



**CITY OF COLLEGE STATION**  
**PLANNING & DEVELOPMENT SERVICES**  
1101 Texas Avenue, PO Box 9960  
College Station, Texas 77842  
Phone 979.764.3570 / Fax 979.764.3496

**MEMORANDUM**

---

**DATE:** March 6, 2006  
**TO:** Members of the Planning & Zoning Commission  
**FROM:** Trey Fletcher, AICP, Senior Planner  
**THROUGH:** Joey Dunn, AICP, Director of Planning & Development Services  
**SUBJECT:** 2005 UDO Annual Review, Article 7

---

At the direction of the Planning & Zoning Commission at the January 5, 2006 meeting, the Annual Review of the UDO has been divided into several smaller policy issues for consideration. The following background information has been prepared for your review prior to the formal consideration of amendments to several subsections of Article 7 at the April 6, 2006 P&Z meeting where the following are the policy issues involved:

- Section 7.1.D.3 "Features Allowed within Required Yards" to clarify that structures that require building permits may be subject to additional regulations and allow porches to extend into front and side street setbacks on a limited basis.
- Section 7.8.C "Minimum Requirements" changed to Section 7.8.C "Guidelines" to allow City staff more discretion with the standards for solid waste services, warn property owners that dumpster screening should be located outside of utility easements, clarify that special standards do not apply to small-lot single family but instead apply to townhouses, and to provide guidelines for 300-gallon side loading automated containers.

Attachments

1. Section 7.1 (Redlined)
2. Section 7.8 (Redlined)