

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

**Planning & Zoning  
Commission**  
**September 20, 2012**  
*City Hall*  
*1101 Texas Avenue,*  
*College Station, Texas*

**Workshop Meeting 6:00 PM**  
**Regular Meeting 7:00 PM**  
*Council Chambers*



**AGENDA**  
**PLANNING & ZONING COMMISSION**  
**WORKSHOP MEETING**  
**SEPTEMBER 20, 2012, AT 6:00 PM**  
**CITY HALL COUNCIL CHAMBERS**  
**1101 TEXAS AVENUE**  
**COLLEGE STATION, TEXAS**

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1. Call the meeting to order.
2. Discussion of consent and regular agenda items.
3. Presentation, possible action, and discussion regarding the status of items within the 2012 P&Z Plan of Work (see attached). **(JS)**
4. Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings.
  - Thursday, September 27, 2012 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (P&Z Liaison – Hall)
  - Thursday, October 18, 2012 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
5. Discussion, review and possible action regarding the following meetings: Design Review Board, Joint Parks / Planning & Zoning Subcommittee, Neighborhood Plan Stakeholder Resource Team, BioCorridor Committee, Lick Creek Nature Center Task Force, Zoning District Subcommittee, Joint Task Force on Neighborhood Parking Issues, and Wellborn District Plan Resource Team.
6. Discussion and possible action on future agenda items – A Planning & Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
7. Adjourn.

**Consultation with Attorney {Gov't Code Section 551.071} ; possible action.**

The Planning and Zoning Commission may seek advice from its attorney regarding a pending and contemplated litigation subject or attorney-client privileged information. After executive session discussion, any final action or vote taken will be in public. If litigation or attorney-client privileged information issues arise as to the posted subject matter of this Planning and Zoning Commission meeting, an executive session will be held.

Notice is hereby given that a Workshop Meeting of the College Station Planning & Zoning Commission, College Station, Texas will be held on September 20, 2012 at 6:00 PM at the City Hall Council Chambers, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda.

Posted this the Day day of September , 2012, at time .

CITY OF COLLEGE STATION, TEXAS

By \_\_\_\_\_  
Sherry Mashburn, City Secretary

By \_\_\_\_\_  
David Neeley, City Manager

I, the undersigned, do hereby certify that the above Notice of the Workshop Meeting of the Planning & Zoning Commission of the City of College Station, Texas, is a true and correct copy of said Notice and that I posted a true and correct copy of said notice on the bulletin board at City Hall, 1101 Texas Avenue, in College Station, Texas, and the City's website, [www.cstx.gov](http://www.cstx.gov). The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on September Day , 2012, at Time and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

This public notice was removed from the official posting board at the College Station City Hall on the following date and time: \_\_\_\_\_ by \_\_\_\_\_.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2012.

CITY OF COLLEGE STATION, TEXAS

By \_\_\_\_\_

Subscribed and sworn to before me on this the \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
Notary Public- Brazos County, Texas

My commission expires: \_\_\_\_\_

This building is wheelchair accessible. Handicap parking spaces are available. Any request for sign interpretive service must be made 48 hours before the meeting. To make arrangements call (979) 764-3541 or (TDD) 1-800-735-2989. Agendas may be viewed on [www.cstx.gov](http://www.cstx.gov). Planning and Zoning Commission meetings are broadcast live on Cable Access Channel 19.



**AGENDA**  
**PLANNING & ZONING COMMISSION**  
**REGULAR MEETING**  
**SEPTEMBER 20, 2012, AT 7:00 P.M.**  
**CITY HALL COUNCIL CHAMBERS**  
**1101 TEXAS AVENUE**  
**COLLEGE STATION, TEXAS**

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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 planning and zoning 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 Planning & Zoning 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 Consideration, discussion, and possible action on Absence Requests from meetings.
    - Jodi Warner ~ September 20, 2012
    - Bo Miles ~ October 18, 2012
  - 4.2 Consideration, discussion, and possible action to approve meeting Minutes.
    - September 6, 2012 ~ Regular
  - 4.3 Presentation, discussion, and possible action, on a Preliminary Plan for Falcon Point Subdivision consisting of 6 lots on approximately 12.9 acres located at 1915 Dartmouth Street, generally located at the northeast corner of Dartmouth Street and Holleman Drive East. **Case # 12-00500100 (TR)**

## **Regular Agenda**

5. Consideration, discussion, and possible action on items removed from the Consent Agenda by Commission action.
6. Public hearing, presentation, discussion, and possible action on a Final Plat for Sandstone Addition Lots 5R1 and 5R2 being a replat of Sandstone Addition Lot 5R, consisting of two residential lots on approximately 2.6 acres located at 2008 Oakwood Trail. **Case # 12-00500144 (LH)**
7. Public hearing, presentation, discussion, and possible action regarding a zoning amendment request from PDD Planned Development District to PDD Planned Development District to revise meritorious modifications for approximately 0.7 acres on Lots 9 and 10, Block 3 of the College Hills Estates Subdivision located at 1024 and 1026 Foster Avenue, generally located at the intersection of Foster Avenue and Francis Drive. **Case # 12-00500173 (LH) (Note: Final action on this item is scheduled for the October 11, 2012 City Council Meeting - subject to change)**
8. Public hearing, presentation, discussion, and possible action regarding an ordinance amending the College Station Comprehensive Plan by adopting the Medical District Master Plan generally in the area of State Highway 6 South and Rock Prairie Road and extending to William D. Fitch Parkway. **Case # 11-00500174 (JP) (Note: Final action on this item is scheduled for the October 11, 2012 City Council Meeting - subject to change)**
9. Public hearing, presentation, discussion, and possible action regarding an amendment to the Unified Development Ordinance to create the following districts: "NAP Natural Area Preserve," "SC Suburban Commercial," "BP Business Park," and "BPI Business Park Industrial;" rename the following districts: "A-P Administrative Professional" to "O Office," "C-1 General Commercial" to "GC General Commercial," and "C-2 Commercial Industrial" to "CI Commercial Industrial;" and retire the following districts: "C-3 Light Commercial," "M-1 Light Industrial," "M-2 Heavy Industrial," and "R&D Research & Development." **Case # 11-00500173 (JP) (Note: Final action on this item is scheduled for the September 27, 2012 City Council Meeting - subject to change)**
10. Discussion and possible action on future agenda items – A Planning & Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
11. Adjourn.

### **Consultation with Attorney {Gov't Code Section 551.071} ; possible action.**

The Planning and Zoning Commission may seek advice from its attorney regarding a pending and contemplated litigation subject or attorney-client privileged information. After executive session discussion, any final action or vote taken will be in public. If litigation or attorney-client privileged information issues arise as to the posted subject matter of this Planning and Zoning Commission meeting, an executive session will be held.

**Notice is hereby given that a Regular Meeting of the College Station Planning & Zoning Commission, College Station, Texas will be held on September 20, 2012 at 7:00 p.m. at the City Hall Council Chambers, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda.**

Posted this the \_\_\_\_\_ day of September, 2012, at \_\_\_\_\_

CITY OF COLLEGE STATION, TEXAS

By \_\_\_\_\_  
Sherry Mashburn, City Secretary

By \_\_\_\_\_  
David Neeley, City Manager

I, the undersigned, do hereby certify that the above Notice of Meeting of the Planning & Zoning Commission of the City of College Station, Texas, is a true and correct copy of said Notice and that I posted a true and correct copy of said notice on the bulletin board at City Hall, 1101 Texas Avenue, in College Station, Texas, and the City's website, [www.cstx.gov](http://www.cstx.gov). The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on September\_\_\_\_, 2012, at \_\_\_\_\_ and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

This public notice was removed from the official posting board at the College Station City Hall on the following date and time: \_\_\_\_\_ by \_\_\_\_\_.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

CITY OF COLLEGE STATION, TEXAS

By \_\_\_\_\_

Subscribed and sworn to before me on this the \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
Notary Public- Brazos County, Texas

My commission expires: \_\_\_\_\_

This building is wheelchair accessible. Handicap parking spaces are available. Any request for sign interpretive service must be made 48 hours before the meeting. To make arrangements call (979) 764-3541 or (TDD) 1-800-735-2989. Agendas may be viewed on [www.cstx.gov](http://www.cstx.gov). Planning and Zoning Commission meetings are broadcast live on Cable Access Channel 19.

## 2012 Planning & Zoning Commission Plan of Work

### Comprehensive Plan Implementation

<b>Implementation of Adopted Plans</b>	
<p>Summary:</p> <p>Implementation of adopted master plans and neighborhood, district, and corridor plans, namely: Central College Station Neighborhood Plan, Eastgate Neighborhood Plan, Bicycle, Pedestrian, and Greenways Master Plan, Parks and Recreation Master Plan, Water Master Plan, and Waste Water Master Plan.</p>	<p>Project Dates:</p> <p>Numerous on-going items and projects.</p> <p><b>10/25/12: Joint meeting with Council for Comprehensive Plan annual review.</b></p>
Staff Assigned: P&DS Staff	Anticipated Completion: On-going

<b>Medical District Plan</b>	
<p>Summary:</p> <p>In partnership with the College Station Medical Center and other stakeholders, development of a plan focused on the creation of a healthcare and wellness district centered at the intersection of Rock Prairie Road and State Highway 6.</p>	<p>Project Dates:</p> <p>5/16/12: Health &amp; Wellness subcommittee meeting.</p> <p>8/27/12: Leadership and property owner meetings.</p> <p>9/6/12: Plan presentation at P&amp;Z Workshop.</p> <p>9/20/12: P&amp;Z public hearing for recommendation of Plan to Council.</p> <p>10/11/12: Council public hearing for Plan adoption.</p>
Staff Assigned: JP	Anticipated Completion: Summer 2012

<b>BioCorridor Plan</b>	
<p>Summary:</p> <p>In collaboration with the City of Bryan and other stakeholders, development of a corridor plan near State Hwy 47 and Raymond Stotzer Pkwy to realize a unique research district where plant, animal, and human health may be studied in one place.</p>	<p>Project Dates:</p> <p>6/5/12: Presentation at Joint P&amp;Z meeting with Bryan.</p> <p>9/6/12: P&amp;Z public hearing for recommendation on BioCorridor rezoning and ordinance amendments.</p> <p>9/27/12: Council public hearing for adoption of BioCorridor rezoning and ordinance amendments.</p>
Staff Assigned: MH, BC	Anticipated Completion: Summer 2012

<b>Southside Area Neighborhood Plan</b>	
<p>Summary:</p> <p>Development of neighborhood plan for a number of unique neighborhoods including Oakwood, College Park, portions of the Knoll, McCullough Subdivision, Redmond Terrace, and Wolf Pen Village. The plan area is generally bounded by George Bush Drive, Texas Avenue, and Wellborn Road.</p>	<p>Project Dates:</p> <p>7/10/12: Plan Open House in City Hall at 6pm.</p> <p>7/17/12: Neighborhood Resource Team meeting.</p> <p>8/2/12: Plan presentation at P&amp;Z Workshop.</p> <p>8/6/12: Plan recommendation at Bicycle, Pedestrian, and Greenways Advisory Board.</p> <p>8/16/12: P&amp;Z public hearing for Plan recommendation to Council.</p> <p>8/23/12: Council adopted plan.</p>
Staff Assigned: JP, LH	Anticipated Completion: Summer 2012

<b>Wellborn District Plan</b>	
<p>Summary:</p> <p>Development of district plan for the recently annexed Wellborn area that contains elements of a rural historic community with a unique character that residents of the area desire to retain.</p>	<p>Project Dates:</p> <p>8/6/12: Wellborn Resource Team meeting at Wellborn Community Center at 6 pm.</p> <p>8/20/12: Wellborn Resource Team meeting at Wellborn Community Center at 6 pm.</p> <p>9/10/12: Wellborn Resource Team meeting at Greens Prairie Elementary at 7 pm.</p> <p>9/24/12: Wellborn Resource Team meeting at Greens Prairie Elementary at 7 pm.</p>
Staff Assigned: MR, LH	Anticipated Completion: Fall 2012

<b>Economic Development Master Plan</b>	
<p>Summary:</p> <p>Development of a Master Plan to provide consistent direction on how the City will help ensure its economic health for years to come while providing a positive business development environment.</p>	<p>Project Dates:</p> <p>3/22/12: Project Kick-off meeting with consultant.</p> <p>4/10/12: Staff meeting with consultant.</p> <p>7/5/12: Update at P&amp;Z Workshop.</p> <p>7/26/12: Update at Council Workshop.</p> <p>8/28/12: 2012 Business Survey distributed to help identify business needs for master plan.</p>
Staff Assigned: P&DS Staff	Anticipated Completion: Fall 2012

<b>New Zoning Districts</b>	
<p>Summary:</p> <p>Create and adopt new zoning districts to implement character and land use designations identified in the Comprehensive Plan.</p>	<p>Project Dates:</p> <p>7/9/12: P&amp;Z Subcommittee meeting at 815 am.</p> <p>7/20/12-8/17/12: Public comment period for draft zoning districts.</p> <p>9/20/12: P&amp;Z public hearing for recommendation on new non-residential zoning districts.</p> <p>9/27/12: Council public hearing for adoption on new non-residential zoning districts.</p>
Staff Assigned: JP	Anticipated Completion: September 2012

<b>Neighborhood Parking</b>	
<p>Summary:</p> <p>Analyze neighborhood parking issues by engaging stakeholders, form Joint Task with Council and recommendations that seek solutions.</p>	<p>Project Dates:</p> <p>5/30/12: Joint Task Force Meeting at 5 PM.</p> <p>6/27/12: Joint Task Force Meeting at 5 PM.</p> <p>8/29/12: Joint Task Force Meeting at 5 PM.</p> <p><b>9/26/12: Stakeholder meetings at 3:30 PM (development interests) and 5 PM (neighborhood groups).</b></p>
Staff Assigned: BC, TR	Anticipated Completion:

## Employment Diversification

<b>Diversification of Employment Opportunities</b>	
<p>Summary:</p> <p>Discuss workforce and employment opportunities in the community and strategies to increase their diversity and the City's role in providing a positive business development environment.</p>	<p>Project Dates:</p> <p>1/12/12: Strategic Plan policy discussion with Council. 7/5/12: Economic Development Master Plan update at P&amp;Z Workshop.</p>
Staff Assigned: P&DS Staff	Anticipated Completion:

## Housing

<b>Affordable Housing</b>	
<p>Summary:</p> <p>Discuss how housing affordability is measured and provide information on affordability of homes in the College Station and Bryan housing markets.</p>	<p>Project Dates:</p> <p>3/1/12: Discussion at P&amp;Z Workshop, led by Community Development Division. 8/2/12: Discussion of Community Development Action Plan at P&amp;Z Workshop. 8/9/12: Community Development Action Plan for Council approval.</p>
Staff Assigned: P&DS Staff	Anticipated Completion:

<b>Role of Planning and Regulation</b>	
<p>Summary:</p> <p>Discuss role of planning and regulation on housing supply and value.</p>	<p>Project Dates:</p>
Staff Assigned: P&DS Staff	Anticipated Completion:

<b>Impact of Student Housing Market</b>	
<p>Summary:</p> <p>Discuss impact of single-family dwellings used for student rental purposes on the local housing market.</p>	<p>Project Dates:</p>
Staff Assigned: P&DS Staff	Anticipated Completion:



CITY OF COLLEGE STATION  
*Planning & Development Services*

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

Name **Jodi Warner** \_\_\_\_\_

Request Submitted on **September 7, 2012** \_\_\_\_\_

I will not be in attendance at the meeting on **September 20, 2012** \_\_\_\_\_  
for the reason(s) specified: \_\_\_\_\_ (Date)

**I have another commitment that night.** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature **Jodi Warner** \_\_\_\_\_



CITY OF COLLEGE STATION  
*Planning & Development Services*

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

Name **Bo Miles** \_\_\_\_\_

Request Submitted on **August 28, 2012** \_\_\_\_\_

I will not be in attendance at the meeting on **October 18, 2012** \_\_\_\_\_  
for the reason(s) specified: (Date)

**I will be out of town that week on vacation.** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature **Bo Miles** \_\_\_\_\_



**MINUTES**  
**PLANNING & ZONING COMMISSION**  
**Regular Meeting**  
**September 6, 2012, 7:00 p.m.**  
**City Hall Council Chambers**  
**College Station, Texas**

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**COMMISSIONERS PRESENT:** Mike Ashfield, Bo Miles, Craig Hall, Jim Ross, James Benham, Jerome Rektorik, and Jodi Warner

**COMMISSIONERS ABSENT:** None

**CITY COUNCIL MEMBERS PRESENT:** Karl Mooney

**CITY STAFF PRESENT:** Bob Cowell, Lance Simms, Molly Hitchcock, Alan Gibbs, Jennifer Prochazka, Jason Schubert, Teresa Rogers, Joe Guerra, Mary Ann Powell, Brittany Caldwell, and Jordan Wood

1. **Call Meeting to Order**

Chairman Ashfield called the meeting to order at 7:00 p.m.

2. **Pledge of Allegiance**

3. **Hear Citizens**

No one spoke.

4. Discussion of consent and regular agenda items.

There was no discussion.

5. Presentation, possible action, and discussion regarding the status of items within the 2012 P&Z Plan of Work (see attached). **(JS)**

Principal Planner Schubert gave an update on the 2012 P&Z Plan of Work.

6. Presentation, possible action, and discussion regarding an update on the Medical District Master Plan. **(BC/JP)**

Director Cowell gave an update on the Medical District Master Plan.

There was general discussion amongst the Commission regarding the Master Plan.

7. Presentation, possible action, and discussion of a Semi-Annual Report on Impact Fees 92-01, 97-01, 97-02B, 99-01, and 03-02. (CC)

Senior Assistant City Engineer Cotter reviewed the Semi-Annual Report on Impact Fees.

There was no discussion.

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

- Adoption of the Southside Area Neighborhood Plan. The Commission heard this item on August 16 and voted 6-0 to recommend approval. The City Council heard this item on August 23 and voted 7-0 to approve the plan.

Chairman Ashfield reviewed the above-referenced item that had been heard by the Planning & Zoning Commission and City Council.

9. Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings.

- Thursday, September 13, 2012 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (P&Z Liaison – Benham)
- Thursday, September 20, 2012 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.

Chairman Ashfield reviewed the upcoming meeting dates for the Planning & Zoning Commission.

10. Discussion, review and possible action regarding the following meetings: Design Review Board, Joint Parks / Planning & Zoning Subcommittee, Neighborhood Plan Stakeholder Resource Team, BioCorridor Committee, Lick Creek Nature Center Task Force, Zoning District Subcommittee, Joint Task Force on Neighborhood Parking Issues, and Wellborn District Plan Resource Team.

Commissioner Hall gave an update on the Wellborn District Plan.

Commissioner Rektorik gave an update on the Joint Task Force on Neighborhood Parking Issues.

Executive Director Cowell stated that at the September 13 City Council workshop meeting there would be an item regarding the Lick Creek Nature Center.

*All matters listed under Item 11, Consent Agenda, are considered routine by the Planning & Zoning 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.*

11. **Consent Agenda.**

11.1 Consideration, discussion, and possible action to approve meeting Minutes.

- August 16, 2012 ~ Workshop
- August 16, 2012 ~ Regular

11.2 Presentation, possible action, and discussion on a Final Plat for Meadowcreek Phase 5 consisting of 59 residential lots on 12.72 acres generally located south of Koppe Bridge Road, less than one mile west of Wellborn Road in the City's Extraterritorial Jurisdiction. **Case # 12-00500153 (TR)**

**Commissioner Ross motioned to approve Consent Agenda Items 11.1 and 11.2. Commissioner Benham seconded the motion, motion passed (7-0).**

**Regular Agenda**

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

There were no items removed from the Consent Agenda.

13. Public hearing, presentation, possible action, and discussion regarding an amendment to Chapter 12, "Unified Development Ordinance," Section 4.2, "Official Zoning Map" of the Code of Ordinance of the City of College Station, Texas by rezoning approximately 147 acres from A-O Agricultural Open to PDD Planned Development District for the Joint Research Valley BioCorridor Development Project generally located between State Highway 47, Raymond Stotzer Parkway, Turkey Creek Road, and the City limit. **Case # 12-00500034 (MH) (Note: Final action on this item is scheduled for the September 27, 2012 City Council Meeting - subject to change)**

Assistant Director Hitchcock presented Agenda Item 13, the rezoning, and Agenda Item 14, the ordinance amendment.

Chairman Ashfield opened the public hearing for both Agenda Items 13 and 14.

Switzer Deason, 1017 Lyceum Court, College Station, Texas, strongly complimented both the City of College Station and Bryan for the work that was put into the

BioCorridor. He did ask for the Commission to review and consider recommendations that two consultants for the Research Valley Partnership made, prior to approving plats.

Kay Villasana, 4842 Raymond Stotzer Parkway, College Station, Texas, expressed concern about rezoning the property because the surrounding properties' taxes would increase. She also wanted to know when sewer service would be extended to her property.

Executive Director Cowell addressed her concern stating that sewer service would be brought to the area by the City of Bryan, but the area to which it would be extended would be limited. He also said that the Brazos County Appraisal District determines property taxes, so he would be unable to say if property taxes would increase or not.

Chairman Ashfield closed the public hearing for both Agenda Items 13 and 14.

Chairman Ashfield and Commissioner Miles both complimented the City of College Station and the City of Bryan for the work they put into the document.

**Commissioner Miles motioned to recommend approval of the ordinance amendment and rezoning. Chairman Ashfield seconded the motion, motion passed (7-0).**

14. Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Article 1, "General Provisions," Article 2, "Development Review Bodies," Article 3, "Development Review Procedures," Article 5, "District Purpose Statements and Supplemental Standards," Article 6, "Use Regulations," Article 7, "General Development Standards," Article 8, "Subdivision Design And Improvements," Article 9, "Nonconformities," and Article 10, "Enforcement," of the Code Of Ordinances of the City of College Station, Texas, regarding the establishment of a BioCorridor Planned Development District. **Case # 12-00500034 (MH) (Note: Final action on this item is scheduled for the September 27, 2012 City Council Meeting - subject to change)**

This item was presented with Agenda Item 13.

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

There was no discussion.

16. Adjourn.

The meeting was adjourned at 8:26 p.m.

**Approved:**

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Mike Ashfield, Chairman  
Planning & Zoning Commission

**Attest:**

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Brittany Caldwell, Admin. Support Specialist  
Planning & Development Services



**PRELIMINARY PLAN  
for  
Falcon Point  
12-00500100**

**SCALE:** 6 lots on 12.94 acres

**LOCATION:** 1915 Dartmouth Street, located at the northeast corner of Dartmouth Street and Holleman Drive East

**ZONING:** WPC Wolf Pen Creek

**APPLICANT:** Travis Martinek, Clarke & Wyndham, Inc.

**PROJECT MANAGER:** Teresa Rogers, Staff Planner  
trogers@cstx.gov

**PROJECT OVERVIEW:** This preliminary plan is to subdivide one tract into residential and commercial development. A conditional use permit (CUP) was approved by City Council in July 2012, which allows Phase I of this project to be solely multi-family use.

**RECOMMENDATION:** Staff recommends approval of the Preliminary Plan.



DEVELOPMENT REVIEW

FALCON POINT

Case: 12-100

PRELIMINARY PLAN



## DEVELOPMENT HISTORY

**Annexation:** 1971  
**Zoning:** R-1 Single Family to C-1 General Commercial in 1984  
C-1 General Commercial to WPC Wolf Pen Creek in 1988  
CUP Conditional Use Permit in July 2012 to allow Phase I of this project to be solely multi-family use.  
**Site development:** Vacant

## COMMENTS

**Water:** There is an existing 6-inch water main at the northwestern corner of the property near proposed Lot 1 and an 8-inch water main at the southeastern corner of the property near proposed Lot 5. Water lines will have to be extended to provide domestic and fire flows to all subdivided lots and shall be designed and constructed in accordance with the BCS Unified Design Guidelines.

**Sewer:** There are existing 30-inch sanitary sewer mains along the northern and eastern boundaries of the property. Sewer lines will have to be extended to all subdivided lots, and shall be designed and constructed in accordance with the BCS Unified Design Guidelines.

**Off-site Easements:** None at this time.

**Drainage:** Drainage is generally to the south within the Wolf Pen Creek Drainage Basin. Development of this tract will be required to meet the City's Storm Water Design Guidelines and drainage ordinance.

**Flood Plain:** There is no FEMA designated floodplain on this property.

**Greenways:** No greenway dedication is required or proposed.

**Pedestrian Connectivity:** Sidewalks exist along Dartmouth Street and Holleman Drive East.

**Bicycle Connectivity:** A bicycle lane is proposed in the Comprehensive Plan along Dartmouth Street and there is an existing bicycle lane along Holleman Drive East.

