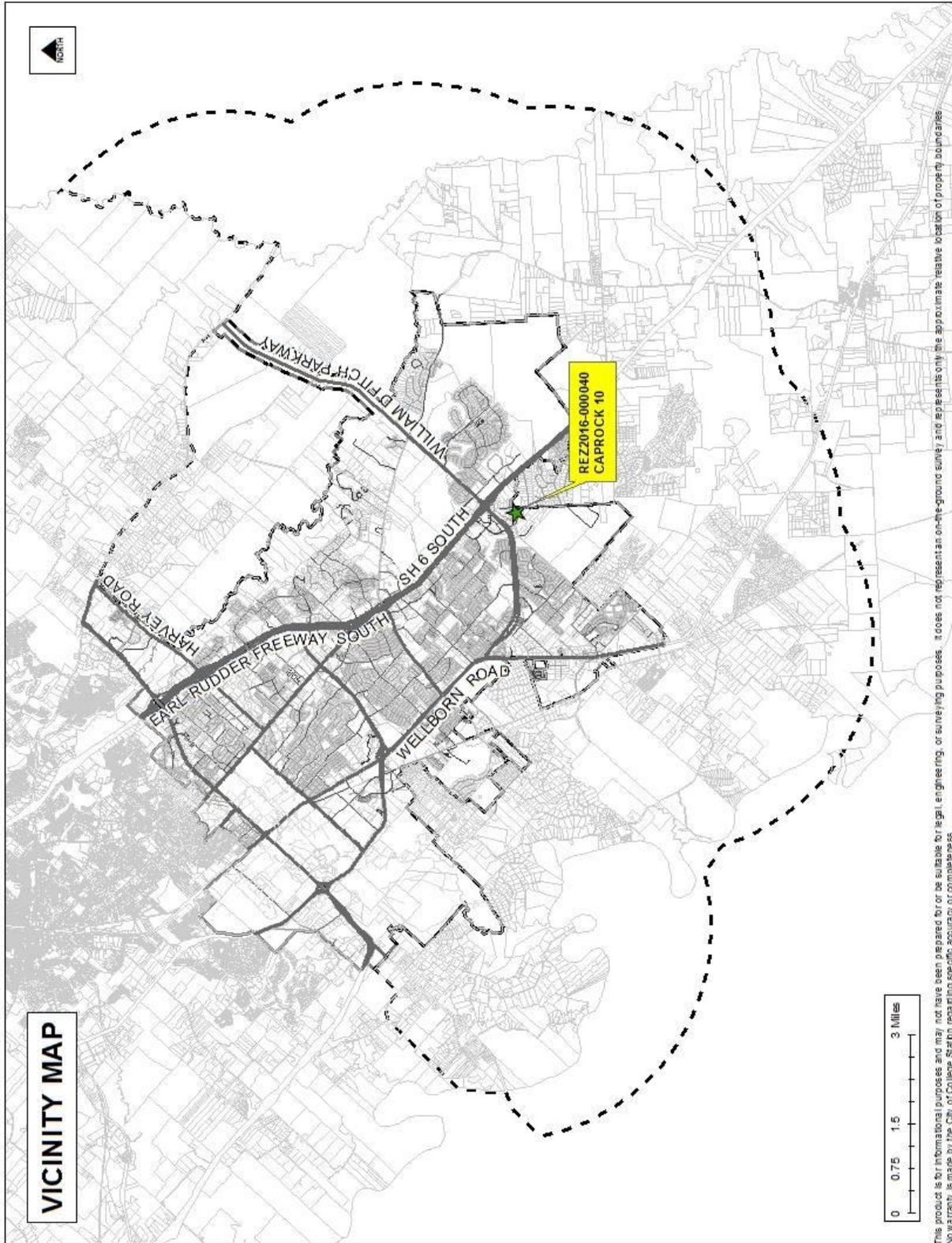


CITY OF COLLEGE STATION
Home of Texas A&M University®

**REZONING REQUEST
FOR
Caprock 10
REZ2016-000040**

- REQUEST:** GC General Commercial and OV Overlay to MF Multi-Family
- SCALE:** Approximately 10.49 acres
- LOCATION:** Generally located south of William D. Fitch Parkway at the northern intersection of Arrington Road and Old Arrington Road.

Being specifically: Greens Prairie Center PH 2A, Block 5, Lot 1R-2 and Common Area 6, a subdivision of record in Volume 13733, Page 45, of the Official Public Records of Brazos County, Texas
- APPLICANT:** Philip Bargas, Johnson & Pace Inc.
- PROJECT MANAGER:** Jessica Bullock, Senior Planner
jbullock@cstx.gov
- PROJECT OVERVIEW:** The applicant requests a rezoning from GC General Commercial and OV Overlay to MF Multi-Family which is in compliance with the Comprehensive Plan Future Land Use and Character Map.
- RECOMMENDATION:** Staff recommends approval of the rezoning request.



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and depicts only the approximate relative location of property boundaries. No warranty is made by the City of College Station regarding specific accuracy of completeness.