**Streets:** Dartmouth Street is a Minor Arterial and Holleman Drive East is a Major Collector on the City's Thoroughfare Plan. Additional right-of-way (ROW) will be dedicated with the Final Plat of each phase. The property will have access from Dartmouth Street and Holleman Drive East.

**Oversize Request:** None requested.

**Parkland Dedication Fees:** For future multi-family units, fee in lieu of land will be required at \$1,636 per unit. Fees will be due at the time of building permit.

**Impact Fees:** N/A

### **REVIEW CRITERIA**

1. **Compliance with Comprehensive Plan and Unified Development Ordinance:** The Comprehensive Plan designates the subject property as Urban Mixed Use and Natural Areas – Reserved on the Future Land Use and Character Map and is located in the Wolf Pen Creek District. The Urban Mixed Use designation allows for an intense level of development activity, which would consist exclusively of residential, commercial, and office uses in vertical mixed-use structures. Presently the property is zoned WPC Wolf Pen Creek which encourages the public and private use of Wolf Pen Creek and the development corridor as an active and passive recreational area while maintaining an appearance consistent with the Wolf Pen Creek Master Plan. The CUP allows Phase I of this project to be solely multi-family use.
2. **Compliance with Subdivision Regulations:** The Preliminary Plan is in compliance with the Subdivision Regulations of the Unified Development Ordinance.

### **STAFF RECOMMENDATION**

Staff recommends approval of the Preliminary Plan.

### **SUPPORTING MATERIALS**

1. Application
2. Copy of Preliminary Plan



FOR OFFICE USE ONLY	
CASE NO.:	<u>12.100</u>
DATE SUBMITTED:	<u>5.4.12</u>
TIME:	<u>1:23</u>
STAFF:	<u>gjo</u>

## 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.
- Fourteen (14) folded copies 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 Not Applicable

NAME OF PROJECT Falcon Point

ADDRESS <sup>1915</sup> 2250 Dartmouth Street

SPECIFIED LOCATION OF PROPOSED SUBDIVISION:

Near the Northeast corner of the intersection of Holleman Drive and Dartmouth Street

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

Name Travis Martinek E-mail travis@clarkewyndham.com

Street Address 3608 East 29th Street, Suite 100

City Bryan State Texas Zip Code 77802

Phone Number (979) 846-4384 Fax Number (979) 846-1461

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

Name Paul Clarke, Clarke & Wyndham, Inc. E-mail pjclarke@clarkewyndham.com

Street Address 3608 East 29th Street, Suite 100

City Bryan State Texas Zip Code 77802

Phone Number (979) 846-4384 Fax Number (979) 846-1461

ARCHITECT OR ENGINEER'S INFORMATION:

Name McClure & Browne Engineering/Surveying, Inc. E-mail kevinm@mcclurebrowne.com

Street Address 1008 Woodcreek Drive, Suite 103

City College Station State Texas Zip Code 77845

Phone Number (979) 693-3838 Fax Number (979) 693-2554

Total Acreage 12.94 Total No. of Lots 6 R-O-W Acreage 0.00

Number of Lots By Zoning District 6 / WPC / /

Average Acreage Of Each Residential Lot By Zoning District:

/ / / /

Floodplain Acreage 0.00

**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? Fee in Lieu of Land

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 (in known): \_\_\_\_\_

Date / Timeframe when submitted: \_\_\_\_\_

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

*A Conditional Use Permit for multi-family has been submitted prior to this application. No other waiver is anticipated at this time.*

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.

*Not Applicable*

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

*Not Applicable*

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.

*Not Applicable*

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.

*Not Applicable*

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:

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

4/23/12

\_\_\_\_\_  
Date

P.U.E. LINE	---
EXISTING 8" WATER LINE	BW
EXISTING 30" SANITARY SEWER LINE	30S
EXISTING 8" SANITARY SEWER LINE	8S
EXISTING OVERHEAD ELECTRIC LINE	OE
EXISTING GAS LINE	G
PROPOSED DIRECTION OF DRAINAGE/RUNOFF	←
PHASE LINE	---
PROPERTY LINE	---

**LEGEND**

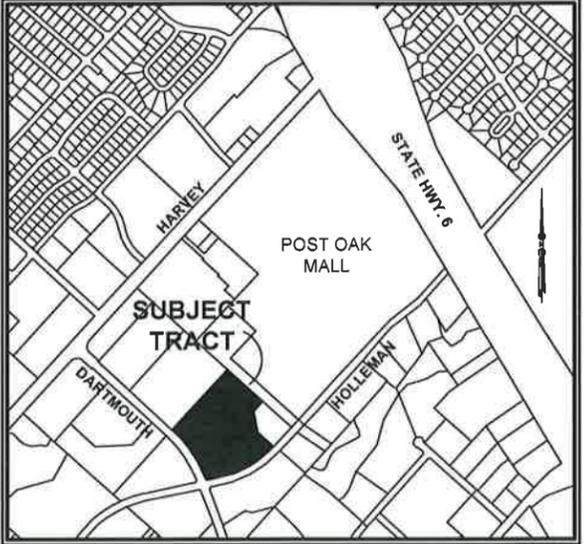
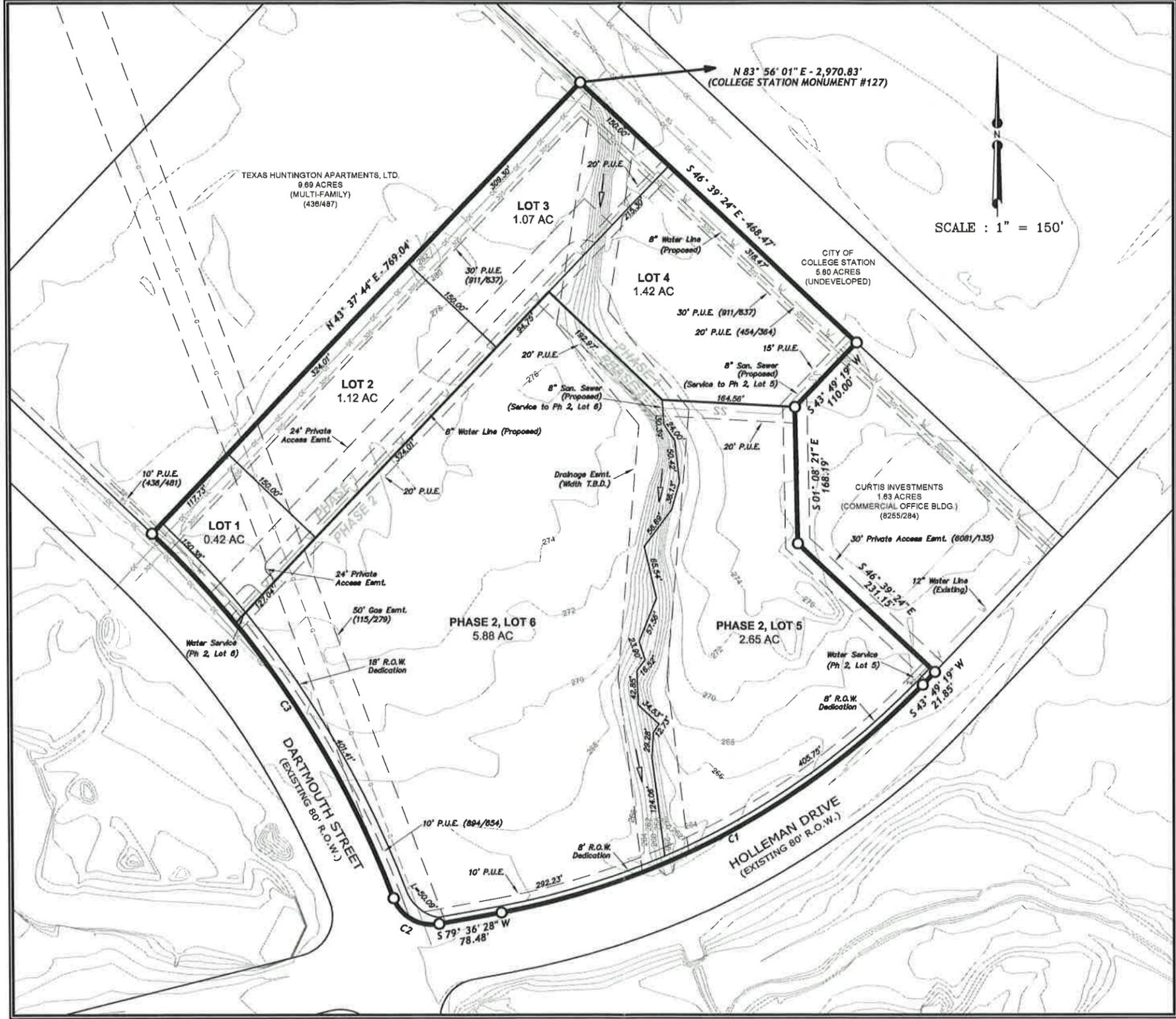
TOTAL LOT COUNT:	6 LOTS
TOTAL LOT ACREAGE (PHASE 1):	4.03 AC
TOTAL LOT ACREAGE (PHASE 2):	8.83 AC
TOTAL RIGHT-OF-WAY ACREAGE:	0.38 AC
TOTAL ACREAGE:	12.94 AC

**ACREAGE CALCULATIONS**

P.U.E.	PUBLIC UTILITY EASEMENT
ESMT.	EASEMENT
R.O.W.	RIGHT-OF-WAY

**ABBREVIATIONS**

- NOTES:
1. BASIS OF BEARINGS IS TRUE NORTH OBTAINED BY SOLAR OBSERVATION.
  2. NO LOT LIES WITHIN THE ZONE "A" SPECIAL FLOOD HAZARD AREA INDICATED ON THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480083, PANEL NO. 0215C, MAP NO. 46041C0251C, EFFECTIVE DATE: JULY 2, 1992. BASE FLOOD ELEVATIONS ARE NOT DETERMINED FOR ZONE "A".
  3. THERE IS A 10' PUBLIC UTILITY EASEMENT ALONG THE RIGHT OF WAY FRONTAGE OF ALL LOTS. OTHER EASEMENTS EXIST AS SHOWN ON THE PLAT.
  4. CONTOURS BASED ON DATA PROVIDED BY THE CITY OF COLLEGE STATION, TEXAS.
  5. ALL LOTS SHALL HAVE WATER, SANITARY SEWER, AND ELECTRIC SERVICES PROVIDED BY THE CITY OF COLLEGE STATION, TEXAS.
  6. ALL LOTS ARE SUBJECT TO THE REQUIREMENTS AND RESTRICTIONS DELINEATED IN THE COVENANTS, CONDITIONS, RESERVATIONS, AND RESTRICTIONS OF THE SUBDIVISION.
  7. 1/2" IRON RODS SHALL BE SET AT ALL CORNERS UNLESS OTHERWISE INDICATED.
  8. EXISTING LAND USE: VACANT/UNPLATTED  
PROPOSED LAND USE: MULTI-FAMILY RESIDENTIAL
  9. ALL LOTS EXIST AS DENSELY VEGETATED WITH ONLY LIMITED OPEN AREAS.
  10. THERE SHALL BE A 20' PUBLIC UTILITY EASEMENT CENTERED ON ALL INTERIOR LOT LINES.
  11. THERE SHALL BE A DRAINAGE EASEMENT CENTERED ALONG THE CENTERLINE OF ALL DRAINAGE WAYS. WIDTH TO BE DETERMINED PRIOR TO FINAL PLAT.
  12. ALL ENCROACHMENTS TO THE 50' GAS EASEMENT MUST BE APPROVED BY ATMOS ENERGY PRIOR TO CONSTRUCTION. REFER TO ATMOS ENERGY POLICIES IN PLACE AT THE TIME OF DESIGN AND CONSTRUCTION.



VICINITY MAP

**PRELIMINARY PLAN  
NOT FOR RECORD**

OF  
FALCON POINT SUBDIVISION

12.94 ACRE TRACT - 6 LOTS

M. RECTOR SURVEY, A-46

COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1" = 150' APRIL 11, 2012

SHEET 1 OF 1

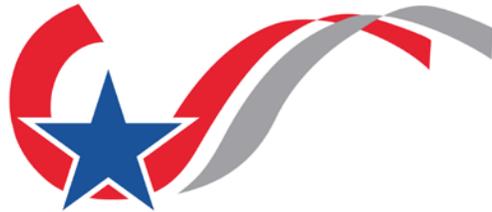
OWNED AND DEVELOPED BY:  
ORGANIZED CAPITAL, L.T.O., CLARKE & WYNDHAM, INC., & J.P.J. INVESTMENTS, JV  
3608 EAST 29TH STREET, SUITE 100  
BRYAN, TEXAS 77802  
(979) 846-4384

PREPARED BY:  
CLARKE & WYNDHAM, INC.  
3608 EAST 29TH STREET, SUITE 100  
BRYAN, TEXAS 77802  
(979) 846-4384

ENGINEER/SURVEYOR:  
MCCLURE & BROWNE ENGINEERING  
1008 WOODCREEK DRIVE, SUITE 103  
COLLEGE STATION, TEXAS 77845  
(979) 693-3638

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	35° 47' 00"	905.00'	602.72'	311.69'	S 81° 42' 54" W	602.97'
C2	70° 58' 50"	50.00'	69.80'	41.94'	N 80° 24' 02" W	64.27'
C3	25° 02' 50"	1,195.77'	543.61'	276.59'	N 33° 20' 37" W	538.94'



CITY OF COLLEGE STATION

**FINAL PLAT**  
**for**  
**Sandstone Addition Lots 5R-1 & 5R-2**  
**12-00500144**

- SCALE:** Two Single-Family Residential lots on 2.6 acres
- LOCATION:** 2008 Oakwood Trail
- ZONING:** R-1 Single-Family Residential
- APPLICANT:** Paul Leventis
- PROJECT MANAGER:** Lauren Hovde, Staff Planner  
lhovde@cstx.gov
- OVERVIEW:** The proposed plat divides one 2.6-acre residential lot into two lots. The Planning and Zoning has one discretionary item to consider being a second point of egress for the subdivision for emergency access purposes.
- RECOMMENDATION:** Staff is recommending approval of the proposed plat with the associated discretionary item as the proposed emergency access will improve safety conditions in the area.



FINAL  
PLAT

Case: 12-144

SANDSTONE ADDITION LOT 5R-1 & 5R-2

DEVELOPMENT REVIEW



## DEVELOPMENT HISTORY

<b>Annexation:</b>	September 1977
<b>Zoning:</b>	R-1 Single-Family upon annexation
<b>Preliminary Plat:</b>	1977
<b>Final Plat:</b>	1979 1982 Vacating and Final Plat 1985 Vacating and Final Plat
<b>Site Development:</b>	There is currently a single-family house on the existing lot. The house is expected to remain, and no encroachments will be created by the proposed subdivision of the lot.

## COMMENTS

<b>Parkland Dedication:</b>	Parkland dedication for the one additional lot will be assessed prior to filing the plat in the amount of \$1,261.
<b>Greenways:</b>	N/A
<b>Pedestrian Connectivity:</b>	The construction of new sidewalks is not required when replatting along a residential street.
<b>Bicycle Connectivity:</b>	There are no facilities required along abutting rights-of-way according to the Bicycle, Pedestrian, and Greenways Master Plan.
<b>Impact Fees:</b>	N/A

## REVIEW CRITERIA

**Compliance with Subdivision Regulations:** The proposed property is located within an area that has more than 30 residential lots sharing one point of access. The applicant is proposing to construct a second point of access, for emergency access purposes only, to improve services within this area and comply with Subdivision Regulations found in Section 8.2 of the Unified Development Ordinance. The access will be located at the end of Sandstone Drive and will connect through the future Emerald Ridge Estates Subdivision. A remote emergency access requires approval from the Planning and Zoning Commission for the plat to be approved. The discretionary item is not similar to a waiver in that there are no required findings to be made. If the discretionary item is approved, the plat may be approved. If the discretionary item is denied, the plat will not be in compliance with the Subdivision Regulations found in the Unified Development Ordinance and must be denied.

## STAFF RECOMMENDATIONS

Staff recommends approval of the proposed plat with the associated discretionary item as the proposed emergency access will improve safety conditions in the area.

## SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat
3. Letters of Support (2)
4. Coversheet regarding Sandstone Deed Restrictions
5. Sandstone Deed Restrictions
6. Letter from Sandstone HOA to Paul Leventis
7. Response from City of College Station to Paul Leventis's legal representation



FOR OFFICE USE ONLY  
CASE NO.: 12-144  
DATE SUBMITTED: 7-11-12  
TIME: 9:50  
STAFF: PK

## FINAL PLAT APPLICATION

(Check one)  Minor (\$700)     Amending (\$700)     Final (\$932)     Vacating (\$932)     Replat (\$932)

Is this plat in the ETJ?  Yes  No      Is this plat Commercial  or Residential

**MINIMUM SUBMITTAL REQUIREMENTS:**

- \$700-\$932 Final Plat Application Fee (see above).
- \$233 Waiver Request to Subdivision Regulations Fee (if applicable).
- \$600 (minimum) Development Permit Application / Public Infrastructure Review and Inspection Fee. Fee is 1% of acceptable Engineer's Estimate for public infrastructure, \$600 minimum (if fee is > \$600, the balance is due prior to the issuance of any plans or development permit).
- 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.
- Fourteen (14) folded copies of plat. (A signed mylar original must be submitted after approval.)
- Two (2) copies of the grading, drainage, and erosion control plans with supporting drainage report.
- Two (2) copies of the Public infrastructure plans and supporting documents (if applicable).
- Copy of original deed restrictions/covenants for replats (if applicable).
- 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.
- Paid tax certificates from City of College Station, Brazos County and College Station I.S.D.
- The attached Final Plat checklist with all items checked off or a brief explanation as to why they are not.

**NOTE:** A mylar of the approved preliminary plan must be on file before a final plat application will be considered complete. If the mylar is submitted with the final plat application, it shall be considered a submittal for the preliminary plan project and processed and reviewed as such. Until the mylar has been confirmed by staff to be correct, the final plat application will be considered incomplete.

Date of Optional Preapplication or Stormwater Management Conference \_\_\_\_\_

NAME OF PROJECT Sandstone Addition

ADDRESS 2008 Oakwood Trail

SPECIFIED LOCATION OF PROPOSED PLAT:

Lot 5R Sandstone Addition

APPLICANT/PROJECT MANAGER'S INFORMATION (Primary contact for the project):  
Name Paul J. Leventis E-mail paul1@brazostrace.com  
Street Address 9007 Sandstone Drive  
City College Station State Texas Zip Code 77845  
Phone Number (979) 255-2407 Fax Number (979) 774-2999

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

Name Paul & Ann Leventis E-mail paull@brazostrace.com  
Street Address 9007 Sandstone Drive  
City College Station State Texas Zip Code 77845  
Phone Number (979) 255-2407 Fax Number (979) 774-2999

ARCHITECT OR ENGINEER'S INFORMATION:

Name Kerr Surveying LLC E-mail louise.barker@suddenlinkmail.net  
Street Address 409 N. Texas Ave.  
City Bryan State TX Zip Code 77803  
Phone Number 268-3195 Fax Number 681-8904

Do any deed restrictions or covenants exist for this property?  Yes  No

Is there a temporary blanket easement on this property? If so, please provide the Volume NA and Page No. \_\_\_\_\_

Total Acreage 2.6 Total No. of Lots 2 R-O-W Acreage NA

Existing Use Residential Proposed Use Residential

Number of Lots By Zoning District 2 / R-1 \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Average Acreage Of Each Residential Lot By Zoning District:  
1.3 / R-1 \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Floodplain Acreage NA

Is there Special Flood Hazard Area (Zone A or Zone AE on FEMA FIRM panels) on the property?  Yes  No

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: \_\_\_\_\_

A statement addressing any differences between the Final Plat and Preliminary Plan (if applicable):

NA

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

NA

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.

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

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.

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.

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:

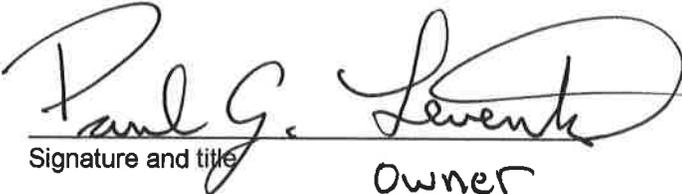
NOTE: A waiver to the sidewalk requirements and fee in lieu of sidewalk construction shall not be considered at the same time by the Planning & Zoning Commission.

Requested Oversize Participation \_\_\_\_\_

<p style="text-align: center;"><b>Total Linear Footage of Proposed Public:</b></p> <p>_____ Streets</p> <p>_____ Sidewalks</p> <p><u>217</u> Sanitary Sewer Lines</p> <p>_____ Water Lines</p> <p>_____ Channels</p> <p>_____ Storm Sewers</p> <p>_____ Bike Lanes / Paths</p>	<p><b>Parkland Dedication due prior to filing the Final Plat:</b></p> <p>ACREAGE:</p> <p>_____ No. of acres to be dedicated + \$ _____ development fee</p> <p>_____ No. of acres in floodplain</p> <p>_____ No. of acres in detention</p> <p>_____ No. of acres in greenways</p> <p><b>OR</b></p> <p>FEE IN LIEU OF LAND:</p> <p><u>1</u> No. of SF Dwelling Units X \$ <u>2026</u> = \$ <u>2026</u></p> <p>_____ (date) Approved by Parks &amp; Recreation Advisory Board</p>
--	--

**NOTE: DIGITAL COPY OF PLAT MUST BE SUBMITTED PRIOR TO FILING.**

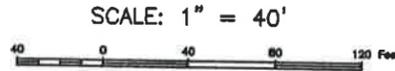
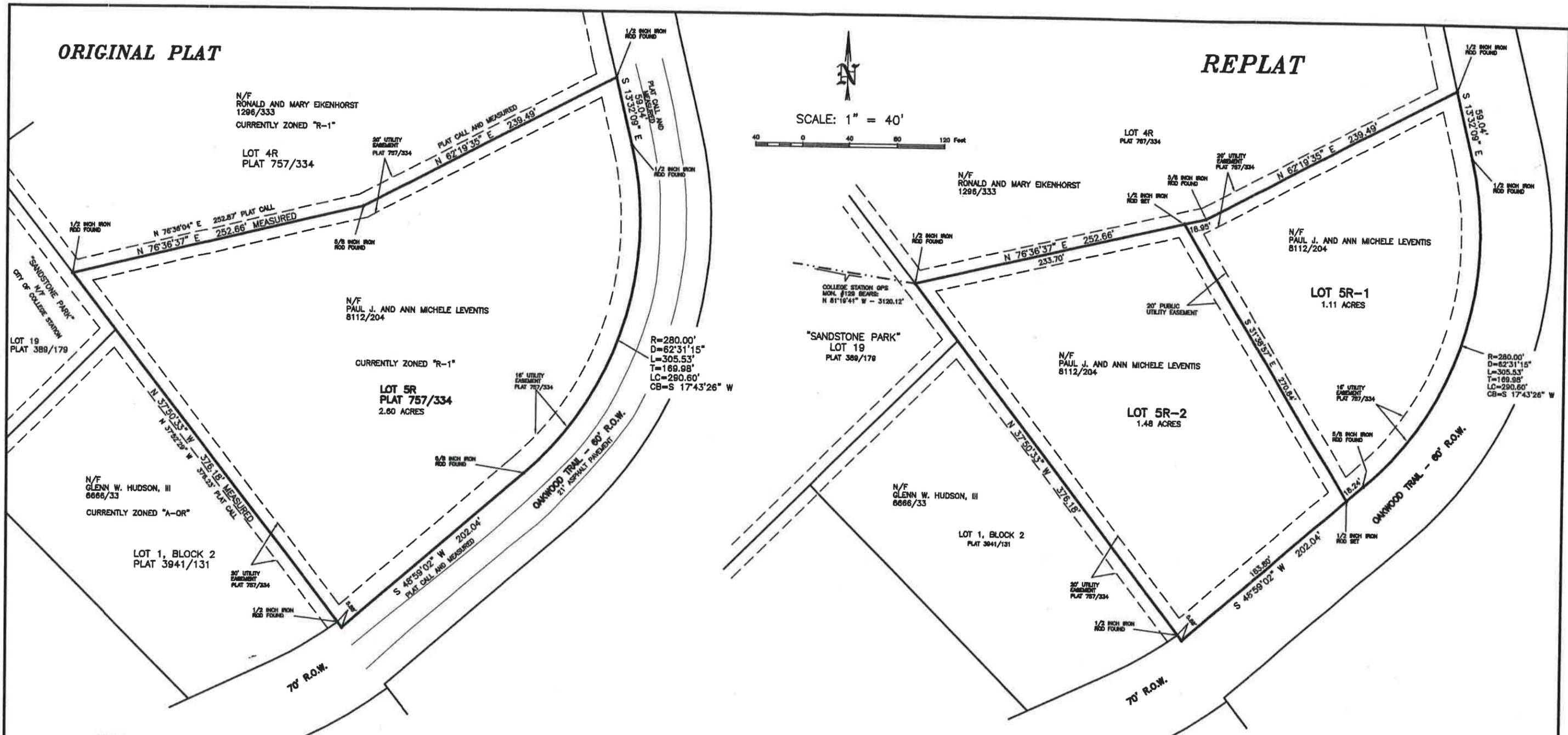
*The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from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

7/10/12  
 Date

**ORIGINAL PLAT**

**REPLAT**



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Paul J. and Ann Michele Leventis, owner(s) and developer(s) of the land shown on this plat, and designated herein as Lots 5R-1 & 5R-2, Sandstone Addition to the City of College Station, Texas, and whose name(s) is/are subscribed hereto in the use of the public for use as streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration herein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Owner(s) \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Paul J. and Ann Michele Leventis, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same for the purposes stated.