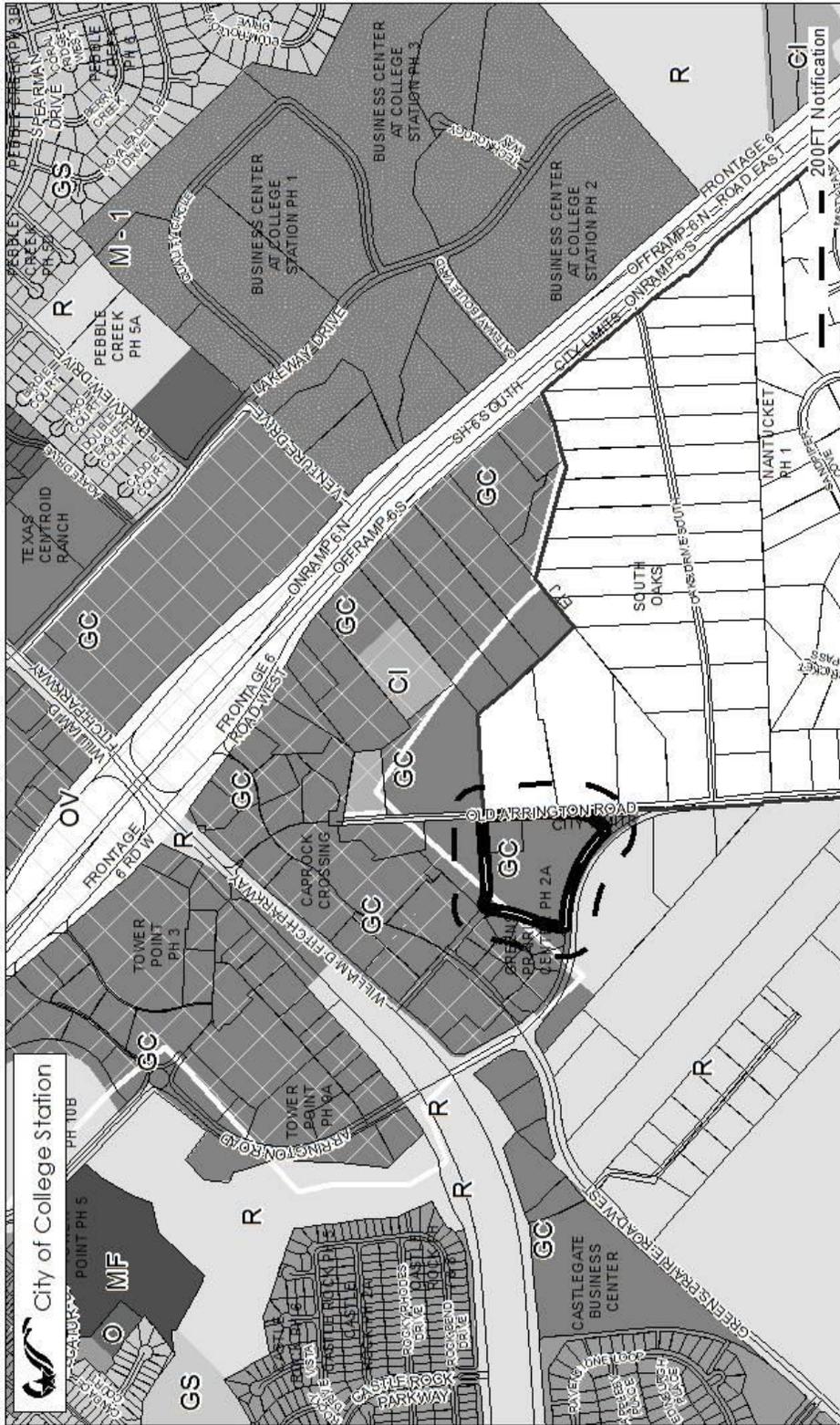


City of College Station

Case: REZ2016-000040

REZONING

GREENS PRAIRIE CENTER PH 2A
BLOCK 5, LOT 1R-2 AND COMMON AREA 6



ZONING DISTRICTS (in Grayscale)

Residential	MU	Mixed-Use	CI	Commercial Industrial	Design Districts	Overlay Districts	Retired Districts
R	Rural	MHP	BP	Business Park	WPC	Corridor Ovr.	R-1B
E	E state	M	BPI	Business Park Industrial	NG-1	Redevelopment District	R-4
RS	Restricted Suburban	NAP	C-U	College and University	NG-2	Krenek Tap Ovr.	R-6
GS	General Suburban	N	P-MUD	Planned Mixed-Use Dist.	NG-3	Nbrhd. Prevailing Ovr.	High Density Multi-Family
D	Duplex	O	PDD	Planned Develop. Dist.		NCO	Research and Dev.
T	Townhome	SC				HP	Light Industrial
MF	Multi-Family	GC					Heavy Industrial

**GREENS PRAIRIE CENTER PH 2A
BLOCK 5, LOT 1R-2 AND COMMON AREA 6**

Case: REZ2016-000040

REZONING

NOTIFICATIONS

Advertised Commission Hearing Date: January 19, 2017
 Advertised Council Hearing Date: February 9, 2017

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:
 Nantucket Preservation Association (HOA)