Given under my hand and seal on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Haley Public, Brazos County, Texas

**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Brent Kerr, Registered Public Surveyor No. 4602, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.

Brent Kerr, R.P.L.S. No. 4602

**APPROVAL OF PLANNING AND ZONING COMMISSION**

Chairman \_\_\_\_\_

**CERTIFICATE OF THE COUNTY CLERK**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Karan McQueen, County Clerk, in and for said county, do hereby certify that this plat together with its certificate of authorization was filed for record in my office on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in the Official Public Records of Brazos County, Texas, in the Deed Records of Brazos County, Texas, in Volume \_\_\_\_\_ Page \_\_\_\_\_.

WITNESS my hand and official Seal, at my office in Bryan, Texas.

County Clerk  
Brazos County, Texas

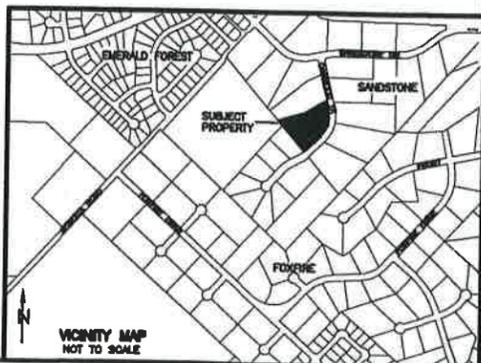
**CERTIFICATE OF CITY ENGINEER**

City Engineer of the City of College Station, Texas, hereby certifies that this Subdivision Plat conforms to the requirements of the Subdivision Regulations of the City of College Station.

City Engineer  
City of College Station

**GENERAL NOTES**

1. BEARING SYSTEM SHOWN HEREON IS BASED ON THE PLAT CALL BEARINGS OF SANDSTONE ADDITION, 757/334.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE FURIAL MAPS, COMMUNITY PANEL NO. 4804100310 E, DATED 05-16-2012.
3. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF COLLEGE STATION U.D.C. AND ANY DEED RESTRICTIONS BEING ENFORCED AT THE TIME OF DEVELOPMENT.
4. IRON ROD AT ALL PROPERTY CORNERS AS SHOWN.
5. ANY PRIVATE SANITARY SEWER LINE CROSSING LOT 5R-2 SHALL BE REMOVED AND RELOCATED AT OWNER'S EXPENSE PRIOR TO ANY BUILDING PERMIT BEING ISSUED FOR LOT 5R-2.



**FINAL PLAT**  
OF  
**LOTS 5R-1 & 5R-2**  
**SANDSTONE ADDITION**

BEING A  
**REPLAT**  
OF  
**LOT 5R**  
**SANDSTONE ADDITION**  
VOLUME 757, PAGE 334  
2.60 ACRES, M. RECTOR LEAGUE, A-46  
COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 40 FEET  
SURVEY DATE: 09-25-07  
PLAT DATE: 04-24-12  
REVISED: 08-16-12  
JOB NUMBER: 12-210  
CAD NAME: 12-210R  
CRS FILE: SANDSTON (cont); 07-718 (job)

PREPARED BY: KERR SURVEYING, LLC  
409 N. TEXAS AVENUE  
BRYAN, TEXAS 77803  
PHONE (979) 288-3185

PREPARED FOR: PAUL LEVENTIS  
1722 BROADMOOR  
BRYAN, TEXAS 77802  
PHONE (979) 255-2407

12.144  
8.2012  
9.52  
PK

Mr. Glenn Hudson  
2020 Oakwood Trail  
College Station, Texas 77845

August 31, 2012

City of College Station  
1101 Texas Avenue  
College Station, TX 77840

**RE: Replat of Property at 2008 Oakwood Trail  
Project # 12-00500144**

Dear Planning & Zoning Commission:

I am writing this letter in regards to the Replat of 2008 Oakwood Trail, which is immediately next door to my personal home. I support the replat of the property because it will be in keeping and consistent with the use of the surrounding properties. I personally believe that it will also improve the aesthetics of the overall neighborhood and have a positive impact on property values.

Thank you for your time and consideration.

Sincerely

A handwritten signature in black ink, appearing to read 'Glenn Hudson', written over a horizontal line.

Glenn Hudson  
Resident at 2020 Oakwood Trail

Mr. Scott Eidson  
2005 Indian Trail  
College Station, Texas 77845

September 10, 2012

City of College Station  
1101 Texas Avenue  
College Station, TX 77840

**RE: Replat of Property at 2008 Oakwood Trail  
Project # 12-00500144**

Dear Planning & Zoning Commission:

I am writing this letter in regards to the Replat of 2008 Oakwood Trail in my neighborhood. I do support the replat of the property. It is consistent with the surrounding neighborhood. It will help improve the aesthetics of the neighborhood and my property value for something to be done with the property.

Thank you for your time and consideration.

Sincerely



Scott Eidson  
Resident at 2005 Indian Trail

**September 20, 2012**  
**Planning and Zoning Commission**  
**Sandstone Addition Subdivision Replat for Lot 5R-1 and 5R-2**

**To:** Planning and Zoning Commissioners

**From:** Lauren A. Hovde, AICP, Staff Planner

**Summary:** The Sandstone Addition Homeowners' Association was formed in 1978. At that time, the Deed Restrictions formed an Architectural Control Committee that would be responsible for the review and approval/disapproval of improvements occurring within the subdivision. According to language found in the Deed Restrictions, the Architectural Control Committee was set to expire after 25 years of existence unless a majority of the property owners signed an extension for the continuance of the committee. City Staff has been informed by the applicant that this majority was not reached and that the Architectural Control Committee is now disbanded.

This information is being made available to the Planning and Zoning Commission due to objections from some of the neighborhood members based on this issue. It is believed by some members of the neighborhood that the Architectural Control Committee is still active and that this replat is in violation of the Deed Restrictions. Therefore, this information is presented as supplementary background information in preparation of the public hearing associated with this item.

Texas Local Government Code requires that municipalities prohibit the replatting of property that amends or removes any of the covenants or restrictions of a subdivision. Since the proposed replat does neither, regardless of the existence of a current Architectural Control Committee, the subdivision conforms with the requirement of the Local Government Code.

391/586 DR

Vol 391 Page 586

TONY JONES CONSTRUCTION COMPANY, INC. and W. A. McKEAN

RESTRICTIONS

TO THE PUBLIC

FILED  
At 1:25 O'clock P.M.

80.38 ACRES, MORGAN RECTOR LEAGUE, BRAZOS COUNTY, TEXAS

139868

FEB 23 1978

FRANK BORISKIE  
County Clerk, Brazos County, Texas  
By *[Signature]* Deputy

THE STATE OF TEXAS I  
COUNTY OF BRAZOS I

DATE RECORDED 2-24-78

That, TONY JONES CONSTRUCTION COMPANY, INC. and W. A. McKEAN, being the owners of that certain 80.38 acre tract of land in the Morgan Rector League, said tract consisting of a 30.46 acre tract described on Exhibit A attached hereto and a 49.92 acre tract described on Exhibit B attached hereto, both of such being incorporated herein for all purposes. That tract containing 49.92 acres shall be designated and platted as the SANDSTONE SUBDIVISION. The owners hereby elect to carry out a uniform plan for the development of the herein described 80.38 acre tract and do adopt and establish the following reservations, restrictions, covenants and easements which shall apply uniformly to all of such property. The use of the term "lot" herein shall also apply to an be indicative of any tract remaining unplatted into lots.

LAND USE AND BUILDING TYPE

No lot shall be used for any purpose except for residential purposes unless prior specific written approval from the Architectural Control Committee is first obtained. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling not to exceed two stories in height and a private garage or carport or other structure which supplements the residence, and the use of which is compatible to the residence, such as fences, walls, pools, terraces, and similar landscaping features.

ARCHITECTURAL CONTROL

No building or other improvements shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure or improvements have been approved by the Architectural Control Committee as to use, quality of workmanship and materials, color of brick, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. The Architectural Control Committee is composed of three members whose names are:

TONY JONES  
SANDY JONES  
W. A. McKEAN

A majority of the Committee may designate a representative to act for it. In the event of death or resignation of any member of the Committee, the remaining members shall have full authority to designate a successor. Neither the members of the Committee nor its representative shall be entitled to any compensation for services performed pursuant to this covenant. The herein granted powers and duties of the Architectural Control Committee shall cease and terminate twenty-five (25) years after

the date of this instrument, and approval required by this paragraph shall not be required unless, prior to said date and effective thereon, the then record owners of a majority of the lots subject hereto shall execute and file for record an instrument appointing a representative or representatives, who shall thereafter exercise the same powers and duties granted herein to the Architectural Control Committee. The Committee's approval or disapproval as required herein, shall be in writing. If the Committee, or its designated representative fails to give written approval or disapproval within thirty (30) days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin improvements has been brought, approval will not be required and the related covenants shall be deemed to have been fully satisfied. The deviations in building area and location in instances where, in its judgment, such deviation will result in a more commonly beneficial use. Such approval must be granted in writing and when given will become a part of these restrictions.

#### DWELLING SIZE AND CONSTRUCTION

The heated area of each main residential structure, exclusive of open or screened porches, open terraces, and garages, shall not be less than 1,600 square feet, and a minimum of 1,500 square feet of heated area on the ground floor for a one and one-half or two story residential structure.

#### BUILDING LOCATION

No building or fence shall be located on any lot nearer to the front lot line than 50 feet nor nearer to the side lot line than 25 feet nor nearer to the rear lot line than 25 feet.

#### LOT AREA AND WIDTH

No lot nor lots within the addition may be resubdivided or in any way reduced in size without written permission of the Architectural Control Committee.

#### NUISANCES

No noxious or offensive activity shall be permitted upon any lot, nor shall anything be done thereon which may be or become any annoyance or nuisance to the neighborhood.

#### TEMPORARY STRUCTURES

No structure of a temporary character, trailer, basement, mobile home, tent, shack, garage, barn or other outbuildings shall be used on any lot at any time as a residence either temporarily or permanently.

#### SIGNS

No signs of any kind shall be displayed to the public view on any lot except one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

#### OIL AND MINING OPERATIONS

No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot.

Dick Startzman  
2009 Oakwood Trail  
College Station, Texas 77845  
08/01/2012

Paul Leventis  
9007 Sandstone Drive  
College Station, TX 77845

Dear Paul,

I am writing you on behalf of the Sandstone neighborhood. We understand that you have submitted an application with the city of College Station for a replat of your lot 5R. Our subdivision restrictions require that you submit any replat proposal to our Architectural Control Committee. The committee informs me that you have not done this. Could you please contact the committee and submit your proposal for consideration?

Regards,

A handwritten signature in black ink, appearing to read "Dick", written in a cursive style.

Dick Startzman  
Neighborhood Representative

**From:** [Adam Falco](#)  
**To:** [chris@brazoslawyers.com](mailto:chris@brazoslawyers.com)  
**Subject:** Sandstone  
**Date:** Thursday, August 02, 2012 2:05:07 PM

---

Chris,

In response to your letter dated July 26, 2012 regarding Sandstone Addition Lots 5R-1 and 5R-2: The City does not have an issue with the ACC's status. Since the replat of the will not amend or remove any of the covenants or restrictions it is a non-issue. Please convey this to your client as he has called our office. If you need anything else let me know. Thanks – Adam

Adam C. Falco  
Senior Assistant City Attorney  
College Station City Attorney's Office  
P.O. Box 9960  
1101 Texas Ave.  
College Station, TX 77842

[afalco@cstx.gov](mailto:afalco@cstx.gov)

Direct Tel. 979-764-3746

Office Tel. 979-764-3507

Office Fax. 979-764-3481

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

**REZONING REQUEST  
FOR  
FOSTER AVENUE APARTMENTS  
12-00500173**

**REQUEST:** PDD Planned Development District to PDD Planned Development District to revise meritorious modification requests

**SCALE:** 2 lots on 0.73 acres

**LOCATION:** 1024 and 1026 Foster Avenue

**APPLICANT:** Clint Cooper, Caldwell Companies

**PROJECT MANAGER:** Lauren A. Hovde, Staff Planner  
[lhovde@cstx.gov](mailto:lhovde@cstx.gov)

**OVERVIEW:** This request is to revise the previously approved PDD Planned Development District to include meritorious modifications for on-site parking design.

**RECOMMENDATION:** Staff recommends approval of the rezoning request based on its consistency with the Comprehensive Plan and Eastgate Neighborhood Plan.



Zoning Districts	
A-O	Agricultural Open
A-OR	Rural Residential Subdivision
R-1	Single Family Residential
R-1B	Single Family Residential
R-2	Duplex Residential
R-3	Townhouse
R-4	Multi-Family
R-6	High Density Multi-Family
R-7	Manufactured Home Park
A-P	Administrative/Professional
C-1	General Commercial
C-2	Commeretail-Industrial
C-3	Light Commercial
M-1	Light Industrial
M-2	Heavy Industrial
C-U	College and University
R&D	Research and Development
P-MUD	Planned Mixed-Use Development
PDD	Planned Development District
WPC	Wolf Pen Creek Dev. Corridor
NG-1	Core Northgate
NG-2	Transitional Northgate
NG-3	Residential Northgate
OV	Corridor Overlay
RDD	Redevelopment District
KO	Krenek Tap Overlay

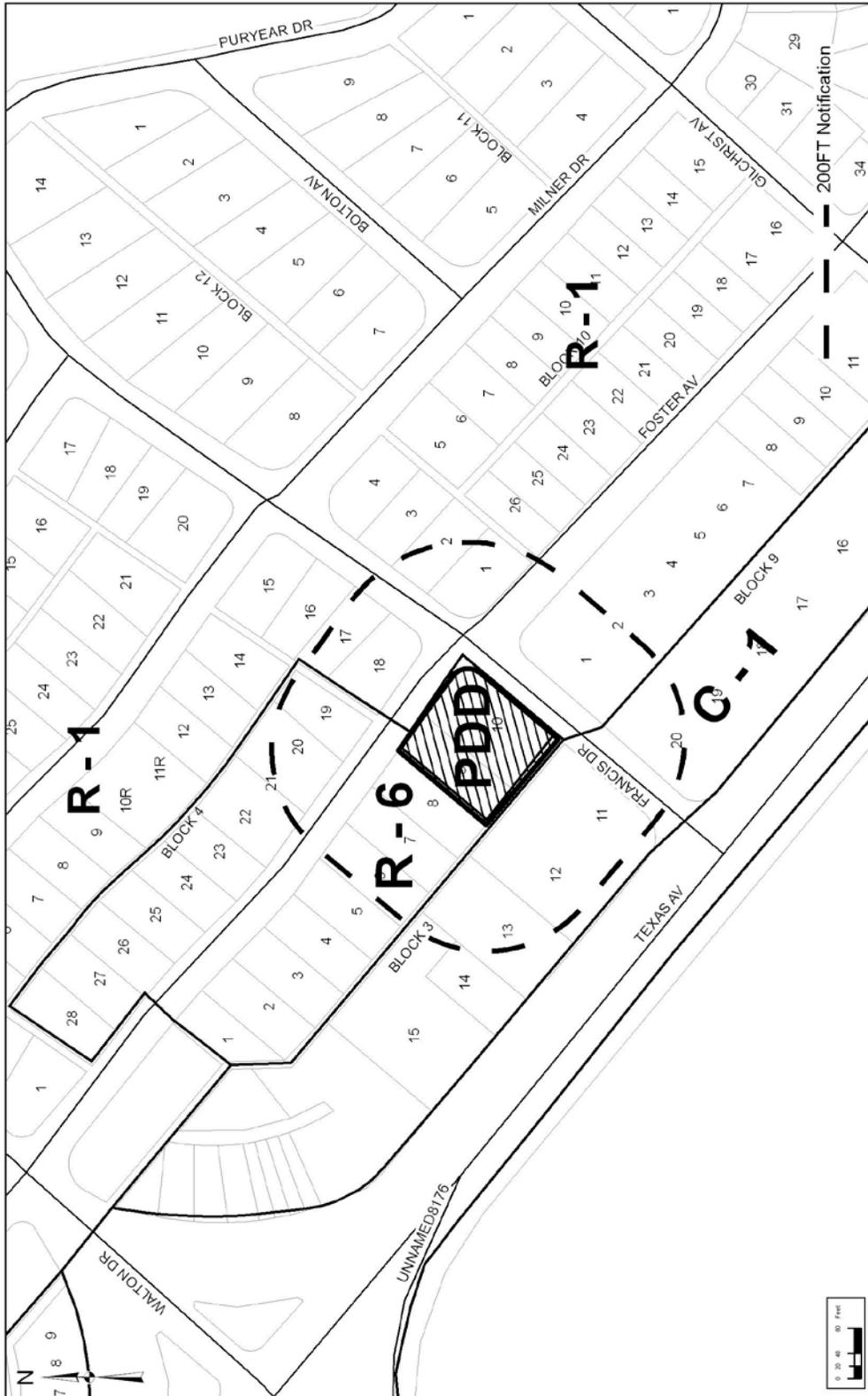


**DEVELOPMENT REVIEW**

**1024 & 1026 FOSTER AVENUE**

**REZONING**

Case: **12-173**



**Zoning Districts**

- A-O Agricultural Open
- A-OR Rural Residential Subdivision
- R-1 Single Family Residential
- R-1B Single Family Residential
- R-2 Duplex Residential
- R-3 Townhouse
- R-4 Multi-Family
- R-6 High Density Multi-Family
- R-7 Manufactured Home Park
- A-P Administrative/Professional
- C-1 General Commercial
- C-2 Commercial-Industrial
- C-3 Light Commercial
- M-1 Light Industrial
- M-2 Heavy Industrial
- C-U College and University
- R & D Research and Development
- P-MUD Planned Mixed-Use Development
- PDD Planned Development District

- WPC Wolf Pen Creek Dev. Corridor
- NG-1 Core Northgate
- NG-2 Transitional Northgate
- NG-3 Residential Northgate
- CV Corridor Overlay
- RDD Redevelopment District
- KO Krenek Tap Overlay



**DEVELOPMENT REVIEW**

**1024 & 1026 FOSTER AVENUE**

Case: **12-173**

**REZONING**

**NOTIFICATIONS**

Advertised Commission Hearing Date: September 20, 2012  
 Advertised Council Hearing Dates: October 11, 2012

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

College Hills Estates Homeowners Association

Property owner notices mailed: 19  
 Contacts in support: None.  
 Contacts in opposition: None.  
 Inquiry contacts: One for a general inquiry of what the project involved.

**ADJACENT LAND USES**

Direction	Comprehensive Plan	Zoning	Land Use
<b>East</b> (across Foster Avenue)	Neighborhood Conservation	R-1 Single-Family Residential and R-6 High-Density Multi-Family	Single-family residential
<b>West</b>	Urban and Redevelopment	C-1 General Commercial	Chili’s Restaurant
<b>South</b> (across Francis Drive)	Urban and Redevelopment	R-1 Single-Family Residential and C-1 General Commercial	College Station City Hall
<b>North</b>	Urban and Redevelopment	R-6 High-Density Multi-Family	vacant

**DEVELOPMENT HISTORY**

**Annexation:** March 1939  
**Zoning:** R-1 Single-Family Residential  
 R-6 High Density Multi-Family  
**Final Plat:** College Hills Subdivision  
**Site development:** The site is currently developed with three housing structures including one-single-family house and two apartment buildings.

**REVIEW CRITERIA**

**1. Consistency with the Comprehensive Plan:** The proposed zoning is consistent with the Urban Redevelopment land use designation found in the Comprehensive Plan Future Land Use and Character Map. The designation language of the Community Character Chapter states that such a designation should be used to accommodate intense development activity including townhouses, duplexes, and high-density apartments. As part of the

Redevelopment designation, the Comprehensive Plan requires careful site planning and building design to complement the existing neighborhood. The Eastgate Neighborhood Plan specifies that there is a need to “promote redevelopment around the perimeter of the neighborhood that meets community needs and is complimentary to the neighborhood.” The Plan also describes that the purpose of a PDD Planned Development District is to promote and encourage innovative development that is sensitive to surrounding land uses. In addition, the Plan discusses increasing the density in the core or College Station to reduce pressure on greenfield development for apartments and other student-oriented rentals toward the fringe of the City.

- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** Most of the properties that abut Foster Avenue on the east and west side are zoned R-6 High-Density Multi-Family. The properties along this portion of the west side of Foster Avenue are designated as Urban Redevelopment in the Comprehensive Plan Land Use and Character Map. As described above, this designation specifically promotes multi-family development. The east side of Foster Avenue is designated as Neighborhood Conservation. The lot directly across Foster Avenue from the subject lots is zoned R-1 Single-Family Residential. This indicates the City and resident’s desire for the character and integrity of the neighborhood to be continued in the current or an improved fashion. Redevelopment activity proposed along the west side of Foster Avenue must taken into consideration the existing neighborhood and special attention is required to ensure compatibility between the different land uses and densities.
- 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 Unified Development Ordinance states that dense multi-family development should occur within close proximity to the Texas A&M University campus. Being located across from campus and within the first block off of Texas Avenue, the intensity of development in this location is anticipated to be higher. This is contrasted by the need for appropriate development that abuts the existing single-family neighborhood. The proposed PDD Planned Development District allows for the density which is appropriate for the location while incorporating additional elements, discussed in the later portion of this report, that increase the compatibility with the neighborhood.
- 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 PDD Planned Development District will allow for the development of high-density multi-family housing. The same use is permitted under the current PDD Planned Development District that has a base zoning of R-6 High-Density Multi-Family. The existing use on the property is an apartment complex developed at 12.3 units per acre.
- 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:** As visible from the number of registered rental units in the Eastgate neighborhood, there is a market for student rentals in this area due to the convenient distance to campus. The marketability is increased by the proposed PDD Planned Development District, due to the requested meritorious modifications, because on-site parking will be better accommodated.
- 6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** There are existing 2-inch, 6-inch, and 8-inch water lines available to serve this property. At site development, further analysis of

existing water line capacity will be required and improvements to the existing water system may be necessary to support domestic and fire flow demands. There is also an existing 12-inch sanitary sewer line along Foster Avenue which may provide service to this site. Drainage is mainly to the south within the Wolf Pen Creek Drainage Basin. Drainage and other public infrastructure improvements required with site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. Existing infrastructure, with the possible exception of the current water system, appears to be adequate for the proposed use. The proposed development will be allowed a single point of access from Foster Avenue.

**REVIEW OF CONCEPT PLAN**

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

“To provide a sustainable, pedestrian and bicycle-friendly multi-family development that responds to demands for the College Station community and that meets the intent of the Comprehensive Plan and the Eastgate Neighborhood Plan. The PDD zoning will encourage responsible redevelopment of the site in a manner that is compatible with the existing character of the Eastgate neighborhood and one that sets the tone for future redevelopment nearby.”

**Base Zoning and Meritorious Modifications**

The applicant is proposing to develop using the R-6 High-Density Multi-Family zoning classification standards for the requested PDD. At the time of site plan, the project will need to meet all applicable site development standards of the UDO for the R-6 High-Density Multi-Family zoning classification, except where meritorious modifications are granted with the PDD zoning. The applicant is requesting the following meritorious modifications:

**1. UDO Section 5.2 “Residential Dimensional Standards”:**

A reduction in the building setbacks will promote an Urban environment and allows the parking to be placed in a less obtrusive locations to enable the development to be more compatible with the neighborhood.

	Standard R-6 Dimension	Requested Dimension
Front Setback (Foster)	15 feet	<b>10 feet</b>
Street Side Setback (Francis)	15 feet	<b>10 feet</b>
Rear Setback (Chili’s)	20 feet	<b>1.5 feet (for detached covered parking only)</b>

The front and rear setback were approved through the previous PDD request. The rear setback was not previously requested, but is sought at this time to enable covered parking for spaces nearest to the Chili’s parking lot.

**2. UDO Section 7.2.C “Dimensions and Access”**

A reduction in the required parking setback and stall depth is being requested to maximize buildable area within the site. **The applicant is requesting to use 18-foot deep parking**

spaces in lieu of the standard 20-foot space without the requirement of a 6-foot sidewalk or 4-foot landscaped spaces abutting the parking space as found in Section 7.2.C.1 of the Unified Development Ordinance. The applicant is also requesting that Section 7.2.C.7 of the Unified Development Ordinance not apply to the abutting public alley to the rear. This section requires a parking setback of 6 feet from a public right-of-way and that no more than 7 spaces may be contiguous within 15 feet of the right-of-way without the installation of a 360-square foot parking island. These are new modifications being sought through this PDD request.

### **3. UDO Section 7.2.E “Interior Islands”**

**The applicant is requesting a waiver to Section 7.2.E “Interior Islands” which requires 180 square feet of interior parking island for every 15 interior parking spaces.** A waiver to interior island requirements is being requested to maximize buildable area within the site. This waiver is consistent with the Urban nature of the development and mimics the Northgate parking standards found in Section 5.6.B.6 “Off-Street Parking Standards” which specifically does not require interior parking islands in Northgate. This is a new modification being sought through this PDD request.

### **4. UDO Section 7.2.I “Number of Off-Street Parking Spaces Required”**

The number of parking spaces required by the Unified Development Ordinance is determined by the number of bedrooms per dwelling unit and the size of said bedrooms. **The applicant is requesting to supply 75% of the parking requirement found in Section 7.2.I of the Unified Development Ordinance.** The development will consist primarily of 1-bedroom and 2-bedroom units which require additional parking per bedroom than 3-bedroom or 4-bedroom units. The reduction in parking allows the development to achieve a high number of units while reducing the visibility of cars. This modification was approved through the previous PDD request.

**The Unified Development Ordinance provides the following review criteria for PDD Concept Plans:**

**1. The proposal will constitute an environment of sustained stability and will be in harmony with the character of the surrounding area:** An increase in density on the subject property will broaden the housing choices for renters in the Eastgate Area. By placing the development within close proximity to campus, the resident dependency on vehicles to access the University will decrease. Residents may instead utilize alternative means of transportation such as biking and walking. In addition, the College Hills Estates Homeowners Association was consulted on the site layout and building design with the initial zoning request. The tallest portion of the building will be located at the core, defined as 30 feet from the abutting rights-of-way, of the lot and will be a maximum of 50-feet in height (four stories). The perimeter of the building will be a maximum of 35-feet in height (three stories).

**2. The proposal is in conformity with the policies, goals, and objectives of the Comprehensive Plan, and any subsequently adopted Plans, and will be consistent with the intent and purpose of this Section:** The Concept Plan reflects the policies, goals and objectives of the Comprehensive Plan as it relates to land use and character, connectivity, and neighborhood integrity. The Urban designation in the Comprehensive Plan Future Land Use Map is intended for areas that include multi-family residential housing, as proposed with this PDD. The Bicycle, Pedestrian, Greenways Master Plan is being followed with the proposed sidewalks along Foster Avenue and Francis Drive. Bicycle parking facilities are also proposed at a ratio of one space per bedroom which is not a requirement for multi-family development. In addition, several components are proposed to promote and protect neighborhood integrity.

- a) Utilize architectural materials of hardi-board and brick to mimic existing architecture.
- b) Provide one bicycle parking space per bedroom.
- c) Limit apartment signage to the low-profile option.
- d) Provide 8-foot wide sidewalks along Foster Avenue and Francis Drive.

**3. The proposal is compatible with existing or permitted uses on abutting sites and will not adversely affect adjacent development:** The redevelopment of this tract will encourage future development within the area designated as Redevelopment in the Comprehensive Plan Future Land Use and Character Map. There is a potential to relieve some rental pressure from the area designated as Neighborhood Conservation, which could encourage a potential increase in owner-occupied units within the Eastgate neighborhood by providing alternative rental options in the area.

The lessened parking requirement and the location of parking to the side and rear of the building will reduce the visible impact of a parking lot on the adjacent land uses and pass-by traffic.

**4. Every dwelling unit need not front on a public street but shall have access to a public street directly or via a court, walkway, public area, or area owned by a homeowners association:** The development will have a single point of access to Foster Avenue. Sidewalks will be provided along Foster Avenue and Francis Drive.

**5. The development includes provision of adequate public improvements, including, but not limited to, parks, schools, and other public facilities:** New public infrastructure is limited to the addition of 8-foot wide sidewalks along both Foster Avenue and Francis Drive within the bounds of the subject property. Water and sanitary sewer will be evaluated at the site plan stage.

**6. The development will not be detrimental to the public health, safety, welfare, or materially injurious to properties or improvements in the vicinity:** The proposed development has the potential of promoting public health by encourage walking and bicycling as a means of transportation among its residents. This encouragement is in the form of ample bicycle parking, and the addition of sidewalks along Foster Avenue and Francis Drive.

**7. The development will not adversely affect the safety and convenience of vehicular, bicycle, or pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonably anticipated in the area considering existing zoning and land uses in the area:** The intent of providing walking and bicycle facilities within the property is to reduce the number of vehicular trips necessary for residents. The availability of campus, retail shopping, and dining within a close proximity of the site helps alternative means of transportation more likely.

### STAFF RECOMMENDATION

Staff recommends approval of the rezoning request based on its consistency with the Comprehensive Plan and Eastgate Neighborhood Plan.

### SUPPORTING MATERIALS

- 1. Application
- 2. Rezoning map
- 3. Concept Plan



FOR OFFICE USE ONLY	
CASE NO.:	<u>12-173</u>
DATE SUBMITTED:	<u>8-15-12</u>
TIME:	<u>9:30</u>
STAFF:	<u>PK</u>

## ZONING MAP AMENDMENT (REZONING) APPLICATION PLANNED DISTRICTS

**(Check one)**

- Planned Development District (PDD)                       Planned - Mixed Used Development (P-MUD)

### 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 Rezoning Map on 24"x36" paper showing:
  - a. Land affected;
  - b. Legal description of area of proposed change;
  - c. Present zoning;
  - d. Zoning classification of all abutting land; and
  - e. All public and private rights-of-way and easements bounding and intersecting subject land.
- Written legal description of subject property (metes & bounds or lot & block of subdivision, whichever is applicable).
- A CAD (dxf/dwg) - model space State Plane NAD 83 or GIS (shp) digital file (e-mailed to P&DS\_Digital\_Submittal@cstx.gov).
- Fourteen (14) copies of the Concept Plan on 24"x36" paper in accordance with Section 3.4.D of the UDO.
- The attached Concept Plan checklist with all items checked off or a brief explanation as to why they are not checked off.

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

Date of Optional Preapplication Conference July 13, 2011

NAME OF PROJECT Foster Avenue Apartments

ADDRESS 1024-1026 Foster Avenue, College Station, TX 77840

LEGAL DESCRIPTION (Lot, Block, Subdivision) Lot 9 (10' of), Lot 9 (60' of), and Lot 10, Block 3, College Hills

GENERAL LOCATION OF PROPERTY IF NOT PLATTED:

TOTAL ACREAGE ~ 0.73 AC

Revised

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

Name CapRock Texas, Jesse Durden (Project Manager for Re-Zoning) E-mail jesse.durden@caprocktx.com  
Street Address P.O. Box 12214  
City College Station State TX Zip Code 77842  
Phone Number (979) 492-0425 Fax Number (979) 314-7606

PROPERTY OWNER'S INFORMATION:

Name CC BCS 1 LP c/o Clint Cooper E-mail ccooper@caldwellcos.com  
Street Address 1700 Research Parkway #240  
City College Station State TX Zip Code 77845  
Phone Number (979) 260-7000 Fax Number \_\_\_\_\_

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

Name Hill+Frank Architects, Gary Hill (Architect) E-mail gary1@hfi-architects.com  
Street Address 1800 Saint James Place, Ste. 205  
City Houston State TX Zip Code 77056  
Phone Number (713) 877-1274 Fax Number \_\_\_\_\_

This property was conveyed to owner by deed dated 6/1/10 and 6/15/10 and recorded in Volume 9664, Page 108 of the Brazos County Official Records.

Existing Zoning PDD - Planned Development District Proposed Zoning PDD - Planned Development District

Present Use of Property Residential Apartments

Proposed Use of Property Residential Apartments with a base zoning of R-6

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

Residential Apartments with a base zoning of R-6

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

If P-MUD:

Approximate percentage of residential land uses: \_\_\_\_\_

Approximate percentage of non-residential land uses: \_\_\_\_\_

**REZONING SUPPORTING INFORMATION**

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

*As the College Station multifamily market has expanded in recent years, an oversupply of 3 and 4 bedroom rental units has been created. In response to that oversupply and to meet the specific needs of a niche market, we are proposing a development with a unit mix that contains more 1 and 2 bedroom units than what is typically seen in College Station. The zone change is in response to the parking needs of a development with this unit mix inside the Eastgate redevelopment zone.*

*Raised*

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 zone change is in accordance with the Comprehensive Plan and the Eastgate Neighborhood Plan. Both plans designate this area as a Redevelopment zone and promote responsible multifamily redevelopment around the perimeter of the Eastgate neighborhood. The Eastgate area is a hot rental area, and our project will help pull single-family renters out of the neighborhood core into the fringes, reducing the stress on the internal transportation and parking infrastructure and helping accomplish the goals of both the Comprehensive Plan and Eastgate Neighborhood 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?

*See attached "Application Details".*

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

*The property suitable for multifamily uses as described in the PDD due to its adjacency to existing restaurants, proximity to the Texas A&M campus (< 400 feet), proximity to 3 major retail centers (< 1/2 mile), and location within an area that is currently composed of mostly rental housing. Many existing residential units in the area are being renovated as part of an overall redevelopment push. Landscaping in the setbacks will separate the building from the existing residential units to the north. Adequate utilities are present for the proposed scale of development, and we will limit street access to one location along Foster Avenue.*

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

*Because the multifamily uses proposed in this PDD are the same as what is currently permitted under the existing PDD, the answer in #4 above applies here as well. In addition, the property has the potential to serve as a great buffer to the traffic and commercial intensities along Texas Avenue. Multifamily development is appropriate as it is the best available development tool to transition between the commercial and single-family uses.*

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

*Again, we believe there is an oversupply of 3 and 4 bedrooms (with lower parking ratios) in the market.*

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

*In general, supporting this zone change will enable the developer to create alternative housing choices in Eastgate which will draw renters out of less appropriate neighborhood core (thereby reducing traffic and noise impacts in the heart of the neighborhoods. For more details on site specific additions, please see attached "Community Benefits".*

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

*To provide a sustainable, pedestrian and bicycle-friendly multifamily development that responds to demands of the College Station community and that meets the intent of the Comprehensive Plan and the Eastgate Neighborhood Plan. The PDD zoning will encourage responsible redevelopment of the site in a manner that is compatible with the existing character of the Eastgate neighborhood and one that sets the tone for future redevelopment nearby.*

### CONCEPT PLAN SUPPORTING INFORMATION

1. What is the range of future building heights?

*Future building height will range from 8' to 50'. Heights above 35' will be restricted to the core of the property, defined as the area of property 30' off the right-of-way of Foster Avenue to the rear setback, and 30' off Francis Lane to the side setback. See "Building Height & Massing" under Application Details.*

2. Provide a general statement regarding the proposed drainage.

*Drainage of the site is proposed to be underground and within future landscaped and parking areas on the site.*

3. List the general bulk or dimensional variations sought.

*See attached.*

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

*See attached.*

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

*The concept plan proposal promotes responsible development of residential apartments in an area just feet from Texas A&M, retail, office, and restaurants. Access to the property will be limited to one drive off Foster Avenue, reducing conflict points and congestion on the main interior artery into Eastgate. Because of the site's proximity to campus, we're including an abundance of bicycle racks, which will encourage the use of bicycles as the means of primary transportation. This will reduce the potential traffic impacts on the area and help maintain the character of the neighborhood. Our project will pull renters out of the core of the Eastgate neighborhood, improving current traffic conditions and noise concerns in the area, creating a more harmonious and sustainable development.*

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

*The proposal is in conformity with the Comprehensive Plan and the more specific Eastgate Neighborhood Plan's goals for the area. It lays the foundation for a responsible, urban, pedestrian and bicycle-friendly, residential redevelopment in an area just feet from the front door of Texas A&M. The plan takes into account the existing character of the neighborhood, and provides an appropriate, transitional development between commercial uses to the west and residential rentals to the east. Our focus is providing high-quality housing options that enhance the overall quality-of-life experience in the Eastgate neighborhood.*

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

*This proposal will raise the bar for redevelopment in the area, and is compatible with permitted uses on abutting sites. Properties to the west are commercial, and will benefit from the increased number of residents in the area. Properties to the north, south and east are predominantly small lot residential rentals, and most structures are in need of renovation or redevelopment. This proposal paves the way for high-quality, new construction in an area that needs revitalization. Overall, the project should serve to lessen the existing strain on Eastgate's core traffic and parking infrastructure by pulling those residents from the core of Eastgate to its fringe. For specific architectural elements, please see the attached Application Details.*

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

*Units will be accessed by vehicles through the driveway on Foster Avenue. Covered parking will be provided on the ground level, and residents will have access to the building via stairs. Pedestrians and bicyclists will be able to access the building at locations along Francis Street.*

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

*The development will meet all UDO requirements for public improvements, and will also add 8' sidewalks within the public right-of-way along our property lines.*

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

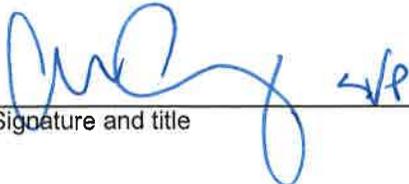
*Our plan enhances the area by providing a high-quality alternative housing option close to campus. We've paid close attention to resident and neighborhood safety, and provide adequate access points in/out of the development. The building's design elements (as described in the attached Application Details) were developed to ensure conformity with the existing Eastgate neighborhood and safety among its residents.*

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

*Through thoughtful and responsible planning, our project takes into account the increases in pedestrian, bicycle and vehicular traffic caused by our development. By encouraging the use of bicycles and the University bus system (Reveille and Excel lines), our project reduces the impact on the existing public infrastructure and will not be detrimental to the public. Existing bus stops are at Campus View Apartments (G. Bush & University Oaks and Foster/Lincoln intersection (~1500' away).*

Please note that a "complete site plan" must be submitted to Planning & Development Services for a formal review after the "concept plan" has been approved by the City Council prior to the issuance of a building permit - except for single-family development.

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

  
Signature and title

9.14.12  
Date

**Meritorious Modifications:**

1. **UDO Section 5.2** – Reduction in building setback requirements
  - a. Min. Street Side Setbacks from 15.0' to 10.0'
  - b. Min. Front Setbacks from 25.0' to 10.0'
  - c. Min. Rear **BUILDING AND PARKING** Setbacks from 20.0' to 1.5' *for detached covered parking only*
  
2. **UDO Section 7.2**
  - a. Off-Street parking facilities shall meet 75% of the number of specified parking space requirements of Section 7.2.i.
  - b. Dimensions and Access – reduction in depth of parking stall from 20' to 18' of Section 7.2.C.
  - c. **7.2.E WAIVER TO INTERIOR ISLAND REQUIREMENTS SIMILARLY FOUND IN NORTHGATE, SECTION 5.6.B.6.d**

**Community Benefits:**

1. Because this site is already zoned for PDD multifamily, we believe that our willingness to expend the resources required to provide a thoughtful, neighborhood-driven, architecturally-appropriate design has been an overall community benefit.
2. This development provides an alternate housing choice for residential renters in the Eastgate neighborhood. This attraction of renters from the core portions of the neighborhood to the fringe will ease traffic and parking infrastructure impacts and enable a safer, sustainable, family-conducive environment within Eastgate.
3. The development provides 8.0' sidewalks, not required in this area per the UDO.
4. The development provides for striping of the 2 adjacent cross walks at the Foster & Francis intersections. This encourages pedestrian and bicycle use in a safe manner and is far above what is required by the UDO.
5. The development, located within a designated Redevelopment Area, revitalizes a highly visible property just a few feet from Texas Avenue, a Primary Image Corridor.
6. Utilization of sound redevelopment design principles including urban, pedestrian and bicycle-oriented development. These principles are endorsed by the US Green Building Council and our Comprehensive and Strategic Plans as a manner to reduce our overall carbon footprint and encourage a healthier, more vibrant community.
7. The project will use non-polluting lighting fixtures that will not allow light to filter into the neighborhood and allow the project remain compatible with its surroundings.

## Application Details:

**Question 3, Page 3** - The uses identified by this zone change request are identical to those allowed by the current zoning designation, PDD. Our team has studied the architectural styles of neighborhood, and is proposing a development that conforms to existing aesthetics and the community character of the Eastgate neighborhood. We plan to accomplish conformity through the following:

### *Building Height & Massing:*

Portions of the building that front Foster Avenue and Francis Street will be limited to 3 stories (35' in height). The portion of the building at the core of the property will be limited to 4 stories (50' in height).

### *Building Elements:*

The building will incorporate architectural elements and materials that mimic the original and historical elements of the Eastgate neighborhood. These elements include the use of brick and wood-style (hardi) siding.

Also, in lieu of a freestanding apartment identification sign (allowed in R-6 up to 10' in height), the project will incorporate just 1 low profile monument sign. These architectural design elements of the project will be compatible with, and will also enhance, the existing character of the neighborhood.

In addition to a focus on architectural elements, the project places strong emphasis on creating a pedestrian and bicycle-friendly environment. Because of the site's close proximity to the Texas A&M campus and local retail, we believe residents will take advantage of the opportunity to walk and bike from home.



**Foster Avenue Apartments**  
 1024-1026 Foster Avenue  
 College Station, Texas 77840

**Legal Description:**  
 LOTS 9, & 10, BLOCK 3,  
 COLLEGE HILLS ESTATES  
 VOLUME 100, PAGE 448  
 COLLEGE STATION,  
 BRAZOS COUNTY, TEXAS

**Total Site Area:**  
 .73 Acres

**Applicant:**  
 Jesse Durden  
 P.O. Box 12214  
 College Station, TX 77842  
 (979) 482-0425

**Owner:**  
 CC BCS 1 LP  
 c/o Clint Cooper  
 1705 Research Parkway  
 Suite 240  
 College Station, TX 77849  
 (979) 260-7000

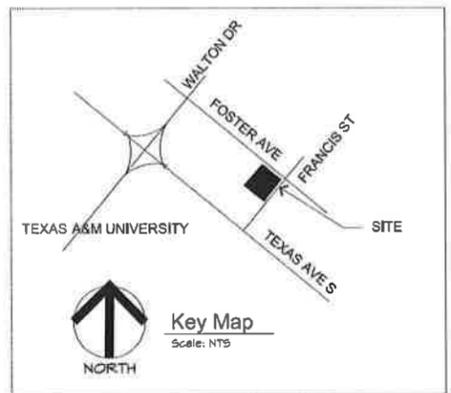
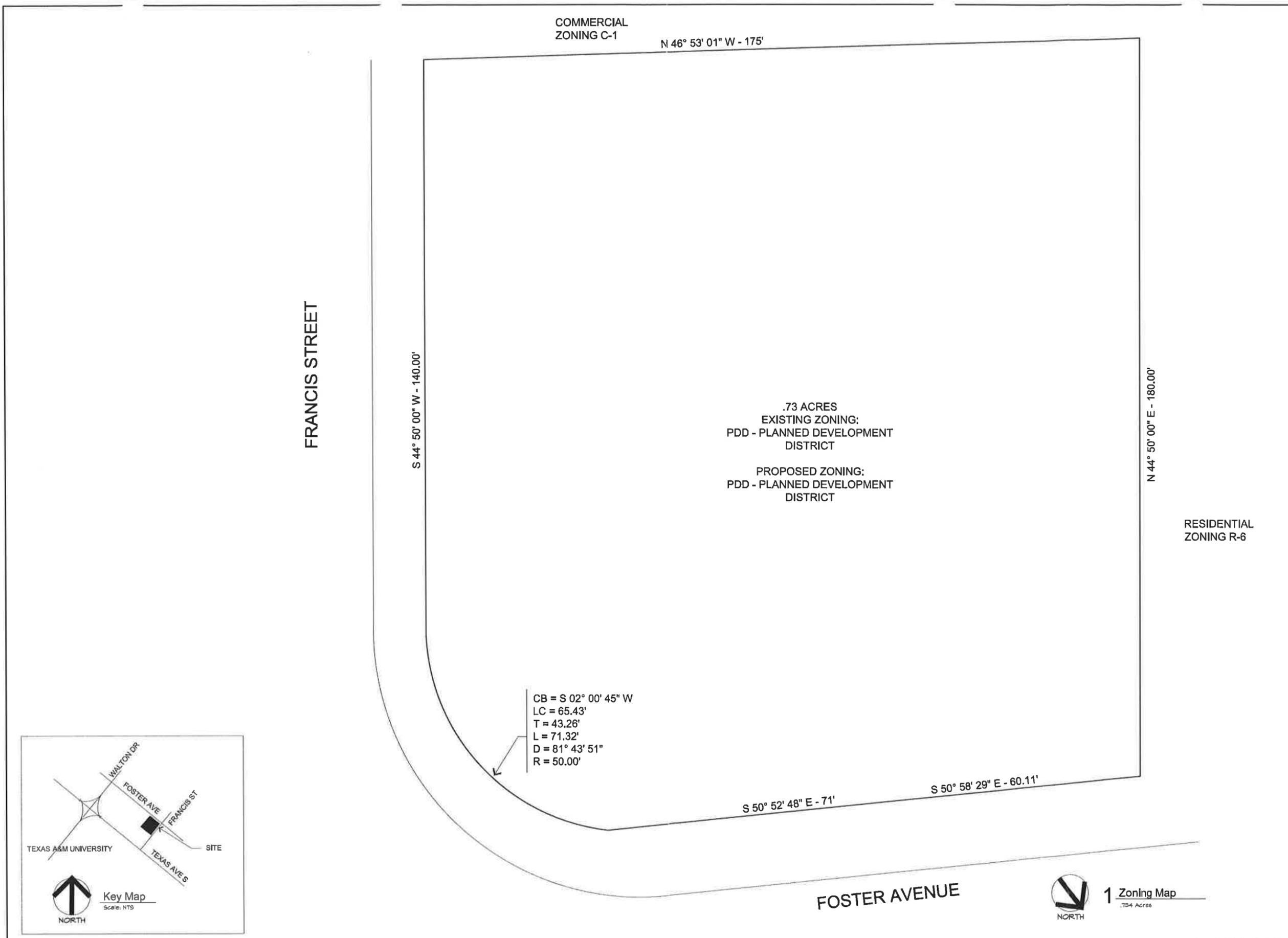
**Architect:**  
 Hill & Frank, Inc.  
 1800 St. James Place, Suite 205  
 Houston, TX 77056  
 (713) 877-1274

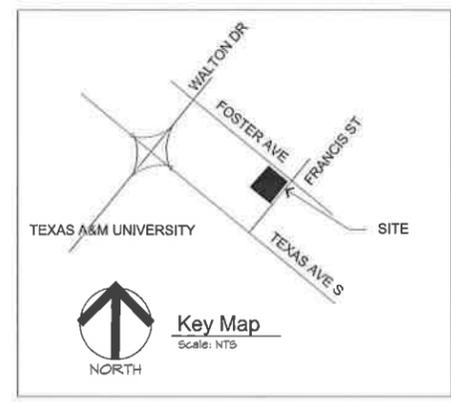
**Project:**  
 Date: AUGUST 30, 2012

**Zoning Map**

Sheet 1 of 1

12-173  
 8-31-12  
 3:00  
 PK





- Meritorious Modifications:**
- UDO Section 5.2 - Reduction in building setback requirements for R-6 uses.
    - Min. Street Side Setbacks from 15.0' to 10.0'
    - Min. Front Setbacks from 15.0' to 10.0'
    - Min. Rear Parking and Building Setback from 20.0' to 1.5' for covered parking.
  - Reduction in Off-Street Parking Requirements per UDO Section 7.2.1
    - Off-Street parking facilities shall meet 75% of the number of specified parking space requirements of Section 7.2.1.
    - Modification of Off-Street Parking Requirements per UDO Section 7.2.c. Dimensions and access - Reduction in depth of stall from 20' to 18'.
    - 7.2.E - waiver to interior island requirements similarly found in Nonrigid, Section 5.8.B.6.d Community Benefits:
  - The development provides 8.0' sidewalks, not required in this area per the UDO.
  - The project will use non-polluting lighting fixtures that will not allow light to filter into the neighborhood and allow the project remain compatible with its surroundings.
  - Bike racks shall be provided at a rate of one rack per unit to encourage non-vehicular travel between the development and nearby institutional, retail and restaurant areas.
  - Building Height & Massing:
    - Portions of the building that front Foster Avenue and Francis Street will be limited to 3 stories (35' in height). The portion of the building at the core of the property will be limited to 4 stories (50' in height).
  - Building Elements:
    - The building will incorporate architectural elements and materials that mimic the original and historical elements of the Eastgate neighborhood. These elements include the use of brick and wood-style (hard) siding.
    - Also, in lieu of a freestanding apartment identification sign (allowed in R-6 up to 10' in height), the project will incorporate just 1 low profile monument sign. These architectural design elements of the project will be compatible with, and will also enhance, the existing character of the neighborhood.