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

ADJACENT LAND USES

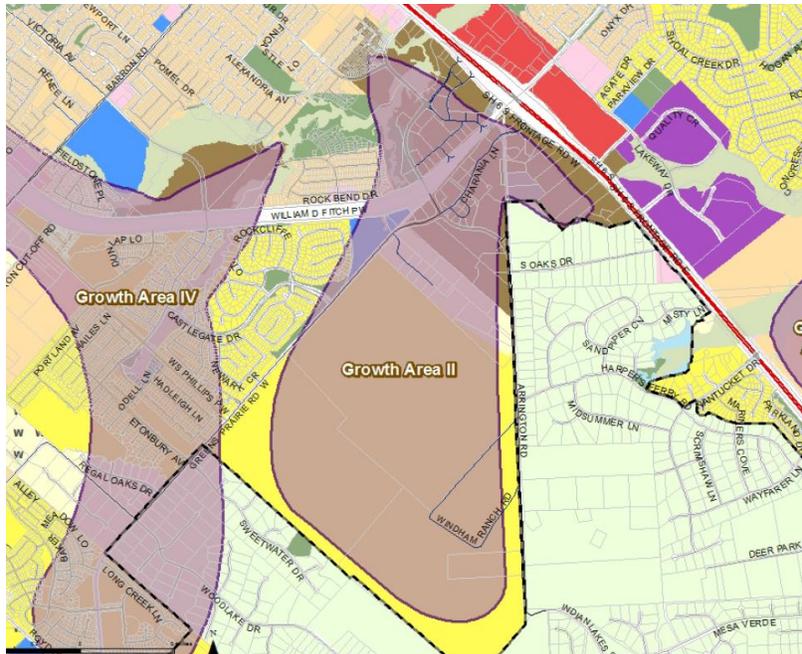
Direction	Comprehensive Plan	Zoning	Land Use
North	Urban	GC General Commercial and OV Overlay	Undeveloped
South (Across Arrington Road)	Urban	R Rural	Vacant
East (Across Old Arrington Road – ETJ)	Urban	No Zoning – located in the ETJ	Large acreage residential & non-residential
West	Rural	GC General Commercial and OV Overlay	Day Care

DEVELOPMENT HISTORY

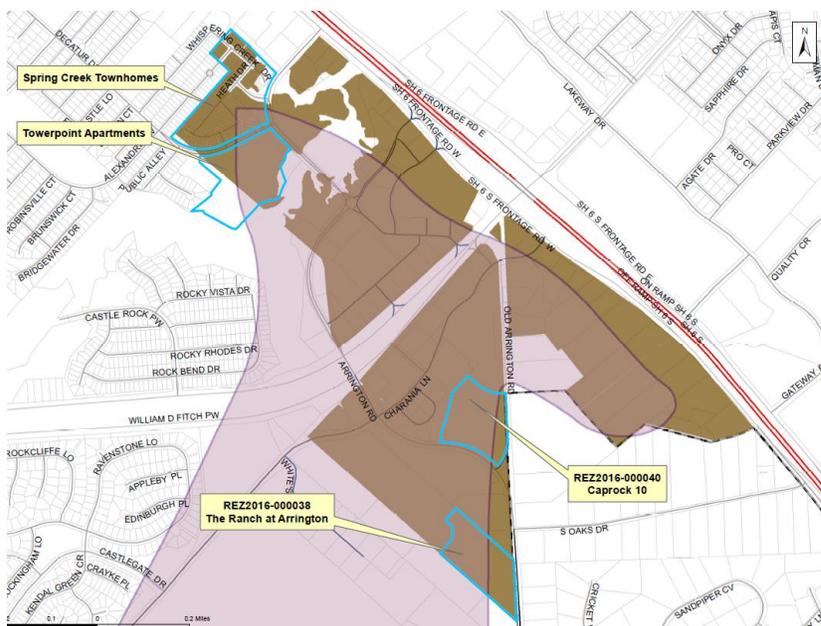
Annexation: November 2002
Zoning: A-O Agricultural Open upon annexation (2002)
 C-1 General Commercial (2006)
 OV Overlay (2006)
 Renamed GC General Commercial (2012)
Final Plat: Greens Prairie Center PH 2A, Block 5, Lot 1R-2 and Common Area 6 (2016)
Site development: Temporary Regional Detention Pond

REVIEW CRITERIA

1. **Consistency with the Comprehensive Plan:** The subject property is shown as Urban on the Future Land Use and Character Map. This designation is for areas that have a very intense level of development consisting of townhomes, duplexes, and high-density apartments. This land use also allows for general commercial, office uses, business parks, and vertical mixed-use in growth and redevelopment areas.



The subject property is located within Growth Area II which consists of land near the interchange of William D. Fitch Parkway (State Highway 40) and State Highway 6 and land southwest of William D. Fitch Parkway to the current City Limits. This designation states that land with an Urban designation on the Future Land Use and Character Map is appropriate for intense land use activities mentioned above but limits residential activities, excluding units in vertical mixed-use structures, to 25 percent. There is currently one developed residential use, and one site plan for residential use under review in this growth area. There is also a proposed rezoning under consideration for multi-family on approximately 12 acres to the south of this subject property along Arrington Road. Considering these three locations of existing, developing, and potential residential sites, approving this request is within the 25 percent allowance, while still allowing room for future residential development.



The proposed rezoning request is in compliance with the Future Land Use and Character Map.

- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The surrounding area to the north and west is currently zoned GC General Commercial and OV Overlay and is either developed or has development planned/entitled for commercial uses. Property to the east, across Old Arrington Road, is located outside of City limits in the Extraterritorial Jurisdiction (ETJ). Property in the ETJ is not subject to zoning or land use controls. Property to the south is currently zoned R Rural and is undeveloped.

The larger area includes property currently entitled and planned for commercial uses near the intersection of State Highway 6 South, William D. Fitch South (State Highway 40), and Arrington Road a 2-lane major collector. While currently zoned R Rural, land to the south across Arrington Road is shown as Urban on Future Land Use and Character Map and is also within Growth Area II. It is likely that this property will be rezoned in the future to allow for uses in compliance with the City's long range plan.

The proposed rezoning is compatible with present zoning and conforming uses of nearby property and with the character of the neighborhood.

- 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 MF Multi-Family on approximately 10 acres. The subject property is located to the rear of the Greens Prairie Center and Caprock Crossing subdivisions which currently contain commercial uses. The greater area, located near the intersection of State Highway 6 South and William D. Fitch Parkway (State Highway 40), is currently zoned for commercial uses.