**Foster Avenue Apartments**  
1024-1026 Foster Avenue  
College Station, Texas 77840

**Legal Description:**  
LOTS 9, & 10, BLOCK 3  
COLLEGE HILLS ESTATES  
VOLUME 100, PAGE 410  
COLLEGE STATION,  
BRAZOS COUNTY, TEXAS

**Total Site Area:**  
.73 Acres

**Applicant:**  
Jesse Durden  
P.O. Box 12214  
College Station, TX 77842  
(979) 492-0425

**Owner:**  
CC BCS 1 LP  
c/o Clint Cooper  
1700 Research Parkway  
Suite 240  
College Station, TX 77845  
(979) 260-7000

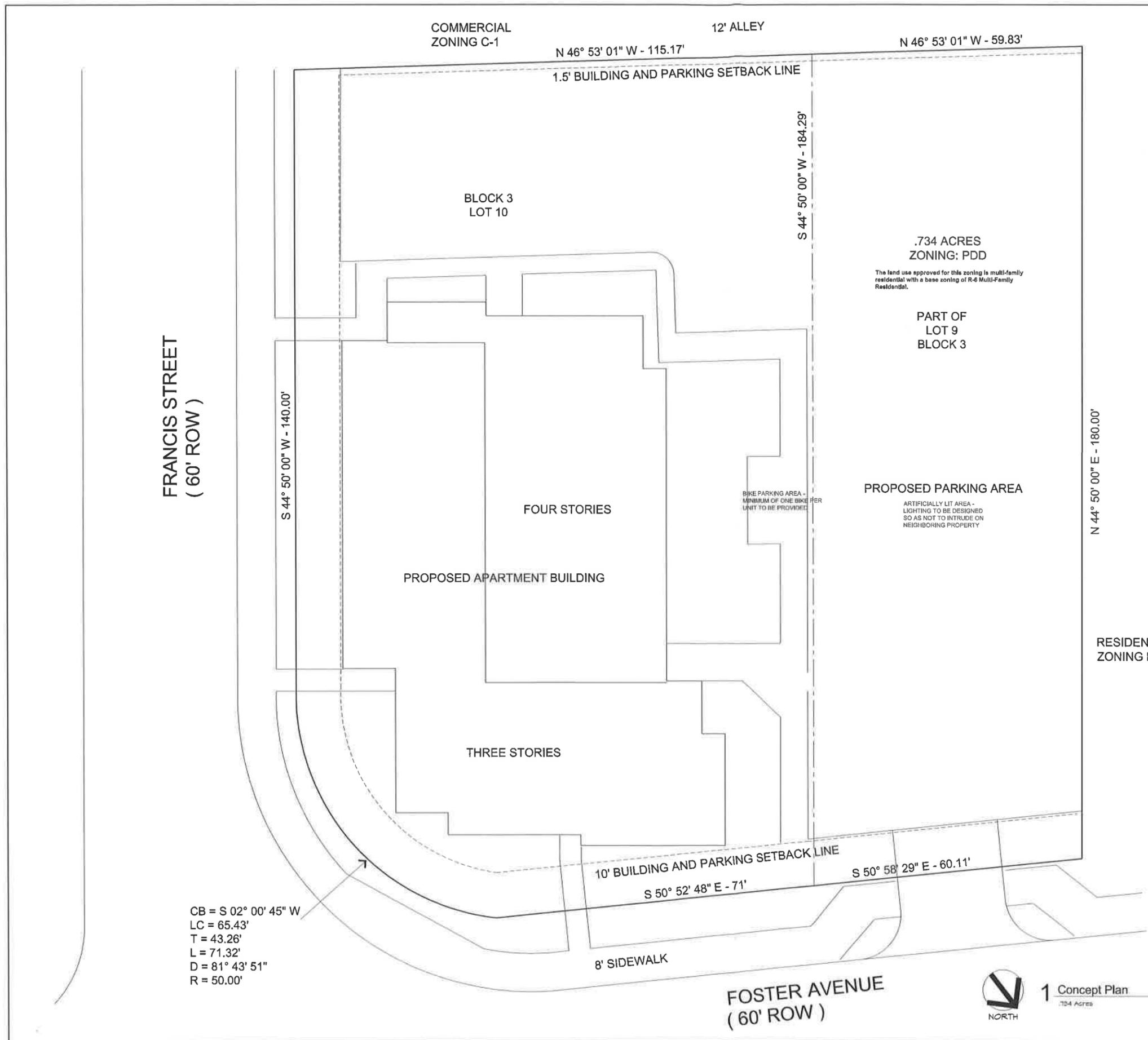
**Architect:**  
Hill & Frank, Inc.  
1800 St. James Place, Suite 205  
Houston, TX 77056  
(713) 877-1274

Project:  
Date: AUGUST 30, 2012

**Concept Plan**

Sheet 1 of 1

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2:42  
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CB = S 02° 00' 45" W  
LC = 65.43'  
T = 43.26'  
L = 71.32'  
D = 81° 43' 51"  
R = 50.00'

**FLOODPLAIN NOTE**  
THERE IS NO FEMA REGULATED FLOODPLAIN ON THE SITE.  
RE: FIRMA MAP 48041C0144 C



CITY OF COLLEGE STATION  
*Planning & Development Services*

1101 Texas Avenue, P.O. Box 9960  
College Station, Texas 77842  
Phone 979.764.3570 / Fax 979.764.3496

## MEMORANDUM

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**DATE:** September 20, 2012

**TO:** The Planning & Zoning Commission

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

**SUBJECT:** Medical District Master Plan **Case # 11-00500174**

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**Background:** In 2011, the City of College Station partnered with the College Station Medical Center (The Med) and other stakeholders in the creation of a Medical District to act as a focused healthcare and wellness district within the City. The Medical District focuses on the general area around State Highway 6 and Rock Prairie Road, and includes The Med and the future Scott & White Hospital, both along Rock Prairie Road. The City's 2009 Comprehensive Plan identifies this area as one of several unique districts located within the City. The intent of the Medical District is to create opportunities for new development, accommodating and enhancing the growing concentration of medical uses in the area.

The City's consulting team, led by Schrickel, Rollins and Associates, Inc. worked with a City Council appointed Advisory Committee consisting of various stakeholders from throughout the community. The Advisory Committee, consultant team, and staff completed their work on the draft plan for the Medical District in late 2011 and the results were presented to a joint meeting of the City Council and the Advisory Committee.

Since that time, staff has worked to refine the land uses proposed in the Medical District Master Plan and develop an Implementation Report to accompany the Master Plan. This Report provides details regarding potential development regulations and standards, management structure, funding mechanisms, and capital expenditures needed for the success of the Medical District.

**Item Summary:** The Medical District Master Plan establishes guiding principles for the development of approximately 1,700 acres in south College Station to accommodate medical facilities, walkable village centers, commercial space, and a variety of residential unit types, all in close proximity to parks, open space, and trails. The Plan includes an extensive linked network of trails and open spaces to further the overarching concept of a healthy community focused on wellness.

The Plan calls for amendment of the Future Land Use and Character map in the City's Comprehensive Plan, as well as alteration to the City's Thoroughfare Plan and Thoroughfare Context maps. In response

to changed thoroughfare alignments, the City's Water Master Plan (water lines), Proposed Pedestrian Facilities (sidewalks), and Proposed Bicycle Facilities (bike lanes) maps will also be amended in conjunction with the new thoroughfares. Additional trails have also been added to the Proposed Pedestrian Facilities map in the Bicycle, Pedestrian, and Greenways Master Plan to create the walkable community envisioned by the Medical District Master Plan.

The Master Plan includes a final chapter titled Implementation Strategies, including a general discussion of a series of principles and tools intended to help the City realize the envisioned Medical District. To strengthen this portion of the Plan and to fully understand the steps necessary to implement the Master Plan, staff created an Implementation Report as a supporting document. The Report identifies the infrastructure needed over the life of the Plan to grow the Medical District, as well as provides estimated costs associated with the infrastructure.

The Report also sets the stage for the creation of a Municipal Management District (MMD) and a Tax Increment Reinvestment Zone (TIRZ). The MMD will be made up of property owners in the District and can have the authority to levy taxes and assess properties for District improvements or marketing. The TIRZ has the potential to fund much of the needed infrastructure in the District over the next 20 years by capturing taxes paid on the incremental increase in property values in the area as properties develop.

Finally, the Report includes sample zoning district language that creates additional opportunities for property owners in the area, including proposed form-based coding in the Village Centers.

The Bicycle, Pedestrian, and Greenways Advisory Board recommended approval of the proposed changes to the Bicycle, Pedestrian, and Greenways Master Plan associated with the Medical District. This item is scheduled for final City Council action on October 11, 2012.

The Medical District Master Plan and the Implementation Report are available for review on the website at [www.cstx.gov/medicalcorridor](http://www.cstx.gov/medicalcorridor).



1101 Texas Avenue, P.O. Box 9960  
College Station, Texas 77842  
Phone 979.764.3570 / Fax 979.764.3496

## MEMORANDUM

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DATE: September 20, 2012

TO: The Planning & Zoning Commission

FROM: Jennifer Prochazka, AICP  
Principal Planner

SUBJECT: Non-Residential Zoning Districts **Case #11-00500173**

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

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

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

**Item Summary:** Staff has worked with a sub-committee of the Planning and Zoning Commission to develop the concepts and language for the new non-residential districts based on direction in the Comprehensive Plan. These districts are similar to the City's existing set of zoning districts, meaning that they are largely use-based, with some additional performance standards. Several existing districts are proposed to be renamed to simplify the nomenclature, but the standards will remain the same.

Additionally, several districts are proposed to be “retired” with this amendment. The retired districts will remain active for those properties with these zoning designations, but may not be requested to be applied to other properties in the future.

The districts to be created, renamed, and retired through this amendment include:

New non-residential districts:

- “NAP Natural Areas Preserved,”
- “SC Suburban Commercial,”
- “BP Business Park,” and
- “BPI Business Park Industrial.”

Renamed districts:

- “A-P Administrative Professional” to “O Office,”
- “C-1 General Commercial” to “GC General Commercial,” and
- “C-2 Commercial Industrial” to “CI Commercial Industrial.”

Retired districts:

- “C-3 Light Commercial,”
- “R&D Research & Development,”
- “M-1 Light Industrial,” and
- “M-2 Heavy Industrial.”

Once the new non-residential districts are adopted, staff will again work with the Planning and Zoning Commission Sub-Committee to develop concepts and language for the residential districts and growth areas.

**Attachments:**

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

# NAP Natural Areas Protected Concepts

## Purpose Statement

This district is designed for publicly-owned property or private property intended for the conservation of natural areas. Properties with this designation are relatively undeveloped and are often used for recreational or open space purposes or for the conveyance of floodwaters. Properties with this designation are not projected for conversion to more intense land use in the future in the Comprehensive Plan.

- **UDO Article 5.3.A Non-Residential Zoning Districts – Natural Areas Protected (NAP)**

## Allowed Uses

- **UDO Article 6.2.C Use Regulations – Use Table**

Parks and trails

Utility (P\*)– includes accessory structures

Wireless Telecommunication Facilities –Unregulated, Intermediate (P\*), Major (CUP)

## Other Related Articles Revised

- **UDO Article 1.10.B Transitional Provisions – Zoning Districts**
- **UDO Article 4.1 Establishment of Zoning Districts**
- **UDO Article 5.3 Non-Residential Dimensions Standards**

# SC Suburban Commercial Concepts

## Purpose Statement

This district is intended to provide for low intensity commercial uses that provide services to nearby neighborhoods. The Suburban Commercial (SC) District is intended to be compatible with the character of suburban single-family neighborhoods. Buildings have a residential character and scale, and sites are heavily landscaped to minimize the impacts of nonresidential uses and associated parking areas on adjacent residential zoning districts. The district allows for a range of uses, with the impacts mitigated through buffering and architecture of the buildings.

- **UDO Article 5.3.C Non-Residential Zoning Districts – SC Suburban Commercial**

## Building Size

Gross Floor Area of a single structure shall not exceed 15,000 square feet in area.

- **UDO Article 6.3.AC Retail Sales and Service – Specific Use Standards**
- **UDO Article 7.9.B.2.b Building Mass and Design – Standards for All Non-Residential Structures**

Restaurants may not exceed 8,000 square feet in area and are permitted at the following maximum sizes based on thoroughfare adjacency and access:

- **UDO Article 6.4.Q.2 Restaurant – Specific Use Standards**
  - a. Freeway/Expressway and 4 or 6-Lane Major Arterial: 8,000 square feet
    - **UDO Article 6.4.Q.3.a Restaurants – Specific Use Standards**
  - b. 4-Lane Minor Arterial and 4-Lane Major Collector: 7,000 square feet
    - **UDO Article 6.4.Q.3.b Restaurants – Specific Use Standards**
  - c. 2-Lane Major Collector, 2-Lane Minor Collector and local roadway: 5,000 square feet
    - **UDO Article 6.4.Q.3.c Restaurants – Specific Use Standards**

Permitted uses must be located completely indoors, with the exception of outdoor restaurant seating (not on side adjacent to residential) **UDO Article 6.4.Q.4 Restaurants – Specific Use Standards**, playgrounds (not on side adjacent to residential) **UDO Article 6.4.Q.4 Restaurants – Specific Use Standards**, automatic teller machines, parking, loading, and dumpster areas. If parking, loading or dumpster areas are located adjacent to single-family, then a buffer wall is required **UDO Article 7.7.F.1.c.2 Buffer Yards – Buffer Requirements**, **UDO Article 7.8.C.11 Guidelines – Solid Waste**

## Drive Thrus

Banks, pharmacies, or dry cleaners with drive-thrus may not have their message board or drive-thru window located on the side of the building closest to residential). Restaurants with drive-thrus are not permitted in SC.

- **UDO Article 6.4.Q Restaurants – Specific Use Standards**
- **UDO Article 11.2 Drive-thru – Defined Terms**

## Building Height

Maximum building height is 2 stories and a 24-foot eve height for a two story structure. Overall height maximum is 35' to the peak of the roof.

All buildings located directly adjacent (and within 50 feet) to single-family use, zoning, or future land use and character designation shall be a maximum of 1 story, with an eve height not to exceed 12 feet.

## SC Suburban Commercial Concepts

- **UDO Article 7.2.H.2.e Single Family Protection – Height**
- **UDO Article 7.2.H.2.e.1 – Single Family Protection – Height**

Section 7.1.H.2 Single Family Protection applies to all two-story structures on properties located adjacent to a single-family use or townhouse development (within 50 feet of property line), but does not apply to any one-story structures.

- **UDO Article 7.2.H.2.e Single Family Protection – Height**

Any structure with an eave height over 15' will be constructed to resemble a two-story façade (to address large box – still allow larger buildings (ie: typical pharmacy) but the façade treatment may help them fit in better). This could include window heights and placements, brick stringcourse, etc.

- **UDO Article 7.2.H.2.f – Single Family Protection – Height**

### Roofs

Roofs shall be similar to residential roof types. A peaked parapet is permitted if it gives the appearance of a pitched roof from all sides. **UDO Article 7.10.B.2.b Building Mass and Design – Standards for All Non-Residential Structures**

- Flat and shed roofs are not permitted.
  - **UDO Article 7.10.B.2.b Building Mass and Design – Standards for All Non-Residential Structures**
- Eaves shall extend a minimum of 12 inches from the building façade.
  - **UDO Article 7.10.B.**
- Roof slope must be a maximum of 8:12 and a minimum of 4:12.
  - **UDO Article 7.10.B.2.b Building Mass and Design – Standards for All Non-Residential Structures**

### Architectural Standards

Horizontal articulation (minimum 4-foot depth) within each 45' section (for buildings over 8,000 s.f.)

- **UDO Article 7.10.B.2.b Building Mass and Design – Standards for All Non-Residential Structures**

Two design elements shall be required (in lieu of the requirements of NRA), within each forty-five foot (45') section of the primary entry façade. Wall sections less than forty-five feet (45') shall also be required to provide the two (2) design elements. **UDO Article 7.10.B.2.b Building Mass and Design – Standards for All Non-Residential Structures**

- d. Decorative window shutters;
  - **UDO Article 7.10.B.2.b.a. Building Mass and Design – Standards for All Non-Residential Structures**
- e. Covered front porch (extending along at least 50% of building façade and projecting a minimum of 4 feet from the face of the building);
  - **UDO Article 7.10.B.2.b.b. Building Mass and Design – Standards for All Non-Residential Structures**
  - **UDO Article 11.2 Porch – Defined Terms**
- f. Eaves in excess of 18 inches;
  - **UDO Article 7.10.B.2.b.c. Building Mass and Design – Standards for All Non-Residential Structures**
- g. Window planter boxes;

## SC Suburban Commercial Concepts

- **UDO Article 7.10.B.2.b.d. Building Mass and Design – Standards for All Non-Residential Structures**
- h. Window canopy;
  - **UDO Article 7.10.B.2.b.e. Building Mass and Design – Standards for All Non-Residential Structures**
- i. Dormers;
  - **UDO Article 7.10.B.2.b.f. Building Mass and Design – Standards for All Non-Residential Structures**
  - **UDO Article 11.2 Dormer – Defined Terms**
- j. Transom windows;
  - **UDO Article 7.10.B.2.b.g. Building Mass and Design – Standards for All Non-Residential Structures**
  - **UDO Article 11.2 Transom – Defined Terms**
- k. Decorative façade light fixtures;
  - **UDO Article 7.10.B.2.b.h. Building Mass and Design – Standards for All Non-Residential Structures**
- l. Chimneys or cupolas.
  - **UDO Article 7.10.B.2.b.i. Building Mass and Design – Standards for All Non-Residential Structures**
  - **UDO Article 11.2 Cupola – Defined Terms**
- m. Cross gables
  - **UDO Article 7.10.B.2.b.j. Building Mass and Design – Standards for All Non-Residential Structures**
- n. Entry portico
  - **UDO Article 7.10.B.2.b.k. Building Mass and Design – Standards for All Non-Residential Structures**
  - **UDO Article 11.2 Entry Portico – Defined Terms**

### Mechanical Equipment Screening

Roof-mounted mechanical equipment shall be screened from rights-of-ways and adjacent property by either the roof itself (including within a cut-out) or by a false roof element such as a chimney or cupola. Components of a mechanical equipment system, such as vent or exhaust pipes, protruding from the roof that are no larger than 12 inches in diameter or a height exceeding the roof line need not be screened, but must match the roof color. **UDO Article 7.10.B.1 Required Screening – Standards for All Non-Residential Structures**

### Buffer

Buffer width and required plantings shall be doubled for property lines adjacent to single-family residential zoning or development. A fence is required NOT a wall – can still triple the landscape and get out of the fencing requirement.

- **UDO Article 7.7.F Minimum Buffer Standards – Buffer Requirements**
- **UDO Article 7.7.F.1.c Buffer Yards – Buffer Requirements**

### Signs

Low profile signs – One low profile sign per structure is permitted and shall match materials used on the building.

- **UDO Article 7.5.C Summary of Permitted Signs – Signs**

## SC Suburban Commercial Concepts

- **UDO Article 7.5.F Sign Standards – Signs**
- **UDO Article 7.5.R Low-Profile Signs – Signs**

Properties with Freeway frontage may use a free standing sign with the following conditions:

- Sign height may not exceed the eve height of the structure to which it most closely relates (is closest to).
  - **UDO Article 7.5.C Summary of Permitted Signs – Signs**
  - **UDO Article 7.5.N.1.d.4 Allowable Height – Freestanding Commercial Signs**
- Sign must be adjacent to and oriented to the Freeway
  - **UDO Article 7.5.C Summary of Permitted Signs – Signs**
  - **UDO Article 7.5.N.1.d.5 Allowable Height – Freestanding Commercial Signs**

### Lighting

Site lighting may not exceed the eve height of the building to which it principally relates (is closest to).

- **UDO Article 7.10.C.2 Specific Lighting Requirements – Outdoor Lighting Standards**

### Additional Standards

When adjacent to **single-family** use, zoning, or future land use and character designation, the following shall also be required:

- Drive thru shall not located on the side of the building facing single-family
  - **UDO Article 6.4.E Drive-in/Thru Window – Specific Use Standards**
  - **UDO Article 6.4.F.2 Dry Cleaners/Laundry – Specific Use Standards**
- Consolidated sanitation services will be located furthest from the single-family property line unless a buffer WALL is installed
  - **UDO Article 7.8.C.11 Guidelines – Solid Waste**
- Pedestrian connections to adjacent residential areas shall be provided where appropriate, as determined by the Administrator.
  - **UDO Article 7.10.5.d Pedestrian/Bike Circulation and Facilities – Standards for All Non-Residential Structures**
- outdoor restaurant seating and playgrounds shall not be located on the side adjacent to single-family residential
  - **UDO Article 6.4.Q.3 Restaurant – Specific Use Standards**
- If parking, loading or dumpster areas are located adjacent to single-family, then a buffer wall is required
  - **UDO Article 7.7.F Minimum Buffer Standards – Buffer Requirements**
  - **UDO Article 7.7.F.1.c.1 Buffer Yards – Buffer Requirements**
  - **UDO Article 7.8.C.11 Guidelines – Solid Waste**
- Parking shall not be located between the structure and an adjacent single-family property line (drive aisles and service aisles are permitted).
  - **UDO Article 7.10.B.6.e Parking Lots – Standards for All Non-Residential Structures**

### Allowed Uses

- **UDO Article 6.3 Types of Uses**

Educational Facility, Indoor Instruction  
Educational Facility, Primary & Secondary  
Educational Facility, Tutoring

## SC Suburban Commercial Concepts

Government Facilities (P\*)

Health Care, Medical Clinics

Parks

Places of Worship

Animal Care Facility, Indoor

Art Studio/Gallery

Commercial Amusement (C)

Day Care, Commercial

Drive-in/Drive thru Window (with use and location limitations above)

- **UDO Article 6.4.E.1 Drive-in/Thru Window – Specific Use Standards**
- **UDO Article 6.4.F.2 Dry Cleaners/Laundry – Specific Use Standards**
- **UDO Article 6.4.Q Restaurant – Specific Use Standards**

Dry Cleaners & Laundry

Health Club / Sports Facility Indoor

Offices

Personal Service Shop

Printing / Copy Shop

Restaurants (with size limitation above, depending in adjacent roadway)

- **UDO Article 6.4.Q.2 Restaurant – Specific Use Standards**

Retail Sales and Service (15,000 max)

- **UDO Article 6.4.AC Retail Sales and Service – Specific Use Standards**
- **UDO Article 7.10.B.2.b Building Mass and Design – Standards for All Non-Residential Structures**

Storage – Self Service (existing prior to 2012)

- **UDO Article 6.4.U.2 – Storage (Self-Service), Specific Use Standards**

Gas Stations existing prior to 2012

- **UDO Article 6.4.G.10 – Fuel Sales, Specific Use Standards**

Utility (P\*)

Wireless Telecommunication Facilities – Unregulated

### Dimensional Standards

- **UDO Article 5.4 Non-Residential Dimensional Standards**

Minimum Lot Area - None

Minimum Lot Width – 50'

Minimum Lot Depth – 100'

Minimum Front Setback – 25'

Minimum Side Setback – 7.5' (and other UDO notes)

Minimum Side Street Setback – 15'

Minimum Rear Setback – 20'

Maximum Height – 35', Section 7.1.H applies to buildings over one story

- **UDO Article 7.2.H.2.e Single Family Protection – Height**
- **UDO Article 7.2.H.2.e.1 – Single Family Protection – Height**
- **UDO Article 7.2.H.2.f – Single Family Protection – Height**

### Other Related Articles Revised

- **UDO Article 1.10.B Transitional Provisions – Zoning Districts**
- **UDO Article 4.1 Establishment of Zoning Districts**

## SC Suburban Commercial Concepts

- UDO Article 7.13.B.1 Traffic Impact Analyses – Trip Generation Rates

# BP Business Park Concepts

## Purpose Statement

This district is designed for uses that primarily include administrative and professional offices, commercial industrial, research and development oriented light industrial, light manufacturing, and non-polluting industries. Uses in this district need good access to arterial level thoroughfares, but have relatively low traffic generation and require limited location identification.

The development of business parks will be in a campus like setting with structures grouped and clustered, and will be heavily landscaped to minimize the impacts of business park uses and associated parking areas on adjacent properties and public roadways. Impacts of the uses will be limited through buffering and architecture of the buildings.

- **UDO Article 5.3.F Non-Residential Zoning Districts – Business Park (BP)**

## Zoning Area

Minimum BP zoning area is 5 acres

- **UDO Article 5.3.F Non-Residential Zoning Districts – Business Park (BP)**

## Building Height

Section 7.2.H.2 Single Family Protection applies

- **UDO Article 5.4 Non-Residential Dimensional Standards**

## Setbacks

Minimum building setback from ROW: 50 feet (applies to buildings located around the perimeter of the business park development only)

- **UDO Article 5.4 Non-Residential Dimensional Standards**

Minimum parking setback from ROW: 30 feet (applies to parking located at the periphery of the development)

- **UDO Article 7.3.C.8 Off-Street Parking Standards – Dimensions and Access**

Setbacks to interior property lines and streets within the development, standard setbacks would apply

- **UDO Article 5.4 Non-Residential Dimensional Standards**

## Architectural Standards

Compliance with the Non-Residential Architectural Standards is required. NRA applies to structures located along the periphery of the zoning district. All other interior buildings located within the zoning district are exempt.

- **UDO Article 7.10.A Applicability**

All processes and business activity are to be conducted inside buildings (Exception for Commercial Gardens)

- **UDO Article 5.3.F Non-Residential Zoning Districts – Business Park (BP)**
- **UDO Article 6.4.D.2 Specific Use Standards – Commercial Garden/Greenhouse/Landscape Maintenance**
- **UDO Article 11 Definitions – Commercial Garden**

## Signs

## BP Business Park Concepts

Low profile signs – One per structure is permitted.

- **UDO Article 7.5.C Summary of Permitted Signs**
- **UDO Article 7.5.F Sign Standards**
- **UDO Article 7.5.R Low Profile Signs**

### Additional Standards

When property is adjacent to single-family use, zoning, or future land use and character designation, the following shall also be required:

- Buffer width and required plantings shall be doubled for property lines adjacent to single-family residential zoning or development.
  - **UDO Article 7.7.F Minimum Buffer Standards – Table and Notes**
  - **UDO Article 7.7.F.1 Minimum Buffer Standards – Buffer Yards**
- Consolidated sanitation services are required and shall be located furthest from the single-family.
  - **UDO Article 7.8.C.12 Solid Waste - Guidelines**
- Parking lot lighting may not exceed the height of the building to which it principally relates, with a maximum height of 20 feet.
  - **UDO Article 7.11.C.3 Outdoor Lighting Standards – Specific Lighting Requirements**

### Allowed Uses

- **UDO Article 6.3.C Use Regulations – Use Table**

Educational Facility, Primary & Secondary

Educational Facility, Vocational / Trade

Government Facilities

Parks

Places of Worship

Commercial Garden / Greenhouse / Landscape Maint (P\*)

Funeral Homes

Offices

Printing / Copy Shop

Radio / TV Station / Studios

Sexually Oriented Business (SOB) (P\*)

Wholesales / Services

Industrial, Light

Scientific Testing / Research Laboratory

Storage, Outdoor – Equipment or Materials (P\*)

Utility (P\*)

Warehousing / Distribution (CUP)

Wireless Telecommunication Facilities –Intermediate (P\*)

- **UDO Article 6.4.X.3 Specific Use Standards – WTF Permitted Locations**

Wireless Telecommunication Facilities –Major (CUP)

- **UDO Article 6.4.X.3 Specific Use Standards – WTF Permitted Locations**

Wireless Telecommunication Facilities –Unregulated

- **UDO Article 6.4.X.3 Specific Use Standards – WTF Permitted Locations**

## **BP Business Park Concepts**

### **Other Related Articles Revised:**

- **UDO Article 1.10.B Transitional Provisions – Zoning Districts**
- **UDO Article 4.1 Establishment of Zoning Districts**
- **UDO Article 7.13.B.1 Traffic Impact Analyses – Trip Generation Rates**

# BPI Business Park Industrial Concepts

## Purpose Statement

This district is designed to provide land for manufacturing and industrial activities with generation of nuisance characteristics greater than activities permitted in the BP district. Permitted uses within this district are generally not compatible with residential uses of any density or lower intensity commercial uses. Generally, these uses need good access to arterial roadways, but should be offset from public roadways and adjacent properties by using the BP district and its associated development to screen the uses. The uses allowed have relatively low traffic generation and require limited location identification.

- **UDO Article 5.3.G Non-Residential Zoning Districts – Business Park Industrial (BPI)**

## Building Height

Section 7.2.H.2 Single Family Protection applies to all structures on properties located adjacent to a single-family use or townhouse development.

- **UDO Article 5.4 Non-Residential Dimensional Standards**

## Setbacks

Minimum building setback from ROW: 50 feet (applies to buildings located around the perimeter of the business park development only)

- **UDO Article 5.4 Non-Residential Dimensional Standards**

Minimum parking setback from ROW: 30 feet (applies to parking located at the periphery of the development)

- **UDO Article 7.3.C.8 Off-Street Parking Standards – Dimensions and Access**

Setbacks to interior property lines and streets within the development, standard setbacks would apply

- **UDO Article 5.4 Non-Residential Dimensional Standards**

## Buffer

Buffer width and required plantings shall be doubled for property lines adjacent to any zoning district other than BP or BPI.

- **UDO Article 7.7.F Minimum Buffer Standards – Table and Notes**
- **UDO Article 7.7.F.1 Minimum Buffer Standards – Buffer Yards**

## Signs

Low profile signs – One per structure is permitted.

- **UDO Article 7.5.C Summary of Permitted Signs**
- **UDO Article 7.5.F Sign Standards**
- **UDO Article 7.5.R Low Profile Signs**

## Allowed Uses

- **UDO Article 6.3.C Use Regulations – Use Table**

Educational Facility, Primary & Secondary  
Educational Facility, Vocational / Trade  
Government Facilities  
Parks  
Places of Worship

## BPI Business Park Industrial Concepts

Commercial Garden / Greenhouse / Landscape Maint (P\*)

Offices

Printing / Copy Shop

Radio / TV Station / Studios

Sexually Oriented Business (SOB) (P\*)

Shooting Range, Indoor

Storage, Self Service

Retail Sales, Manufactured Homes

Vehicular Sales, Rental, Repair and Service

Wholesales / Services

Bulk Storage Tanks / Cold Storage Plant

Micro-Industrial

Industrial, Light

Industrial, Heavy

Recycling Facility – Large

Salvage Yard (P\*)

Scientific Testing / Research Laboratory

Storage, Outdoor – Equipment or Materials

Truck Stop / Freight or Trucking Terminal

Utility (P\*)

Warehousing / Distribution

Waste Services

Wireless Telecommunication Facilities –Intermediate

- **UDO Article 6.4.X.3 Specific Use Standards – WTF Permitted Locations**

Wireless Telecommunication Facilities –Major

- **UDO Article 6.4.X.3 Specific Use Standards – WTF Permitted Locations**

Wireless Telecommunication Facilities –Unregulated

- **UDO Article 6.4.X.3 Specific Use Standards – WTF Permitted Locations**

### Other Related Articles Revised:

- **UDO Article 1.10.B Transitional Provisions – Zoning Districts**

- **UDO Article 4.1 Establishment of Zoning Districts**

- **UDO Article 7.9.A Applicability (exempt)**

- **UDO Article 7.13.B.1 Traffic Impact Analyses – Trip Generation Rates**

**Article 1. General Provisions**

Section 1.1 Short Title

**Article 1. General Provisions**

**1.1 Short Title**

This Ordinance shall be officially known and cited as the Unified Development Ordinance (UDO) of the City of College Station, Texas. References to "this Ordinance" or "this UDO" shall be interpreted as references to this Unified Development Ordinance.

**1.2 Authority**

This UDO is adopted under authority of the constitution and laws of the State of Texas, including particularly Chapters 211 and 212, TEXAS LOCAL GOVERNMENT CODE, and pursuant to the provisions of the Charter and Ordinances of the City of College Station, Texas.

**1.3 Scope and Purpose**

This UDO is adopted for the purpose of promoting the public health, safety, and general welfare of the citizens of the City of College Station. More specifically, this UDO provides for the division of land into different districts, regulations pertaining to such districts, regulations for the subdivision of land and drainage regulations pertaining thereto. These regulations are designed in accordance with a comprehensive plan. The City of College Station's Comprehensive Plan is the fundamental guide to all decisions made under this UDO. In order to implement the broad goals of the plan, this UDO regulates land use and the division of land in order to achieve objectives of the plan that include, but are not limited to, the following:

- A. Promote the beneficial, economic, and appropriate development of all land and the most desirable use of land in accordance with a well-considered plan;
- B. Protect the character and the established pattern of desirable development in each area;
- C. Prevent or minimize land-use incompatibilities and conflicts among different land uses;
- D. Establish a process that effectively and fairly applies the regulations and standards of this UDO and respects the rights of property owners and the interests of citizens; and
- E. Implements the Comprehensive Plan through compliance with its individual elements.

**1.4 Jurisdiction**

**A. Land Within the City Limits**

This UDO shall apply to all land within the City Limits of the City of College Station. All structures and land uses constructed or commenced after the effective date of this UDO, and all enlargements of, additions to, changes in, and relocations of existing structures and uses occurring after the effective date of this UDO shall be subject to this UDO.

**B. Land Within the Extraterritorial Jurisdiction of College Station**

The City of College Station and Brazos County are, jointly, the primary platting authority in the City's extraterritorial jurisdiction (ETJ) in Brazos County. Burleson County is the primary platting authority in that portion of the City's ETJ which lies in Burleson County. The following Sections of this UDO shall apply to all properties outside the City limits of College Station, but lying within the City's ETJ as established by the MUNICIPAL ANNEXATION ACT:

- 1. Applicable portions of Section 7.4, Signs (ref. Chapter 1, Section 30, City of College Station Code of Ordinances);
- 2. Article 8, Subdivision Design and Improvements;
- 3. Articles 10, Enforcement; and
- 4. Applicable definitions within Article 11, Definitions.

**Article 1. General Provisions**

Section 1.5 Applicability

**1.5 Applicability**

- A. In their interpretation and application, the provisions of this UDO shall be held to be minimum requirements (including cases where minimum requirements are stated as a maximum standard) adopted for the promotion of public health, safety, and general welfare.
- B. Whenever the requirements of this UDO are at variance with the requirements of any other lawfully adopted rules, regulations, or ordinances, the requirement that is most restrictive or that imposes higher standards as determined by the Administrator shall govern.
- C. The issuance of any permit, certificate, or approval in accordance with the standards and requirements of this UDO shall not relieve the recipient of such permit, certificate, or approval from the responsibility of complying with all other applicable requirements of any other city, state, or federal agency having jurisdiction over the structures or land uses for which the permit, certificate, or approval was issued.

**1.6 Relationship to the Comprehensive Plan**

- A. It is intended that this UDO implement the City's planning policies as adopted as part of the City's Comprehensive Plan, as amended and periodically updated.
- B. The City's Comprehensive Plan, and any associated plans or studies adopted by the City Council, shall be required to be amended prior to, or concurrent with, permitting development which would conflict with such plan.
- C. The alignments of proposed thoroughfares and bikeways on the "College Station Thoroughfare Plan map" and the "College Station Bikeway and Pedestrian Plan map" are generalized locations that are subject to modifications to fit local conditions, budget constraints, and right-of-way availability that warrant further refinement as development occurs. Alignments within 1,000 feet of the alignment shown on the aforementioned maps will not require a thoroughfare plan amendment.

**1.7 Effective Date**

This UDO shall become effective and be in full force and effect 90 days from its passage and approval by the City Council, as duly attested by the Mayor and City Secretary.

**1.8 Annual Review**

The City Council shall review annually the Comprehensive Plan and this UDO. The review, or any delay in the review by the City Council, shall not affect the legality of the Comprehensive Plan or this UDO.

**1.9 Severability**

Should any section or provision of this UDO be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole or any part thereof, other than the part so declared to be unconstitutional or invalid.

**1.10 Transitional Provisions**

**A. Pending Construction**

**1. Building Permits**

As provided by Chapter 245 of the TEXAS LOCAL GOVERNMENT CODE, nothing in this UDO shall require any change in plans, construction, size or designated use of any building, structure or part thereof that has been granted a building permit prior to the effective date of this UDO, or any amendment to this UDO, provided

**Article 1. General Provisions**

Section 1.10 Transitional Provisions

construction shall begin consistent with the terms and conditions of the building permit and proceed to completion in a timely manner.

**2. Approved Site Plans**

Nothing in this UDO shall require a change in a site plan approved prior to the effective date of this UDO, provided a building permit is issued prior to expiration of the site plan, and construction begins consistent with the terms and conditions of the building permit and proceeds to completion in a timely manner.

**B. Zoning Districts**

**1. Retained Districts**

The following zoning districts and district names in effect prior to the effective date of this UDO and represented on the official zoning map of the City of College Station shall remain in effect. Those districts are shown on the following table:

District	Name
A-O	Agricultural-Open
A-OR	Rural Residential Subdivision
<del>A-P</del>	<del>Administrative Professional</del>
R-1B	Single-Family Residential
R-1	Single-Family Residential
R-2	Duplex Residential
R-3	Townhouse
R-7	Manufactured Home Park
<del>C-1</del>	<del>General Commercial</del>
<del>C-2</del>	<del>Commercial-Industrial</del>
<del>M-2</del>	<del>Heavy Industrial</del>
WPC	Wolf Pen Creek Dev. Corridor
<del>R&amp;D</del>	<del>Research &amp; Development</del>
NG-1	Historic Northgate
NG-2	Commercial Northgate
NG-3	Residential Northgate
C-U	College and University
PDD	Planned Development
OV	Corridor Overlay

**2. Renamed Districts**

The following district, M-1, known as Planned Industrial prior to the adoption of this UDO, shall henceforth be renamed **M-1, Light Industrial**.

District	New name
M-1	Light Industrial

The following district, R-6, known as Apartment High Density prior to the adoption of this UDO, shall hence forth be designated **R-6, High Density Multi-Family**.

District	New name
R-6	High Density Multi-Family

**Article 1. General Provisions**

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The following district, O, known as A-P Administrative Professional prior to this amendment of this UDO, shall henceforth be renamed **O, Office.**

District	New name
O	Office

The following district, GC, known as C-1 General Commercial prior to this amendment of this UDO, shall henceforth be renamed **GC, General Commercial.**

District	New name
GC	General Commercial

The following district, CI, known as C-2 Commercial Industrial prior to this amendment of this UDO, shall henceforth be renamed **CI, Commercial Industrial.**

District	New name
CI	Commercial Industrial

**3. Combined Districts**

The districts listed below are hereby combined into the single zoning district hereafter designated as **R-4, Multi-Family.**

Combined Districts	Name
R-4	Apartment/Low Density
R-5	Apartment/Medium Density

The districts listed below are hereby combined into the single zoning district hereafter designated as **~~C-1~~GC, General Commercial.**

Combined Districts	Name
C-B	Business Commercial
C-1	General Commercial

The districts listed below are hereby combined into the single zoning district hereafter designated as **C-3, Light Commercial.**

Combined Districts	Name
C-3	Planned Commercial
C-N	Neighborhood Business

**4. Retired Districts**

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

**Article 1. General Provisions**

Section 1.10 Transitional Provisions

<b>Retired Districts</b>	<b>Name</b>
C-3	Light Commercial
R&D	Research & Development
M-1	Light Industrial
M-2	Heavy Industrial

**4-5. New Districts**

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

<b>New District</b>	<b>Name</b>
RDD	Redevelopment District
P-MUD	Planned Mixed Use Development

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

<b>New District</b>	<b>Name</b>
NAP	Natural Areas Protected
SC	Suburban Commercial
BP	Business Park
BPI	Business Park Industrial

**5-6. Redesignated District**

Henceforth all areas designated Existing Rural Residential (A-OX) shall be redesignated A-O Agricultural-Open.

<b>Previous District</b>	<b>Name</b>
A-OX	Existing Rural Residential
<b>Redesignated District</b>	<b>Name</b>
A-O	Agricultural-Open

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**Article 1. General Provisions**

Section 1.10 Transitional Provisions

Henceforth all areas designated Planned Unit Development (PUD) shall be redesignated Planned Development Districts (PDD). The individual ordinances that created the PUDs shall remain in effect, along with all provisions and conditions listed therein. Any modification of a former PUD shall follow the provisions for PDDs listed herein.

Previous District	Name
PUD	Planned Unit Development
Redesignated District	Name
PDD	Planned Development Districts

Henceforth all areas designated R-1A shall be redesignated R-1, Single-Family Residential.

Previous District	Name
R-1A	Single-Family Residential
Redesignated District	Name
R-1	Single-Family Residential

**67. Deleted Districts**

The following districts not existing on the official zoning map on the effective date of this UDO are hereby deleted:

Deleted District	Name
C-PUD	Commercial Planned Unit Dev.
C-NG	Commercial Northgate

**Article 1. General Provisions**

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**Article 4. Zoning Districts**

Section 4.1 Establishment of Districts

**Article 4. Zoning Districts**

**4.1 Establishment of Districts**

For the purpose of this UDO, portions of the City, as specified on the Official Zoning Map of the City, are hereby divided into the zoning, design, and overlay districts enumerated below. The intensity regulations applicable for such zoning districts are designated in Article 5 and the use regulations are designated in Article 6 of this UDO.

<b>Residential Zoning Districts</b>		
<u>A-O</u>	<u>Agricultural-Open</u>	
<u>A-OR</u>	<u>Rural Residential Subdivision</u>	
<u>R-1</u>	<u>Single-Family Residential</u>	
<u>R-1B</u>	<u>Single-Family Residential</u>	
<u>R-2</u>	<u>Duplex Residential</u>	
<u>R-3</u>	<u>Townhouse</u>	
<u>R-4</u>	<u>Multi-Family</u>	
<u>R-6</u>	<u>High Density Multi-Family</u>	
<u>R-7</u>	<u>Manufactured Home Park</u>	
<b>Non-Residential Zoning Districts</b>		
<u>NAP</u>	<u>Natural Areas Protected</u>	
<u>O</u>	<u>Office</u>	
<u>SC</u>	<u>Suburban Commercial</u>	
<u>GC</u>	<u>General Commercial</u>	
<u>CI</u>	<u>Commercial Industrial</u>	
<u>BP</u>	<u>Business Park</u>	
<u>BPI</u>	<u>Business Park Industrial</u>	
<u>CU</u>	<u>College and University</u>	
<b>Planned Districts</b>		
<u>P-MUD</u>	<u>Planned Mixed-Use District</u>	
<u>PDD</u>	<u>Planned Development District</u>	
<b>Design Districts</b>		
<u>WPC</u>	<u>Wolf Pen Creek Development Corridor</u>	
<u>Northgate</u>	<u>NG-1</u>	<u>Core Northgate</u>
	<u>NG-2</u>	<u>Transitional Northgate</u>
	<u>NG-3</u>	<u>Residential Northgate</u>
<b>Overlay Districts</b>		
<u>OV</u>	<u>Corridor Overlay</u>	
<u>RDD</u>	<u>Redevelopment District</u>	
<u>KO</u>	<u>Krenek Tap Overlay</u>	
<u>NPO</u>	<u>Neighborhood Prevailing Overlay</u>	
<u>NCO</u>	<u>Neighborhood Conservation Overlay</u>	
<u>HP</u>	<u>Historic Preservation Overlay</u>	
<b>Retired Districts</b>		
<u>C-3</u>	<u>Light Commercial</u>	
<u>R&amp;D</u>	<u>Research &amp; Development</u>	
<u>M-1</u>	<u>Light Industrial</u>	
<u>M-2</u>	<u>Heavy Industrial</u>	

## **Article 4. Zoning Districts**

### Section 4.2 Official Zoning Map

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#### **4.2 Official Zoning Map**

- A.** The City is hereby divided into the above zoning districts, as shown on the Official Zoning Map, together with all explanatory matter thereon, and adopted by reference and declared to be a part of this UDO. The Official Zoning Map shall be identified by the signature of the Mayor, attested by the City Secretary, and bearing the Seal of the City of College Station under the following words:

"This is to certify that this is the Official Zoning Map referred to in Section 4.2 of the Unified Development Ordinance (UDO) of the City of College Station, Texas."

- B.** If, in accordance with the provisions of this UDO and §211.006 of the TEXAS LOCAL GOVERNMENT CODE, as amended, changes are made in the district boundaries or other matter portrayed on the Official Zoning Map, such changes shall be entered on the Official Zoning Map promptly after the amendment has been approved by the City Council and signed by the Mayor.
- C.** Approved zoning changes shall be entered on the Official Zoning Map by the Administrator and each change shall be identified on the Map with the date and number of the Ordinance making the change.
- D.** No change of any nature shall be made on the Official Zoning Map or matter shown thereon except in conformity with procedures set forth in this UDO. Any unauthorized change of whatever kind by any person or persons shall be considered a violation of this UDO and punishable as provided under Section 10.2, Penalties for Violation.
- E.** Regardless of the existence of purported copies of the Official Zoning Map which may from time-to-time be made or published, the Official Zoning Map, which shall be located in the office of the Development Services Department, shall be the final authority as to the current zoning status of land and water areas in the City. The Official Zoning Map shall be available to the public at all hours when the City Hall is open to the public.
- F.** An electronic version of the Official Zoning Map, kept as a map layer in the City's Geographic Information System (GIS) in the Office of the Development Services Department, may be used and maintained as the Official Zoning Map.
- G.** A zoning atlas, or zoning book, may be prepared and maintained as necessary for the use of City employees and has no official status.

#### **4.3 Replacement of Official Zoning Map**

- A.** This UDO hereby incorporates the Official Zoning Map.
- B.** Unless the prior Official Zoning Map has been lost or has been totally destroyed, the prior map or any significant parts thereof remaining shall be preserved, together with all available records pertaining to its adoption or amendment.

#### **4.4 Rules for Interpretation of District Boundaries**

Where uncertainty exists as to the boundaries of districts as shown on the Official Zoning Map, the following rules shall apply:

- A.** Boundaries indicated as approximately following the centerlines of streets, highways, or alleys shall be construed to follow such centerlines.
- B.** Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
- C.** Boundaries indicated as approximately following city limits shall be construed as following such city limits.
- D.** Boundaries indicated as following railroad lines shall be construed to be midway between the rails of the main line.
- E.** Boundaries indicated as following shorelines shall be construed to follow such shorelines, and in the event of change in the shoreline shall be construed as moving with the actual shoreline. Boundaries indicated as approximately following the centerlines of streams, rivers, canals, lakes, or other bodies of water shall be construed to follow such centerlines.

## **Article 4. Zoning Districts**

### Section 4.4 Rules for Interpretation of District Boundaries

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- F.** Boundaries indicated above as parallel to, or extensions of features, shall be so construed. The scale of the map shall determine distances not specifically indicated in a classification amendment.
- G.** Where physical or cultural features existing on the ground are at variance with those shown on the Official Zoning Map, or in other circumstances not covered above, the Zoning Board of Adjustment (ZBA) shall interpret the district boundaries as provided in Section 2.3, Zoning Board of Adjustment.

## **4.5 Application of District Regulations**

### **A. Uniformity**

The zoning regulations as set forth by this UDO within each district shall be applied uniformly for each class or kind of building; however, the regulations vary from district to district in accordance with their respective purposes for the character of each district and its peculiar suitability for particular uses, with a view of conserving the value of buildings and encouraging the most appropriate use of land in the municipality.

### **B. Newly Annexed Territory**

The administration of this UDO to newly annexed territory shall consider the following provisions:

- 1.** Any territory hereafter annexed to the City of College Station, not otherwise classified at the time of annexation, shall be classified by applying the A-O, Agricultural Open district.
- 2.** Upon annexation, no person shall initiate any development or construction activity, including site preparation, foundation forming, sign erection, construction, improvement, repair or demolition within a newly annexed area without first applying for and obtaining the appropriate permits or other approvals required by this UDO.
- 3.** No person relying on a claim of vested rights shall continue any development activity within a newly annexed area without first applying for and obtaining a building permit; however, persons are not precluded from the following activities:
  - a.** Continuing to use land in the area in the manner in which the land was being used on the date the annexation proceedings were instituted if the land use was legal at that time; or
  - b.** Beginning to use land in the area in the manner that was planned for the land before the 90th day before the effective date of the annexation if:
    - 1)** One or more licenses, certificates, permits, approvals, or other forms of authorization by a governmental entity were required by law for the planned land use; and
    - 2)** A completed application for the initial authorization was filed with the governmental entity before the date the annexation proceedings were instituted. For purposes of this section, a completed application is filed if the application includes all documents and other information designated as required by the governmental entity in a written notice to the applicant.
- 4.** In accordance with §43.002. Continuation of Land Use, of the TEXAS LOCAL GOVERNMENT CODE, the City may apply the following regulations within newly annexed territory:
  - a.** A regulation relating to the location of sexually-oriented businesses;
  - b.** A regulation relating to preventing imminent destruction of property or injury to persons;
  - c.** A regulation relating to public nuisances;
  - d.** A regulation relating to flood control;
  - e.** A regulation relating to the storage and use of hazardous substances;
  - f.** A regulation relating to the sale and use of fireworks; or
  - g.** A regulation relating to the discharge of firearms.