While currently entitled for commercial uses, the long range plan for this area also includes opportunity for higher density residential. With quick access to a grocery store, retail shops, restaurants, and service uses, higher density residential is suitable.

- 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:** GC General Commercial allows for retail sales and service uses that function to serve the entire community and its visitors. Corridor overlays were established to enhance the image of gateways, key entry points and major corridors in the city. The OV Overlay offers heightened standards for setbacks, signage, building colors, and special restrictions for fuel sales. The subject property is part of the Greens Prairie Center Subdivision and located directly next to the Caprock Crossing Subdivision. Both of these subdivisions are made of existing commercial development, with available land planned for future commercial development.

While the subject property is suitable for commercial uses, the Future Land Use and Character Map does allow for rezoning requests for further residential development in the area.

- 5. Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The subject property is currently zoned GC General Commercial with approximately 0.3 acres covered by

the OV Overlay and has marketability under this designation. When developing under this designation, the heightened standards for setbacks, signage, building colors, and restrictions for fuel sales, put in place by the overlay would not be applicable due to the small area in the rear corner of the property covered by the overlay. Any development, commercial or residential, would be able to develop using the minimum standards of the Unified Development Ordinance. The applicant states that there are other lots in the area zoned for commercial that are undeveloped and the property is also marketable for multi-family.

- 6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** Water service will be provided by the City of College Station via an existing 12-inch water line stubbed to the property from the northern public way. There is an existing 8-inch sanitary sewer main along the northern side of the tract. The subject property is located in the Alum Creek Drainage Basin. The subject property drains east towards Old Arrington Road. Detention will be required with site development. Drainage and other public infrastructure required with the site shall be designed and constructed in accordance with the B/CS Unified Design Guidelines. Existing infrastructure appear to currently have capacity to adequately serve the proposed use.

The subject property has frontage to three roadways: Arrington Road, Old Arrington Road, and a future public way in the Caprock Crossing/Green Prairie Center subdivisions. Arrington Road is designated as a two-lane Major Collector on the Thoroughfare Plan and this section is constructed to the full cross section with two-way center turn lane, bike lanes, and sidewalks. The section of Old Arrington Road adjacent to the property is a County roadway outside the City limits and is constructed as a two-lane rural section. The future public way will consist of a two-way drive with a sidewalk on each side that will connect Old Arrington Road with Greens Prairie Road West, an existing public way, and will be constructed at the time of adjacent site development. If driveway access to Old Arrington Road is proposed with the site plan application, the County will need to approve the driveway location and design before the site plan can be approved.

A Traffic Impact Analysis (TIA) was required with the rezoning application. The following intersections were included in the analysis: William D. Fitch Parkway(SH 40)/Arrington Road, Arrington Road/Greens Prairie Road West, Arrington Road/Old Arrington Road, Arrington Road/South Oaks Drive, Arrington Road/Harpers Ferry Road, South Oaks Drive/SH 6 southbound frontage road, a proposed driveway to Arrington Road, and a proposed driveway to Old Arrington Road. Another multi-family rezoning request is proposed on Arrington Road and the TIA incorporated the anticipated traffic demand associated with that potential project in the analysis as future development.

TIAs evaluate intersections for Level of Service (LOS), which grades an intersection's anticipated operating condition on a scale of "A" through "F" (best to worst). The Unified Development Ordinance (UDO) defines LOS "D", or better, as an acceptable condition while LOS "E" or "F" requires traffic mitigation. The TIA found the intersection of Arrington Road/Greens Prairie Road West is currently operating at a LOS "D" with eastbound approach of Greens Prairie Road West failing at LOS "F". The City has been in the design process for a traffic signal and turn lane improvements at the Arrington Road/Greens Prairie Road West intersection. The design is anticipated to be completed in Spring 2017 with installation occurring in the latter portion of 2017. The TIA included the traffic signal and turn lane in the analysis with a development build-out year of 2019. With the installation of the traffic signal at Arrington Road/Greens Prairie Road West by the City, all intersections are anticipated to

operate at LOS "D" or better and no other roadway or traffic control improvements are recommended as a result of the proposed development.

STAFF RECOMMENDATION

Staff recommends approval of the rezoning request.

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 April 20, 2016

NAME OF PROJECT Caprock 10

ADDRESS Arrington Road, College Station, Texas

LEGAL DESCRIPTION (Lot, Block, Subdivision) Greens Prairie Center PH 2A, Block 5, Lot 1R-2, Common Area 6

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:

TOTAL ACREAGE 10.49

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

Name Philip Bargas E-mail philipb@johnsonpace.com

Street Address 111 University Drive East, Suite 215

City College Station State Texas Zip Code 77845

Phone Number 979-485-2844 Fax Number 979-485-2845

PROPERTY OWNER'S INFORMATION:

Name Brazos Texas Land Development LLC E-mail jtuttle@watermarkapartments.com

Street Address PO Box 2864

City Bryan State Texas Zip Code 77805

Phone Number _____ Fax Number _____

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

Name _____ E-mail _____

Street Address _____

City _____ State _____ Zip Code _____

Phone Number _____ Fax Number _____

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

Existing Zoning General Commercial w/ overlay Proposed Zoning _____ Multifamily _____

Present Use of Property Undeveloped

Proposed Use of Property Multi-family

REZONING SUPPORTING INFORMATION

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

The need for residential housing in South College Station is growing, and providing multi-family housing would allow for more diverse housing options.

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 parcel of land is listed as Urban in the Comprehensive Plan.

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

This property is within 1 mile of Towerpoint HEB, the Castlegate subdivision, College Station Clinic, office buildings, and small restaurants. Allowing multifamily housing will give South College Station a more urban feel, because residents could easily access grocery stores and restaurants, resulting in a high level of pedestrian activity.

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

We are proposing to change the zoning to MF to allow us to build multi-family housing, which will provide diverse housing options, and increase pedestrian activity because of the vicinity to businesses.

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

The property is currently zoned as General Commercial, which allows health care centers, restaurants, hotels, offices, retail sales, and storage centers. General Commercial zoning is non-residential, so we are proposing a zoning change to MF to allow us to provide multi-family housing for the growing population of South College Station.

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

This property is surrounded by other lots zoned General Commercial. Some of the surrounding General Commercial lots are still undeveloped, so we are proposing a zoning change to allow us to build multi-family housing and help make South College Station more urban.

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

[Empty box for additional reasons to support the zone change]

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


Signature and title

Jessica Tuttle
Watermark
Project Manager

Date 10/3/16



Legislation Details (With Text)

File #: 17-0005 **Version:** 5 **Name:** The Ranch at Arrington
Type: Rezoning **Status:** Agenda Ready
File created: 1/6/2017 **In control:** Planning and Zoning Commission Regular
On agenda: 1/19/2017 **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 MF Multi-Family for approximately 12 acres being Augustus Babilie Survey, A-75, Brazos County, Texas and being all of the 12 acre tract described in the deed from Rodrick K. Wolf to Rodrick K. Wolf and Sharon B. Wolf, as Co-Trustees of the Rick and Sharon Wolf Revocable Trust, recorded in Volume 13033, Page 235 of the Official Records of Brazos County, Texas, generally located at 1650 Arrington Road, more generally located south of the intersection of South Oaks Drive and Arrington Road. Case #REZ2016-000038 (Note: Final action on this item is scheduled for the February 9, 2017 City Council meeting - subject to change)

Sponsors: Rachel Lazo

Indexes:

Code sections:

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

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

Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to MF Multi-Family for approximately 12 acres being Augustus Babilie Survey, A-75, Brazos County, Texas and being all of the 12 acre tract described in the deed from Rodrick K. Wolf to Rodrick K. Wolf and Sharon B. Wolf, as Co-Trustees of the Rick and Sharon Wolf Revocable Trust, recorded in Volume 13033, Page 235 of the Official Records of Brazos County, Texas, generally located at 1650 Arrington Road, more generally located south of the intersection of South Oaks Drive and Arrington Road. Case #REZ2016-000038 (Note: Final action on this item is scheduled for the February 9, 2017 City Council meeting - subject to change)



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

**REZONING REQUEST
for
The Ranch at Arrington
REZ2016-000038**

REQUEST: R Rural to MF Multi-Family

SCALE: 12 acres

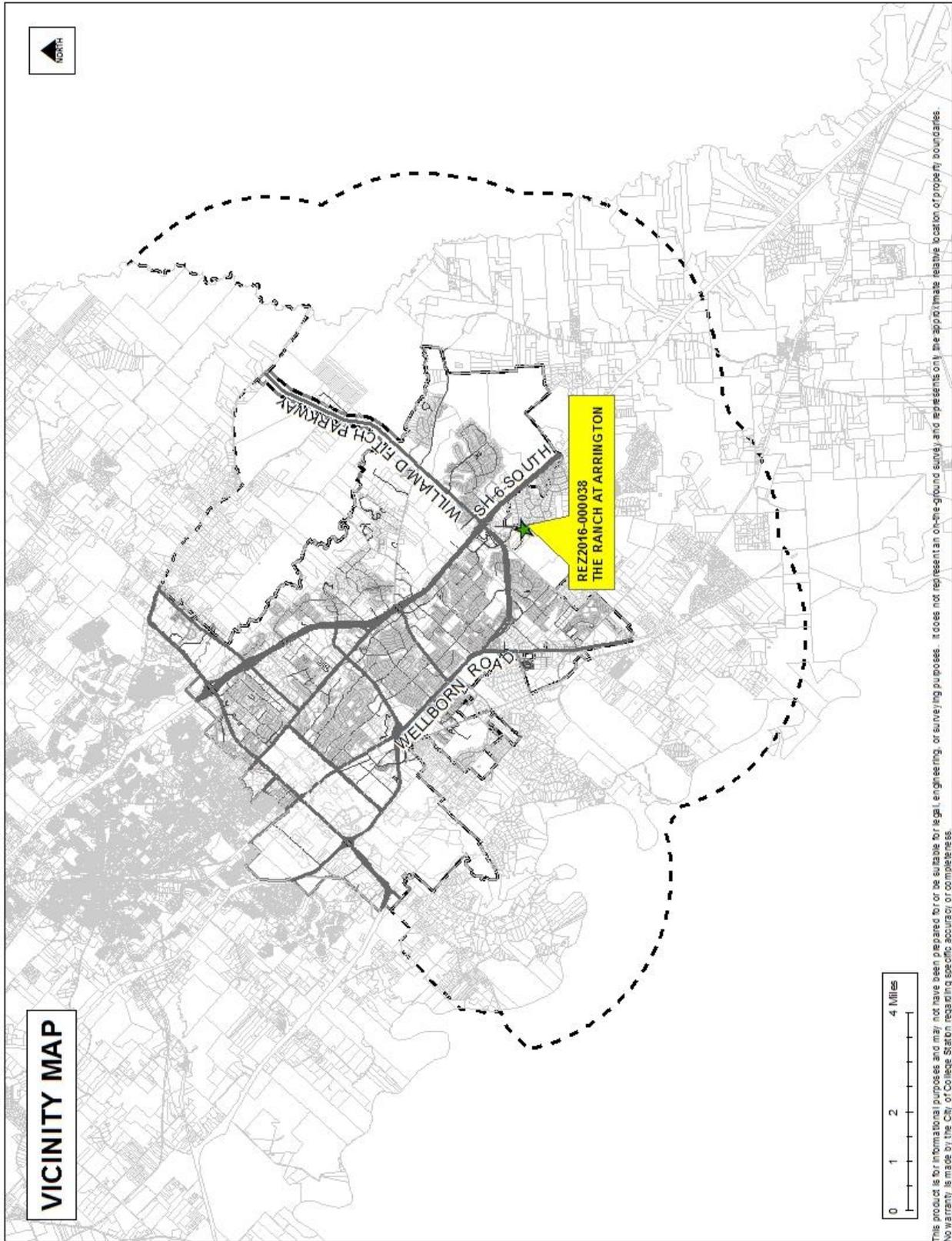
LOCATION: 1650 Arrington Road, generally located south of the intersection of South Oaks Drive and Arrington Road, more specifically Augustus Babilie Survey, A-75, Brazos County, Texas and being all of the 12 acre tract described in the deed from Rodrick K. Wolf to Rodrick K. Wolf and Sharon B. Wolf, as Co-Trustees of the Rick and Sharon Wolf Revocable Trust, recorded in Volume 13033, Page 235 of the Official Records of Brazos County, Texas.