**Article 4. Zoning Districts**

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Section 4.5 Application of District Regulations

5. Any person with an interest in property within a newly annexed area may apply to the Administrator for a determination of the vested rights such person has, if any, to continue development activities initiated prior to annexation. Such determinations shall be based upon all pertinent facts and upon the relevant decisions of State and Federal courts. The applicant may submit any written evidence to the Administrator for consideration. The Administrator's written determination shall be final unless duly appealed to the Zoning Board of Adjustment.

## Article 5. District Purpose Statements and Supplemental Standards

### 5.1 Residential Zoning Districts

Occupancy of any dwelling in the following districts shall be limited to "family" as defined by this UDO.

#### A. Agricultural-Open (A-O)

This district includes lands within the corporate limits of the City, which are not subdivided and are relatively undeveloped. This district is intended to be applied to land which is used for agricultural, very low-intensity residential, or open space uses, but which is projected in the Comprehensive Plan for conversion to more intensive urban uses at such time as community services are available and community needs for such uses are present. As such, it is a reserved area in which the future growth of the City can occur.

#### B. Rural Residential Subdivision (A-OR)

This district allows different infrastructure standards from the more urbanized developments within the City, and is intended for developments of a minimum of 50 acres that are to be subdivided into single-family tracts no smaller than one acre each. Generally, locations are intended to be at the periphery of the City where infrastructure may not yet be available and not within the urbanized core. In the developed area of the City, where infrastructure is available for extension, there may be locations where a rural subdivision would be appropriate depending on surrounding land uses and the existing road system.

#### C. Single-Family Residential (R-1)

This district includes lands planned for single-family residential purposes and accessory uses. This district is designed to accommodate sufficient, suitable residential neighborhoods, protected and/or buffered from incompatible uses, and provided with necessary and adequate facilities and services.

#### D. Single-Family Residential (R-1B)

This district is designed to provide land for detached single-family residential suburban development. This district contains lots that are larger than the minimum R-1 lot, but smaller than the minimum A-OR.

#### E. Duplex Residential (R-2)

This district contains land that has been planned for duplex residential purposes and associated uses. Characterized by moderate density, it may be utilized as a transitional zone.

The following supplemental standards shall apply to this district:

1. Single-family dwellings shall conform to R-1, Single-Family Residential Standards.
2. Where parking is provided in the front yard of a duplex, an eight-foot setback shall be required between the property line and the nearest side of the parking pad. This eight-foot setback area must contain a three-foot screen consisting of a continuous berm, hedge, or wall. In addition, an eight-foot setback shall be required between the dwelling unit and the nearest side of the parking pad.

#### F. Townhouse (R-3)

This district contains land, which is to be used for a unique type of dwelling, typically designed for individual ownership, or ownership in-groups of single-family attached residences constructed on individually-platted lots.

The following supplemental standard shall apply to this district:

Single-family dwellings shall conform to R-1, Single-Family Residential standards.

**Article 5. District Purpose Statements and Supplemental Standards**

Section 5.1 Residential Zoning Districts

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**G. Multi-Family (R-4)**

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

The following supplemental standards shall apply to this district:

1. Duplex dwelling units shall conform to R-2, Duplex Residential standards.
2. Townhouse dwelling units shall conform to R-3, Townhouse standards.

**H. High Density Multi-Family (R-6)**

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

The following supplemental standards shall apply to this district:

1. Duplex dwelling units shall conform to R-2, Duplex Residential standards.
2. Townhouse dwelling units shall conform to R-3, Townhouse standards.

**I. Manufactured Home Park (R-7)**

This district contains land that is located, designed and operated as a site for residential uses consisting of manufactured homes in accordance with the permitted uses. The following supplemental standards shall apply to this district:

1. The construction, reconstruction, alteration, or enlargement of a manufactured home park must be pursuant to an approved site plan.
2. Minimum manufactured home park area is two contiguous acres.
3. Maximum gross density shall be 10 dwelling units per acre.
4. Minimum setback for a manufactured home from a public street shall be 15 feet.
5. Minimum setback for a manufactured home from a lot line shall be 15 feet.
6. Minimum setback for a manufactured home from a private street, parking, or other common area shall be 15 feet.
7. Minimum setback between two manufactured homes shall be 15 feet; except that private accessory storage structures located on an individual manufactured home lot need not maintain a separation from the manufactured home that occupies the same lot.
8. Parking areas may be located within common parking areas or on individual manufactured home lots, provided that the parking required for each manufactured home is located within 200 feet of each lot.
9. Each manufactured home park lot shall have access to public utilities, and it shall have vehicular access to/from either a public right-of-way or private drive.

**Article 5. District Purpose Statements and Supplemental Standards**

Section 5.2 Residential Dimensional Standards

**5.2 Residential Dimensional Standards**

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

Residential Zoning Districts										
	A-0	A-OR	R-1 (J)	R-1B	R-2	R-3	R-4	R-6	R-7	Accessory Structures
Min. Lot Area per Dwelling Unit (DU)	5 Acres	1 Acre	5,000 SF	8,000 SF	3,500 SF	2,000 SF	None	None		
Min. Lot Width	None	None	50'	None	35'/DU(E)	None	None	None		
Min. Lot Depth	None	None	100'	None	100'	None	None	None		
Min. Front Setback (H)	50'	50'	25'(D)	25'(D)	25'(D)	25'(D)	25'(D)	25'(D)		
Min. Side Setback	20'	20'	7.5'	7.5'(C)	7.5'(C)	(A)	(A)(B)	(A)(B)		
Min. Street Side Setback	15'	15'	15'	15'	15'	15'	15'	15'		
Min. Side Setback between Structures (B)			15'	15'	15'	7.5'	7.5'	7.5'		
Min. Rear Setback (I)	50'	50'	20'	20'	20'(F)	20'	20'	20'		
Max. Height	35' (G) (K)	35' (G) (K)	2.5 Stories/ 35' (G) (K)	2.5 Stories/ 35' (G) (K)	2.5 Stories/ 35' (G) (K)	35' (G) (K)	G	G		
Max. Dwelling Units/Acre	0.2	1.0	8.0	6.0	12.0	14.0	20.0	30.0	10.0	N/A

**Notes:**

- (A) A minimum side setback of 7.5 feet is required for each building or group of contiguous buildings.
- (B) Lot line construction on interior lots with no side yard or setback is allowed only where the building is covered by fire protection on the site or by dedicated right-of-way or easement.
- (C) Zero lot line construction of a residence is allowed where property on both sides of a lot line is owned and/or developed simultaneously by single party. Development under lot line construction requires prior approval by the Zoning Official. In no case shall a single-family residence or duplex be built within 15 feet of another primary structure. See Article 8, Subdivision Design and Improvements, for more information.
- (D) Minimum front setback may be reduced to 15 feet when approved rear access is provided, or when side yard or rear yard parking is provided.
- (E) The minimum lot width for a duplex dwelling may be reduced to 30 feet per dwelling unit when all required off-street parking is provided in the rear or side yard.
- (F) Minimum rear setback may be reduced to 15 feet when parking is provided in the front yard or side yard.
- (G) Shall abide by Section 7.12.H, Height.
- (H) Reference Section 7.12.D.1.e for lots created by plat prior to July 15, 1970.
- (I) Reference Section 7.12.D.1.b for lots with approved rear access.
- (J) Reference Section 5.119 for areas in Neighborhood Prevailing Standards Overlay Districts and reference Ordinance authorizing the rezoning for Neighborhood Conservation Overlay Districts.
- (K) Public, civic, and institutional structures shall have a maximum building height of 50 feet in these districts.

**5.3 Non-Residential Zoning Districts**

**G-A. Natural Areas Protected (NAP)**

This district is designed for publicly-owned property or private property intended for the conservation of natural areas. Properties with this designation are relatively undeveloped and are often used for recreational or open space purposes or for the conveyance of floodwaters. Properties with this designation are not projected for conversion to more intense land use in the future by the Comprehensive Plan.

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**Article 5. District Purpose Statements and Supplemental Standards**

Section 5.33 ~~Non-Residential Zoning Districts~~ ~~Non-Residential Zoning Districts~~

**A.B. Administrative-Professional (A-P)Office (O)**

**B.** ——— This district will accommodate selected commercial businesses that provide a service rather than sell products, either retail or wholesale. The uses allowed have relatively low traffic generation and require limited location identification.

**C. Suburban Commercial (SC)**

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Article 5. District Purpose Statements and Supplemental Standards  
Section 5.2 Residential Dimensional Standards

- ~~C. **Suburban Commercial (SC)**~~  
~~This district is intended to provide for low-density commercial uses that provide services to nearby neighborhoods. The SC Suburban Commercial (SC) District is intended to be compatible with the character of suburban single-family neighborhoods. Buildings have a residential character and scale, and sites are heavily landscaped to minimize the impacts of non-residential uses and associated parking areas on adjacent residential zoning districts. The district allows for a range of uses, with the impacts mitigated through buffering and architecture of the buildings.~~
- ~~D. **General Commercial (C-1GC)**~~  
This district is designed to provide locations for general commercial purposes, that is, retail sales and service uses that function to serve the entire community and its visitors.
- ~~E. **Commercial-Industrial (C-2CI)**~~  
This district is designed to provide a location for outlets offering goods and services to a limited segment of the general public. The uses included primarily serve other commercial and industrial enterprises.
- ~~F. **Light Commercial (C-3)**~~  
~~This district is designed to provide locations for commercial sites that are too small for many permitted uses in the C-1, General Commercial District. These are moderately low-traffic generators that have little impact on adjacent areas or on adjacent thoroughfares.~~  
~~The following supplemental standard shall apply to this district:~~  
~~No C-3 zoning district, including adjacent C-3 zoning districts, shall exceed a combined total of five acres in area.~~
- ~~G. **Light Industrial (M-1)**~~  
~~This district is provided for offices, research and development activities and high technological, light manufacturing, non-polluting industries that are self-contained. It is further intended that the Light Industrial District may be compatible with adjacent uses in any other district, depending upon the character of the operation and the conditions imposed.~~
- ~~H. **Heavy Industrial (M-2)**~~  
~~This district is designed to provide land for manufacturing and industrial activities with generation of nuisance characteristics greater than activities permitted in the C-2 and M-1 zoning districts. Permitted uses within this district are generally not compatible with residential uses of any density or lower intensity commercial uses.~~
- ~~I. **College and University (C-U)**~~  
~~This district is applied to land which is located within the boundaries of the Texas A&M University campus or is owned by the University.~~
- ~~J. **Research & Development (R&D)**~~  
~~This district is designed for administrative and professional offices, and research and development-oriented light industrial uses meeting the standards and performance criteria established in this section. These uses could be compatible with low intensity uses and all residential uses, thereby maintaining the character and integrity of neighborhoods. This district should be carefully located in areas where there is sufficient access to arterial level thoroughfares. The following supplemental standards shall apply to this district:~~
- ~~1. **Performance Criteria for All Uses**~~  
~~a. **Impervious Surface:** Impervious surface is limited to 70 percent.~~  
~~b. **Floor Area Ratio (FAR):** The maximum FAR in this district shall not exceed 50 percent.~~

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Article 5. District Purpose Statements and Supplemental Standards

Section 5.33 Non-Residential Zoning Districts - Non-Residential Zoning Districts

- ~~c. **Building Materials:** All main buildings shall have not less than 90 percent of the total exterior walls, excluding doors, windows and window walls, constructed or faced with brick, stone, masonry, stucco or precast concrete panels.~~
- ~~d. **Signs:** Any detached or freestanding signage shall meet the criteria for low-profile signs established in Section 7.4, Signs. Materials shall match building facade materials.~~
- ~~e. **Other District Regulations:** Uses should be designed to provide adequate access and internal circulation such that travel through residentially-zoned or developed areas is precluded. All processes are to be conducted inside buildings and there shall be no outside storage or business activity. Any business operations occurring during the hours between 7 p.m. and 6 a.m. must meet all the performance criteria established in this section, as well as limit vehicular access into the site through a designated access point that mitigates any adverse impacts of the traffic on surrounding residential areas.~~

~~2. **Additional Standards**~~

- ~~a. This section may be applied to any conditional use proposed in this district when either the Administrator or Development Engineer believes that the existing performance standards contained in this UDO are insufficient to address the proposed use because of its technology or processes and thus, will not effectively protect adjacent existing or future land uses. One or both shall so advise the Planning and Zoning Commission in writing.~~
- ~~b. In such cases, the Planning and Zoning Commission shall hold a hearing to determine whether a professional investigation or analysis should be performed to identify and establish additional reasonable standards. If so determined, based on the information presented at the hearing, the Planning and Zoning Commission will identify the areas to be investigated and analyzed and will direct the staff to conduct the appropriate research necessary to develop standards for successful management of the new project. Any and all costs incurred by the City to develop additional standards shall be charged to the applicant and included as an addition to the cost of either the building permit fee or zoning application fee.~~

~~**Suburban Commercial (SC)**~~

~~This district is intended to provide for low-density commercial uses that provide services to nearby neighborhoods. The Suburban Commercial (SC) District is intended to be compatible with the character of suburban single-family neighborhoods. Buildings have a residential character and scale, and sites are heavily landscaped to minimize the impacts of non-residential uses and associated parking areas on adjacent residential zoning districts. The district allows for a range of uses, with the impacts mitigated through buffering and architecture of the buildings.~~

~~**Natural Areas Protected (NAP)**~~

~~This district is designed for publicly-owned property or private property intended for the conservation of natural areas. Properties with this designation are relatively undeveloped and are often used for recreational or open-space purposes or for the conveyance of floodwaters. Properties with this designation are not projected for conversion to more intense land use in the future by the Comprehensive Plan.~~

~~**Business Park (BP)**  
This district is designed for uses that primarily serve other commercial and industrial enterprises, and include administrative and professional offices, commercial industrial, research and development oriented light industrial, light manufacturing, and non-polluting industries. Uses in this district need good access to arterial level thoroughfares, but have relatively low traffic generation and require limited location identification.~~

~~The development of business parks should will be in a campus like setting with structures grouped and clustered, and should will be heavily landscaped to minimize the impacts of business park uses and associated parking areas on adjacent properties and public~~

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**Article 5. District Purpose Statements and Supplemental Standards**

Section 5.2 Residential Dimensional Standards

roadways. Impacts of the uses will be limited through buffering and architecture of the buildings.

The following supplemental standards shall apply to this district:

F

1. All processes and business activities shall ~~are to~~ be conducted inside buildings with the exception of Commercial Gardens; ~~and~~.

2. All BP zoning districts will be a minimum of five acres in area.

**G. Business Park Industrial (BPI)**

~~e-~~This district is designed to provide land for manufacturing and industrial activities with ~~generation of that have~~ nuisance characteristics greater than activities permitted in the BP Business Park district. Permitted uses within this district are generally not compatible with residential uses of any density or lower intensity commercial uses. Generally, these uses need good access to arterial roadways, but should be offset from public roadways and adjacent properties by using the BP Business Park district and its associated development to screen ~~and buffer~~ the uses. The uses allowed have relatively low traffic generation and require limited location identification.

H.

**College and University (CU)**

This district is applied to land which is located within the boundaries of the Texas A&M University campus or is owned by the University.

**5.4 Non-Residential Dimensional Standards**

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

	Non-Residential Zoning Districts						
	O	SC	GC	CI	BP	BPI	NAP
Min. Lot Area	None	None	None	None	None	None	N/A
Min. Lot Width	24'	50'	24'	24'	100'	100'	N/A
Min. Lot Depth	100'	100'	100'	100'	200'	200'	N/A
Min. Front Setback	25'	25'	25'	25'	25' (E)	25' (E)	N/A
Min. Side Setback	(A)(B)	(A)(B)	(A)(B)	(A)(B)	(A)(B)	(A)(B)	N/A
Min. St. Side Setback	15'	15'	15'	15'	15' (E)	15' (E)	N/A
Min. Rear Setback	15'	20'	15'	15'	15' (E)	15' (E)	N/A
Max. Height	(C)	2 Stories / 35' (D)	(C)	(C)	(C)	(C)	N/A

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**Article 5. District Purpose Statements and Supplemental Standards**

Section 5.5 Retired Districts

**Notes:**

- (A) A minimum side setback of 7.5 feet shall be required for each building or group of contiguous buildings.
- (B) Lot line construction on interior lots with no side yard or setback is allowed only where the building is covered by fire protection on the site or separated by a dedicated public right-of-way or easement of at least 15 feet in width.
- (C) See Section 7.1.H, Height.

~~When abutting non-residentially zoned or used land, the rear setback may be reduced to 20 feet.~~

~~(D) Maximum building height is 2 stories and 35', measured at the highest point of the roof or roof peak. Section 7.1.H, Height applies to buildings over one-story.~~

~~(E) Buildings shall be setback a minimum of 50 feet from all public streets adjacent the perimeter of the business park development, as shown on the approved Preliminary Plan document. A minimum setback of 50 feet from the street shall be required for buildings adjacent to the street at the perimeter of the development.~~

**5.5 Retired Districts**

Retired Districts include districts existing prior to the amendment of this UDO. Existing districts will continue to remain in effect but these districts are not available for any new Zoning Map Amendment proposals.

**A. Light Commercial (C-3)**

This district is designed to provide locations for commercial sites that are too small for many permitted uses in the GC, General Commercial District. These are moderately low traffic generators that have little impact on adjacent areas or on adjacent thoroughfares.

The following supplemental standard shall apply to this district:

No C-3 zoning district, including adjacent C-3 zoning districts, shall exceed a combined total of five acres in area.

**B. Research & Development (R&D)**

This district is designed for administrative and professional offices, and research and development oriented light industrial uses meeting the standards and performance criteria established in this section. These uses could be compatible with low intensity uses and all residential uses, thereby maintaining the character and integrity of neighborhoods. This district should be carefully located in areas where there is sufficient access to arterial level thoroughfares. The following supplemental standards shall apply to this district:

**1. Performance Criteria for All Uses**

- a. **Impervious Surface:** Impervious surface is limited to 70 percent.
- b. **Floor Area Ratio (FAR):** The maximum FAR in this district shall not exceed 50 percent.
- c. **Building Materials:** All main buildings shall have not less than 90 percent of the total exterior walls, excluding doors, windows and window walls, constructed or faced with brick, stone, masonry, stucco or precast concrete panels.
- d. **Signs:** Any detached or freestanding signage shall meet the criteria for low-profile signs established in Section 7.4, Signs. Materials shall match building facade materials.
- e. **Other District Regulations:** Uses should be designed to provide adequate access and internal circulation such that travel through residentially-zoned or developed areas is precluded. All processes are to be conducted inside buildings and there shall be no outside storage or business activity. Any business

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**Article 5. District Purpose Statements and Supplemental Standards**

Section 5.6 Retired Dimensional Standards

Section 5.3 Non-Residential Zoning Districts

operations occurring during the hours between 7 p.m. and 6 a.m. must meet all the performance criteria established in this section, as well as limit vehicular access into the site through a designated access point that mitigates any adverse impacts of the traffic on surrounding residential areas.

**2. Additional Standards**

This section may be applied to any conditional use proposed in this district when either the Administrator or Development Engineer believes that the existing performance standards contained in this UDO are insufficient to address the proposed use because of its technology or processes and thus, will not effectively protect adjacent existing or future land uses. One or both shall so advise the Planning and Zoning Commission in writing.

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In such cases, the Planning and Zoning Commission shall hold a hearing to determine whether a professional investigation or analysis should be performed to identify and establish additional reasonable standards. If so determined, based on the information presented at the hearing, the Planning and Zoning Commission will identify the areas to be investigated and analyzed and will direct the staff to conduct the appropriate research necessary to develop standards for successful management of the new project. Any and all costs incurred by the City to develop additional standards shall be charged to the applicant and included as an addition to the cost of either the building permit fee or zoning application fee.

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**C. Light Industrial (M-1)**

This district is provided for offices, research and development activities and high technological, light manufacturing, non-polluting industries that are self-contained. It is further intended that the Light Industrial District may be compatible with adjacent uses in any other district, depending upon the character of the operation and the conditions imposed.

**D. Heavy Industrial (M-2)**

This district is designed to provide land for manufacturing and industrial activities with generation of nuisance characteristics greater than activities permitted in the CI and M-1 zoning districts. Permitted uses within this district are generally not compatible with residential uses of any density or lower intensity commercial uses.

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**5.6 Retired Dimensional Standards**

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

	Retired Zoning Districts			
	C-3	R&D	M-1	M-2
Min. Lot Area	None	20,000 SF	None	None
Min. Lot Width	24'	100'	100'	None
Min. Lot Depth	100'	200'	200'	None
Min. Front Setback	25'	30'	25'	25'
Min. Side Setback	(A)(B)	30' (B)	(A)(B)	(A)(B)
Min. St. Side Setback	15'	30'	15'	25'
Min. Rear Setback	15'	30'(D)	15'	15'
Max. Height	(C)	(C)	(C)	(C)

**Notes:**

(A) A minimum side setback of 7.5 feet shall be required for each building or group of contiguous buildings.

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**Article 5. District Purpose Statements and Supplemental Standards**

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(B) Lot line construction on interior lots with no side yard or setback is allowed only where the building is covered by fire protection on the site or separated by a dedicated public right-of-way or easement of at least 15 feet in width.

(C) See Section 7.1.H, Height.

(D) When abutting non-residentially zoned or used land, the rear setback may be reduced to 20 feet.

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**Article 5. District Purpose Statements and Supplemental Standards**

Section 5.6 Design Districts

**5.7 Planned Districts (P-MUD and PDD)**

- A. The Planned Mixed-Use District (P-MUD) and the Planned Development District (PDD) are intended to provide such flexibility and performance criteria which produce:
  - 1. A maximum choice in the type of environment for working and living available to the public;
  - 2. Open space and recreation areas;
  - 3. A pattern of development which preserves trees, outstanding natural topography and geologic features, and prevents soil erosion;
  - 4. A creative approach to the use of land and related physical development;
  - 5. An efficient use of land resulting in smaller networks of utilities and streets, thereby lowering development costs;
  - 6. An environment of stable character in harmony with surrounding development; and
  - 7. A more desirable environment than would be possible through strict application of other sections or districts in this UDO.

**B. Planned Mixed-Use District (P-MUD)**

The purpose of this district is to permit areas which encourage mixing of land uses such as retail/commercial, office, parks, multi-family, and attached single-family. These uses are developed together in a manner that allows interaction between the uses and that allows each use to support the other uses. Within any P-MUD, residential and non-residential land uses shall each constitute at least twenty percent (20%) of the overall land uses within the mixed-use development. The remaining sixty percent (60%) may be any combination of residential or non-residential land uses. The residential uses provide the patrons for the office and commercial uses. The success of these mixed-use areas is directly related to the sensitive master planning of the site layout.

The P-MUD is appropriate in areas where the land use plan reflects Planned Development or Redevelopment as a land use category. A P-MUD may be used to permit new or innovative concepts in land utilization not permitted by other zoning districts. While greater flexibility is given to allow special conditions or restrictions that would not otherwise allow the development to occur, procedures are established to insure against misuse of increased flexibility.

**C. Planned Development District (PDD)**

The purpose of the Planned Development District is to promote and encourage innovative development that is sensitive to surrounding land uses and to the natural environment. If this necessitates varying from certain standards, the proposed development should demonstrate community benefits.

The PDD is appropriate in areas where the land use plan reflects the specific commercial, residential, or mix of uses proposed in the PDD. A PDD may be used to permit new or innovative concepts in land utilization not permitted by other zoning districts. While greater flexibility is given to allow special conditions or restrictions that would not otherwise allow the development to occur, procedures are established to insure against misuse of increased flexibility.

**5.8 Design Districts**

**A. Wolf Pen Creek (WPC)**

This district is designed to promote development that is appropriate along Wolf Pen Creek, which, upon creation was a predominantly open and undeveloped area challenged by drainage, erosion, and flooding issues. Development proposals are designed to encourage the public and private use of Wolf Pen Creek and the development corridor as an active and passive recreational area while maintaining an appearance consistent with the Wolf Pen Creek Master Plan.