APPLICANT: Philip Bargas, Johnson & Pace, Inc.

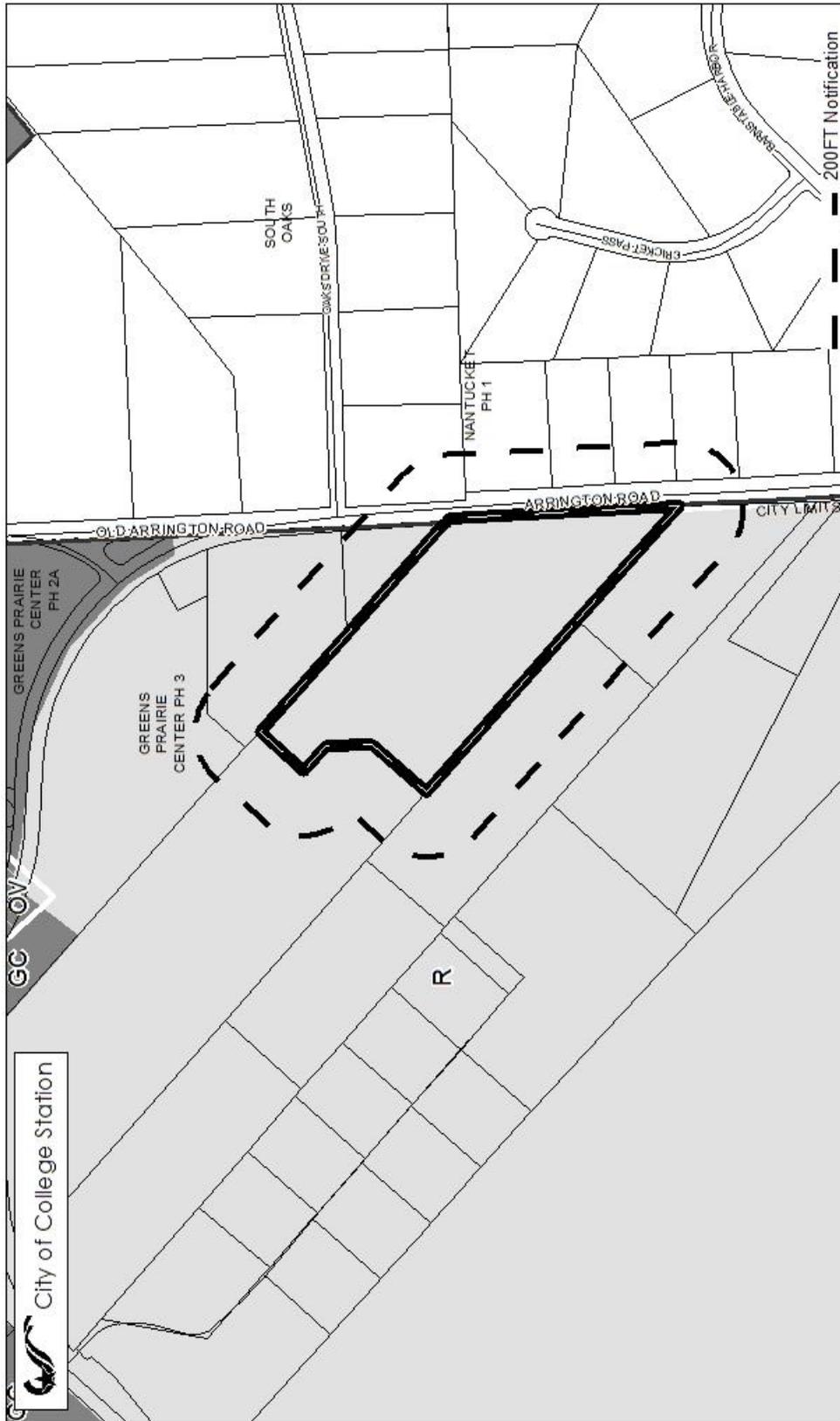
PROJECT MANAGER: Rachel Lazo, Staff Planner
rlazo@cstx.gov

PROJECT OVERVIEW: The applicant requests a rezoning from R Rural to MF Multi-Family which is in compliance with the Comprehensive Plan Future Land Use and Character Map.

RECOMMENDATION: Staff recommends approval of the rezoning request.







ZONING DISTRICTS (In Greyscale)

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	BPI Business Park Industrial	NG-1 Core Northgate	RDD Redevelopment District	R-4 Multi-Family
RS Restricted Suburban	C-U College and University	C-U College and University	NG-2 Transitional Northgate	KO Kienek Tap Ovr.	R-6 High Density Multi-Family
GS General Suburban	Planned Districts	Planned Districts	NG-3 Residential Northgate	NPO Nbrhd. Prevailing Ovr.	RD Research and Dev.
D Duplex	NAP Natural Area Protected	P-MUD Planned Mixed-Use Dist.		NCO Nbrhd. Conservation Ovr.	M-1 Light Industrial
T Townhome	O Office	PDD Planned Develop. Dist.		HP Historic Preservation Ovr.	M-2 Heavy Industrial
MF Multi-Family	SC Suburban Commercial				
	GC General Commercial				

THE RANCH AT ARRINGTON

Case: REZ2016-000038

REZONING

NOTIFICATIONS

Advertised Commission Hearing Date: January 19, 2017

Advertised Council Hearing Date: February 9, 2017

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:

Nantucket Preservation Association

Property owner notices mailed: 14
Contacts in support: None at the time of staff report.
Contacts in opposition: 13 at the time of staff report regarding traffic, increased density, incompatibility with existing rural residential properties, and increased crime.
Inquiry contacts: None at the time of staff report.

ADJACENT LAND USES

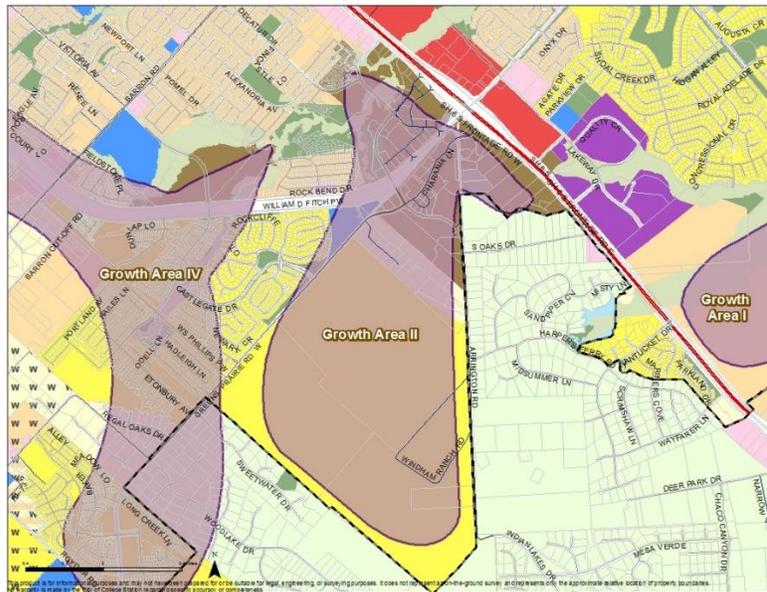
Direction	Comprehensive Plan	Zoning	Land Use
North	Urban	R Rural	Religious Institution and Wellborn SUD
South	Estate	R Rural	Single-Family Residential and Rural
East (Across Arrington Rd)	Rural	N/A – ETJ	Single-Family Residential
West	Urban	R Rural	Undeveloped and Agricultural

DEVELOPMENT HISTORY

Annexation: November 2002
Zoning: A-O Agricultural Open upon Annexation
2013 – A-O Agricultural Open renamed R Rural
Final Plat: N/A – Property is currently unplatted
Site development: Vacant

REZONING REVIEW CRITERIA

1. **Consistency with the Comprehensive Plan:** The subject area is designated on the Comprehensive Plan Future Land Use and Character Map as Urban and on the Concept Map as Growth Area II.



The Comprehensive Plan states that the Urban portion within Growth Area II is suitable for intense land use activities including general commercial activities, office uses, townhomes, apartments, and vertical mixed-use. Growth Area II further limits residential development to no more than 25% of the Urban designation within the growth area. Currently within this growth area, there is currently one existing residential development, one under review, and another proposed in the vicinity that is approximately 10 acres. The proposed zoning permits multi-family uses, allowing the property to be developed consistent with the Comprehensive Plan as well as the Growth Area II residential allowance, while also leaving room for additional residential development.



2. **Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The existing R Rural zoning allows for large lot residential and/or agricultural uses, which is not compatible or supportive of more intense development that is anticipated for the area. Given the property's close proximity to multiple new developments in the area, and its designation of Growth Area II in the Comprehensive Plan, an R Rural designation does not support the planned growth. The proposed high density multi-family is compatible with the adjacent CapRock development, but incompatible with the large lot single-family residential properties across Arrington Road in the City's ETJ and the adjacent 4.5 acre home site.

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 use permitted through this request is allowed in MF Multi-Family. The use is appropriate as it supports the uses planned in the vicinity. The proposed amendment is in proximity to the TowerPoint and CapRock developments, and it supports the current southward growth of commercial development in the area. Multi-family, would provide diversity in the housing options in the south College Station area in close proximity to major general commercial concentrations.

4. **Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The subject property is currently zoned R Rural. Uses permitted in this district include agricultural and large lot residential. While R Rural is suitable with the current land uses, the area is expected to see continued change moving forward.

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 zoning district. However, the applicant has stated that the use is not appropriate or feasible for this property knowing the

current development happening on nearby property and the anticipated change in development pattern for the area.

- 6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** There is an existing offsite 12-inch waterline along the west side of Arrington Road approximately 750-feet north of the subject tract. This waterline will need to be extended to and through the property in accordance with the Water Master Plan with site development.

There is an existing offsite 12-inch sanitary sewer main, which currently has adequate capacity to serve the site. Approximately a half-mile of sanitary sewer line will need to be constructed along Arrington Road to connect to the existing sewer main to the south within the Nantucket Subdivision.

Detention is required in this area, where stormwater from the site generally discharges to the east within the Alum Creek Drainage Basin. There is currently no FEMA-regulated floodplain on the site. Drainage and other public infrastructure required with site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines.

The subject tract has frontage to Arrington Road, which is designated as a two-lane Major Collector on the Thoroughfare Plan. This section of Arrington Road is a County roadway outside the City limits and is constructed as a two-lane rural section. The current right-of-way is deficient in width and right-of-way dedication will be required with the platting of the tract. Driveway access to Arrington Road will require County approval of the driveway location and design before a site plan could be approved.

A Traffic Impact Analysis (TIA) was required with the rezoning application. The following intersections were included in the analysis: William D. Fitch Parkway(SH 40)/Arrington Road, Arrington Road/Greens Prairie Road West, Arrington Road/Old Arrington Road, Arrington Road/South Oaks Drive, Arrington Road/Harpers Ferry Road, South Oaks Drive/SH 6 southbound frontage road, a proposed entry/exit driveway to Arrington Road, and a proposed exit-only driveway to Arrington Road. Another multi-family rezoning request is proposed on Arrington Road and the TIA incorporated the anticipated traffic demand associated with that potential project in the analysis as future development.

TIA's evaluate intersections for Level of Service (LOS), which grades an intersection's anticipated operating condition on a scale of "A" through "F" (best to worst). The Unified Development Ordinance (UDO) defines LOS "D", or better, as an acceptable condition while LOS "E" or "F" requires traffic mitigation. The TIA found the intersection of Arrington Road/Greens Prairie Road West is currently operating at a LOS "D" with eastbound approach of Greens Prairie Road West failing at LOS "F". The City has been in the design process for a traffic signal and turn lane improvements at the Arrington Road/Greens Prairie Road West intersection. The design is anticipated to be completed in Spring 2017 with installation occurring in the latter portion of 2017. The TIA included the traffic signal and turn lane in the analysis with a development build-out year of 2018. With the installation of the traffic signal at Arrington Road/Greens Prairie Road West by the City, all intersections are anticipated to operate at LOS "D" or better and the TIA recommends no other roadway or traffic control improvement as a result of the proposed development. As driveways to the site will involve a high volume of right-turn movements during the PM peak hour, a right-turn deceleration lane(s) may be required by the County with site development.

STAFF RECOMMENDATION

Staff recommends approval of the rezoning request.

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 07/13/2016

NAME OF PROJECT Arrington 12 MF

ADDRESS 1650 Arrington

LEGAL DESCRIPTION (Lot, Block, Subdivision) A007601, A Babilie (ICL), Tract 5.4, 12 Acres

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:
375' south of the intersection of S Oaks and Arrington Road

TOTAL ACREAGE 12

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

Name Philip Bargas E-mail philipb@johnsonpace.com

Street Address 111 University Drive East, Suite 215

City College Station State Texas Zip Code 77840

Phone Number 979-485-2844 Fax Number 979-485-2845

PROPERTY OWNER'S INFORMATION:

Name Rick and Sharon Wolf Revocable Trust et. al. E-mail _____

Street Address 2112 Maplewood Court

City College Station State Texas Zip Code 77845

Phone Number _____ Fax Number _____

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

Name _____ E-mail _____

Street Address _____

City _____ State _____ Zip Code _____

Phone Number _____ Fax Number _____

This property was conveyed to owner by deed dated 11/06/2015 and recorded in Volume 13033, Page 235 of the Brazos County Official Records.

Existing Zoning Rural Proposed Zoning MF

Present Use of Property Undeveloped

Proposed Use of Property Multi-Family

REZONING SUPPORTING INFORMATION

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

Due to the growth in south College Station, the need for a diverse source of residential property has increased. The current market growth has been primarily single family residential. With this tract's proximity to sidewalks and bike lanes that are close to retail, a more urban product is dictating its development in to multi-family.

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

This proposed zoning is consistent with the Comprehensive Plan.

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

This tract is within 1/2 mile of new office developments and within 1 mile of the Tower Point development giving access to retail and restaurants. This development will enhance the urban feel of the community.

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

This zoning change will provide diversity in the housing options in south College Station. Being this tract is closer to the offices and retail, increased pedestrian activity will occur.

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

This tract falls under the section of the Rural designation "as a reserved area in which future growth of the city can occur."

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

Being that the city is growing south, properties currently zoned Rural will be changing in the future.

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

See attached requested variation.

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.

See attached signature page.

Signature and title

Date

Seller's Signature Page

THE RICK AND SHARON WOLF REVOCABLE TRUST,
Under Trust Agreement dated November 6, 2015

By: Rodrick K. Wolf
Rodrick K. Wolf, Co-Trustee

By: Sharon B. Wolf
Sharon B. Wolf, Co-Trustee

Wanda Kaye Lewis
WANDA KAYE LEWIS

PHYLLIS S. ALVAREZ REVOCABLE TRUST

By: Phyllis S. Alvarez
Phyllis S. Alvarez, Trustee

Requested Variation to Application:

This application is filed subject to the effective date of the rezoning ordinance be contingent upon the sale of the Property from the Property Owner with the deed being recorded at the courthouse on or before January 1, 2017. This contingency is being made by the Property Owner to retain the existing zoning designation if the closing does not occur.