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The following supplemental standards shall apply to this district:

**1. Development Criteria**

- a. This Section is intended to ensure that development occurs in compliance with the Master Plan for the Wolf Pen Creek Corridor. Pertinent to appearance is the design of the site, building and structures, plantings, signs, street hardware, and miscellaneous other objects that are observed by the public.
- b. These criteria are not intended to restrict imagination, innovation, or variety, but rather to assist in focusing on design principles, which can result in creative solutions that will develop a satisfactory visual appearance within the City, preserve taxable values, and promote the public health, safety, and welfare.
- c. In order to create and then preserve a distinctive atmosphere and character in the Wolf Pen Creek development corridor, elements listed in 3.6.F, Additional Review Criteria, shall be considered in the review of all projects and proposals for development.

**2. Dedication/Development of Drainage and Pedestrian Accessways**

Except for minimum reservation areas dedicated or developed in accordance with the Wolf Pen Creek Master Plan, the flood fringe area may be reclaimed upon approval of reclamation plans by the City Engineer.

- a. The Upstream Phase of the development corridor along Wolf Pen Creek means the area between Texas Avenue and Dartmouth Drive. The area to be dedicated or developed consists of the properties described in Ordinance #2640 and the floodway and the minimum reservation line as defined in the Wolf Pen Creek Master Plan for all other properties within the Upstream Phase of the Development Corridor.
- b. The Downstream Phase of the development corridor along Wolf Pen Creek means the area between Dartmouth Drive and the Earl Rudder Freeway. The area to be dedicated or developed consists of property described in Ordinance #2534 and shall be referred to as the minimum reservation area.
- c. Where applicable, the floodway and the minimum reservation line for the Upstream Phase of the development corridor, and/or the minimum reservation area for the Downstream Development Phase, shall be indicated on the site plan.
- d. Upon development of the property within the Wolf Pen Creek development corridor, the minimum reservation area may be:
  - 1) Dedicated in fee simple or as a drainage and access easement, or
  - 2) Improved by the developer to conform with the standards of the development corridor.
- e. **Property within the minimum reservation area will:**
  - 1) Provide drainage capacity necessary to convey the floodwaters of Wolf Pen Creek while accommodating the increased runoff from development of properties along the creek;
  - 2) Provide an area to accommodate pedestrian access from, to, and between developments along the banks of Wolf Pen Creek in order to lessen congestion along adjacent roadways for patrons of businesses along the corridor;
  - 3) Provide an area as necessary to address and prevent erosion of creek banks resulting from development both along the Creek in the development corridor and from floodwaters received from upstream of the development corridor;
  - 4) Provide an area necessary for public improvements to the development corridor including, but not limited to, trails, lighting, irrigation, benches,

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kiosks, foot bridges with hand rails, trash receptacles, culverts, signage, landscaping, emergency call boxes, public art, and bicycle racks; and

- 5) Provide access for drainage and facilities maintenance as necessary to support private development within the development corridor.
- f. All development shall be in accordance with the Wolf Pen Creek Corridor Study and Master Plan (1988), the Revised Wolf Pen Creek Master Plan (1998) and the "Conceptual Plan, Trail System" prepared by Robert B. Ruth, dated February 25, 2001.
- g. Permitted private development within the minimum reservation area where dedication is not made may include, but is not limited to:
  - 1) Cleaning and removal of brush and bank stabilization;
  - 2) Erosion control;
  - 3) Pedestrian walkways, lighting, and access easements; and
  - 4) Preservation of the natural setting of the creek.
- h. Cross sections as shown in the original Wolf Pen Creek Master Plan shall be used in designing improvements unless otherwise approved by the Design Review Board.
- i. The developer or property owner may submit any improvements to the City for dedication. Upon acceptance, the City will maintain those facilities to the same standards as other public development along the creek.

**3. Fill Materials**

Fill materials must be placed or stored in accordance with a site plan approved by the Development Engineer.

- a. Fill must not be placed over existing utility lines without permission of the City of College Station.
- b. Fill must not be stored or placed under the driplines of any tree three inches or greater in caliper.
- c. Stored fill materials must be maintained in an aesthetically pleasing manner.
- d. Materials may be hauled in or excavated for lake construction.

**4. Lighting**

Exterior lighting shall be part of the architectural concept. Fixtures, standards, and all exposed accessories shall be harmonious with building design. Light fixtures shall be compatible with fixtures used elsewhere in the district.

**5. Solid Waste**

- a. Owners shall be encouraged in the joint use of solid waste collection agreements. Collection points may also act as vehicular access points for park maintenance vehicles.
- b. Building service areas and solid waste collection points shall be screened from the creek corridor, trail system, parking and vehicular use areas, and dedicated streets and shall not be within 20 feet of the minimum reservation line. Screening shall consist of living plant materials, fences and/or walls.

**6. Relationship of Buildings to Site**

- a. The height and scale of each building shall be compatible with its site and existing (or anticipated) adjoining buildings.
- b. All developments adjacent to the creek shall orient a focal point to the floodplain of the creek and have pedestrian access to the trail system.

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**7. Relationship of Buildings and Site to Adjoining Area**

Adjacent buildings of different architectural styles shall be made compatible by such means as screens, sight breaks, and materials.

- a. Attractive landscape transition to adjoining properties shall be provided.
- b. Harmony in texture, lines, and masses is required. Monotony shall be avoided.
- c. Joint vehicular access agreements from dedicated streets are encouraged and may be required by the Design Review Board.
- d. Park access easements for vehicular and pedestrian traffic shall be indicated on the site plan.
- e. Elevation drawings showing all sides of a building shall be provided.

**8. Building Design**

- a. Architectural style is not restricted. Evaluation of the appearance of a project shall be based on the quality of its design and relationship to surroundings.
- b. Buildings shall have good scale and be in harmonious conformance with permanent neighboring development.
- c. Materials shall be selected for harmony of the building with adjoining buildings.
- d. Materials shall be selected for suitability to the type of buildings and the design in which they are used. Buildings shall use the same materials, or those that are architecturally harmonious, for all building walls and other exterior building components wholly or partly visible from public ways.
- e. Materials shall be of durable quality.
- f. In any design in which the structural frame is exposed to view, the structural materials shall be compatible within themselves and harmonious with their surroundings.
- g. Building components, such as windows, doors, eaves, and parapets, shall have good proportions and relationships to one another.
- h. Colors shall be harmonious and shall use only compatible accents.
- i. Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from public view with materials harmonious with the building, or they shall be so located as not to be visible from any public ways.
- j. Monotony of design in single or multiple building projects shall be avoided. Variation of detail, form, and siting shall be used to provide visual interest. In multiple building projects, variable siting or individual buildings may be used to prevent a monotonous appearance.

**9. Miscellaneous Structures and Street Hardware**

- a. Miscellaneous structures and street hardware shall be designed to be part of the architectural concept of design and landscape. Materials shall be compatible with buildings, scale shall be good, colors shall be in harmony with buildings and surroundings, and proportions shall be attractive.
- b. Lighting in connection with miscellaneous structures and street hardware shall meet the criteria applicable to site, landscape, buildings, and signs.

**10. Landscaping**

Landscape elements included in these criteria consist of all forms of plantings and vegetation, ground forms, rock groupings, water patterns, and all visible construction except buildings and utilitarian structures. In addition to the requirements of Section 7.5, Landscaping and Tree Protection, all landscaping shall meet the following:

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- a. Where natural or existing topographic patterns contribute to beauty and utility of a development, they shall be preserved and developed. Modification to topography will be permitted where it contributes to good appearance.
- b. Grades of walks, parking spaces, terraces, and other paved areas shall provide an inviting and stable appearance for walking, and, if seating is provided, for sitting.
- c. Landscape treatment shall be provided to enhance architectural features, strengthen vistas and important axes, and provide shade.
- d. Unity of design shall be achieved by repetition of certain plant varieties and other materials and by correlation with adjacent developments.
- e. Plant material shall be selected for interest in its structure, texture, and color, and for its ultimate growth. Plants that are indigenous to the area and others that will be hardy, harmonious to the design, and of good appearance shall be used.
- f. In locations where plants will be susceptible to injury by pedestrian or motor traffic, they shall be protected by appropriate curbs, tree guards, or other devices.
- g. Parking areas and traffic ways shall be enhanced with landscaped spaces containing trees or tree groupings.
- h. Where building sites limit planting, the placement of trees in parkways or paved areas is encouraged.
- i. Screening of service yards and other places that tend to be unsightly shall be accomplished by use of walls, fencing, planting, or combinations of these. Screening shall be equally effective in winter and summer.
- j. In areas where general planting will not prosper, other materials such as fences, walls, and pavings of wood, brick, stone, gravel, and cobbles shall be used. Carefully selected plants shall be combined with such materials where possible.

**11. Signs**

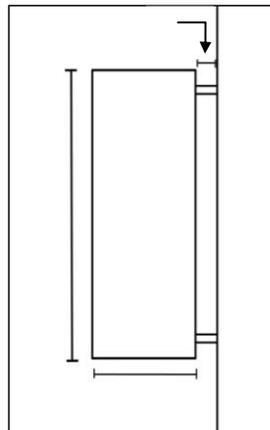
**a. Sign Standards**

- 1) Multi-family projects shall follow the requirements of allowed signage for the zoning district appropriate for the specific use in addition to meeting the standards listed below in this Section.
- 2) Non-residential projects shall follow the requirements of allowed signage for the zoning district appropriate for the specific use in addition to meeting the standards listed below in this Section.
- 3) Mixed-use projects shall follow the requirements of allowed signage for ~~C-1GC~~ General Commercial in addition to meeting the standards listed below in this Section.

**b. Projection Signs**

Projection signs will be allowed in the Wolf Pen Creek District with the following restrictions:

- 1) One projection sign per frontage along a public right-of-way will be allowed except where otherwise stated in this Section.
- 2) The total square footage of all projection signs used will be applied toward the total allowable area for attached signage.
- 3) The division and placement of allowable building signage amongst building tenants



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City of College Station, Texas

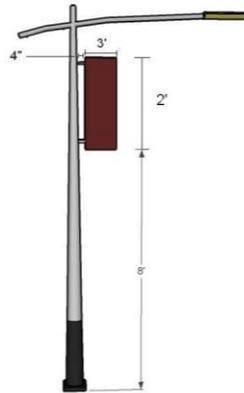
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shall be the sole responsibility of the owner or property manager, and not the City of College Station.

- 4) Projection signs shall be mounted perpendicular to buildings.
- 5) Internally lit plastic signs will not be permitted.
- 6) Projection signs may utilize fabric or other flexible material provided that they remain in good condition at all times.
- 7) Projection signs shall have a minimum of eight feet (8') of clearance from the walkway grade and four inches (4") of clearance from the building face. Excluding the four-inch minimum clearance requirement, no part of a projection sign shall project more than three feet (3') from the building face.
- 8) Projection signs shall not extend above the façade of the building to which it is attached.
- 9) Buildings with one story may have a sign that shall not exceed eighteen square feet (18 sq. ft.) in size. For each additional building story, an additional eight square feet (8 sq. ft.) of signage is allowed, up to a maximum of fifty square feet (50 sq. ft) per sign.
- 10) Signs may be attached to site lighting located on private property with the following restrictions:

- a) Developments will be allowed one light pole sign for every 150 feet of building plot frontage in lieu of a permitted freestanding sign.
- b) No part of any sign attached to a light pole will be allowed to overhang or encroach into any portion of the public right-of-way.
- c) Light pole signs shall not exceed six square feet (6 sq. ft.) in size and shall have a minimum of eight (8') of clearance from the walkway grade.
- d) Light pole signs shall have a minimum clearance of four inches (4") from the edge of the light pole, and excluding the four-inch clearance, shall not project more than three feet (3') from the edge of the light pole.



**c. Design Criteria**

The Design Review Board shall evaluate all proposed signage according to the following criteria:

- 1) Every sign shall be designed as an integral architectural element of the building and site to which it principally relates.
- 2) Every sign shall have good scale and proportion in its design and in its visual relationship to buildings and surroundings.
- 3) The colors, materials, and lighting of every sign shall be restrained and harmonious with the building and site to which it principally relates.
- 4) The number of graphic elements on a sign shall be held to the minimum needed to convey the sign's major message and shall be composed in proportion to the area of the sign face.
- 5) Each sign shall be compatible with signs on adjoining premises and shall not compete for attention.

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- 6) Identification signs of a prototype design and corporation logos shall conform to the criteria for all other signs.

**12. Maintenance**

- a. Continued good appearance depends upon the extent and quality of maintenance. The choice of materials and their use, together with the types of finishes and other protective measures, must be conducive to easy maintenance and upkeep.
- b. Materials and finishes shall be selected for their durability and wear as well as for their beauty. Proper measures and devices shall be incorporated for protection against the elements, neglect, damage, and abuse.
- c. Provision for washing and cleaning of buildings and structures, and control of dirt and refuse, shall be included in the design. Configurations that tend to catch and accumulate debris, leaves, trash, dirt, and rubbish shall be avoided.
- d. Major maintenance activities that occur after a project is complete shall be reviewed by the Design Review Board. These activities include any replacement of light fixtures or standards, and major fence or landscape work or replacement. The intent is to insure that the development standards of this UDO are maintained throughout the life of a project.

**B. Northgate Districts (NG)**

Adjacent to Texas A&M University's north side, the Northgate area encompasses one of the oldest urban areas in College Station and, therefore, Northgate plays a prominent role in development and service of both the City of College Station and Texas A&M University. It is characterized as a unique "campus neighborhood" containing local businesses, churches, and off-campus housing in close proximity to the University.

Concepts related to Traditional Neighborhood Development (TND), which promotes a mixture of non-residential and residential uses in a pedestrian-oriented setting, have been incorporated within the standards for the Northgate District. Other TND concepts incorporated into the Northgate District include increased density, compatible high quality building design, and specialized signage. The end result is intended to be a unique, pedestrian-friendly, dense urban environment that allows citizens of College Station and students of Texas A&M to eat, work, live, and recreate in an area within close proximity to the University.

**1. Districts**

The Northgate area consists of three districts: (1) NG-1 Core Northgate, (2) NG-2 Transitional Northgate, and (3) NG-3 Residential Northgate. Any reference and/or requirement made in this Section shall apply to all Northgate districts unless otherwise specified. These zoning districts incorporate regulations in accordance with the Northgate Redevelopment Implementation Plan.

**a. NG-1 Core Northgate**

This mixed-use district applies to areas containing a diversity of pedestrian-oriented retail, dining/restaurant, housing, and entertainment businesses that are in close proximity to on- and off-campus dormitories. Regulations are designed to aid structural rehabilitation and redevelopment while promoting new high density, mixed use, pedestrian-oriented infill development with an urban character.

**b. NG-2 Transitional Northgate**

This district is intended for areas in Northgate containing larger retail commercial uses and undeveloped land. This district also serves to transition from suburban-style commercial development to high density, mixed-use redevelopment. This zoning district shall incorporate regulations designed to aid mixed-use development, pedestrian circulation, and redevelopment with an

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urban character. Any development in NG-2 may develop under the standards herein of NG-1.

**c. NG-3 Residential Northgate**

This district is intended for areas in Northgate containing a variety of residential uses and structures. This district applies to areas determined to be suitable for higher density residential developments due to its close proximity to Texas A&M University. NG-3 incorporates regulations designed to aid pedestrian-oriented redevelopment for high density residential and limited commercial uses.

**2. Additional Use Standards**

The permitted and conditional uses outlined in Section 6.2 Types of Uses shall meet the following additional requirements related to the district in which the proposed project is located.

**a. NG-1 Core Northgate**

- 1) Buildings with frontage on Church Avenue, University Drive, College Main, Boyett Street from University Drive to Church Avenue, and Nagle Street from University Drive to Church Avenue shall not have parking, fraternal lodge, or residential uses on the ground floor. These uses shall be allowed on the ground floor if they are completely located behind a commercial use that meets all other requirements of this ordinance.
- 2) Parking lots that are an ancillary use must be abutting the primary use.
- 3) Residential uses are only allowed in buildings that also contain commercial uses.
- 4) The maximum allowable gross floor area on the ground floor per single retail establishment is 10,000 square feet.
- 5) Freestanding, single-tenant buildings are prohibited except:
  - a) For structures existing on or before April 2, 2006; or
  - b) For the following uses: casual and fine dining restaurants (not "fast food"), hotels, and theaters.

**b. NG-2 Transitional Northgate**

- 1) Buildings with frontage on Church Avenue, University Drive, South College Avenue, and Nagle Street from University Drive to Church Avenue shall not have parking, fraternal lodge, or residential uses on the ground floor. These uses shall be allowed on the ground floor if they are completely located behind a commercial use that meets all other requirements of this ordinance.
- 2) The maximum allowable gross floor area on the ground floor per single retail establishment is 40,000 square feet.
- 3) Freestanding, single-tenant buildings are prohibited except:
  - a) For structures existing on or before April 2, 2006; or
  - b) For the following uses: casual and fine dining restaurants (not "fast food"), hotels, and theaters.

**c. NG-3 Residential Northgate**

Non-residential uses permitted within NG-3 shall meet each of the following requirements:

- 1) Non-residential uses may occupy no more than fifty percent (50%) of the total square footage of any building(s) or group of buildings developed in a building plot.
- 2) Any building containing a non-residential use shall have a minimum of one (1) floor wherein one hundred percent (100%) of the floor area is occupied

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by a residential use. Offices and studios maintained within a residence for home occupations may be included within the residential use calculation.

- 3) The maximum allowable gross floor area per single retail establishment is 5,000 square feet.

**3. Building Design Considerations for Historic Properties**

**a. Applicability**

The following structures are reflected as medium or high priority in the Northgate Historic Resources Survey. Possible address discrepancies may be resolved by referencing the Northgate Historic Resources Survey.

**NG-1**

101 Church	417 University	106 College Main
113 College Main	501 University	108 College Main
217 University	505 University	109 College Main
303 University	303 Boyett	110 College Main
335 University	400 Boyett	111 College Main
401-405 University	105-107 College Main	318 First Street

**NG-3**

416-418 College Main	500 College Main	415 Tauber
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**b. Standards**

Rehabilitation of these structures shall follow the following standards:

- 1) The historic character of a property will be retained and preserved. Distinctive materials or features and spatial relationships that characterize a property shall not be removed or altered.
- 2) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- 3) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.

**c. Process**

All proposals affecting the materials, construction, or colors of a historic structure must be approved by the Administrator. The Administrator shall first consider the proposal in light of the standards listed above, then according to the standards set forth below in Section 5.8.B.4 Building Design Standards.

**4. Building Design Standards**

The following standards shall apply to all structures in the Northgate districts, including residential.

**a. Building Orientation and Access**

- 1) All buildings that have right-of-way frontage on Church Avenue shall orient their primary entrance façades toward Church Avenue.
- 2) All buildings that have right-of-way frontage on University Drive shall orient their primary entrance façades toward University Drive.
- 3) The primary entrance façades of all buildings not on Church Avenue or University Drive shall front a public right-of-way.
- 4) If a building has frontage on University Drive and South College Avenue, the primary entrance façade shall be oriented to one of the rights-of-way

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at the developer's discretion. A public entrance façade shall be oriented toward the other right-of-way(s).

- 5) In the event a building has frontage on more than one right-of-way (not including Church Avenue, University Drive, or South College Avenue), the Administrator shall determine to which right-of-way the primary entrance façade shall be oriented. A public entrance façade shall be oriented toward the other right-of-way(s).
- 6) In the event that more than two façades require a public entrance, the Administrator may determine which two façades require entrances. The Administrator may also forward the question to the Design Review Board for any reason.
- 7) All residential dwelling units in a building with less than 12 residential dwelling units shall have access from the primary entrance façade. This access may not be through an area with a fence or wall taller than four feet (4'), garage, or parking area.

**b. Building Transparency**

Exemption: Sanctuaries in places of worship are exempted from this requirement.

- 1) For maximum pedestrian visibility of the non-residential use(s), non-residential structures and the commercial portions of mixed-use structures shall be at least fifty percent (50%) transparent between zero and eight feet (0-8') above ground level of the primary entrance façade and at least thirty percent (30%) transparent between zero and eight feet on the façade fronting other rights-of-way. In the event that more than two façades require transparency, the Administrator may determine which two façades require minimum transparency. The Administrator may also forward the question to the Design Review Board for any reason.
- 2) Glass shall be clear or tinted, not reflective. Glass block and other materials that are semi-transparent shall not be used to meet this requirement.
- 3) Roll-up doors must be at least seventy-five percent (75%) transparent between zero and eight feet (0-8') above ground level for all façades facing a right-of-way.

**c. Architectural Relief**

- 1) For all façades facing a right-of-way, the first two stories or first twenty-eight feet (28') above ground level shall use architectural detail to provide visual interest by incorporating a minimum of two (2) design elements every twenty-five feet (25') from the following options: canopies, permanent decorative awnings, hood/drip molding over windows, cornices, corbelling, quoining, stringcourses, pilasters, columns, pillars, arcades, bay/oriel windows, balconies that extend from the building, recessed entries, stoops, and porches.
- 2) Along all other façades not facing a right-of-way and not screened by another building located within fifteen feet (15') of the façade, there shall be at least two (2) design elements as listed above for every forty feet (40'). These façades shall be similar and complementary to the primary entrance façade.
- 3) In lieu of the above requirements, buildings with fewer than 12 residential units shall provide individual architectural relief such as a front porch, balcony, or bay window for each unit on each façade. Architectural relief is not required on façades that are within fifteen feet (15') of another building that screens the façade.

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- 4) Alternative architectural features may be considered for approval by the Design Review Board.

**d. Roof Type**

- 1) Shed, mansard, and gambrel roofs are prohibited.
- 2) Hip and gable roofs may only be used when the vertical plane(s) of any roof facing a right-of-way is interrupted by an architectural detail.

**e. Exterior Building Materials**

All structures within a building plot shall have materials that are similar and complement each other. When determining area herein, windows and doors are included.

- 1) The following applies only to the first two (2) stories or first twenty-eight feet (28') above ground level of all structures, excluding parking garages.

All façades, except those within fifteen feet (15') of another building that screens the façade, shall consist of a minimum of twenty-five percent (25%) of one or more of the following building materials. Parking garages are excluded from this requirement. All other materials except as authorized herein or by the Design Review Board, are prohibited.

- a) fired brick;
- b) natural stone;
- c) marble;
- d) granite
- e) tile; and/or
- f) any concrete product so long as it has an integrated color and is textured or patterned (not aggregate material or split-face CMU) to look like brick, stone, marble, granite or tile; or is covered with brick, stone, marble, granite, or tile or a material fabricated to simulate brick, stone, marble, granite, or tile.

- 2) In addition, all façades may utilize the following materials subject to the stated limitations. Parking garages are excluded from these limitations. All other materials are prohibited.

- a) Stucco, hard board, split-face CMU with integrated color, or any material equivalent in appearance and quality as determined by the Design Review Board shall not cover more than seventy-five percent (75%) of each façade.
- b) Wood or cedar siding, stainless steel, chrome, standing seam metal, and premium grade architectural metal may be used as architectural accents and shall not cover greater than twenty percent (20%) of any façade.
- c) Glass block and other materials that are semi-transparent shall not cover more than fifteen percent (15%) of any façade. Places of worship are exempted from this limitation.
- d) Continuous ribbon window systems and glazed curtain walls are prohibited.
- e) Smooth face, tinted concrete blocks shall only be used as an accent and shall not cover more than five percent (5%) of any façade.
- f) Galvanized steel and painted steel are allowed on doors, including roll-up doors.
- g) Steel, standing seam metal, and/or architectural metal, may be used as a roof and/or canopy/awning with no limitation of percentage.

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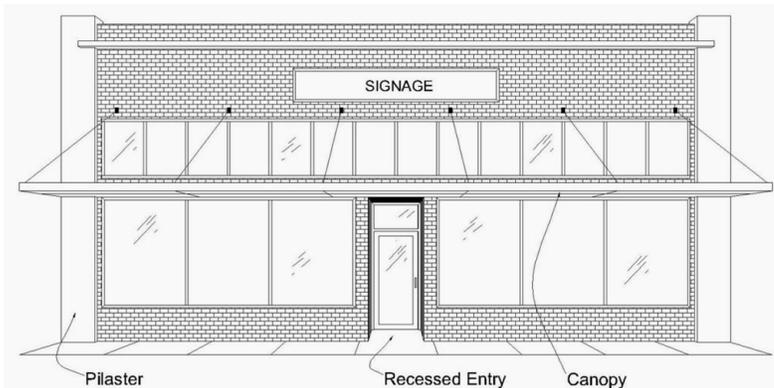
- 3) The facades of parking garages may utilize any material, but may only use steel, standing seam metal, and/or architectural metal as an architectural accent (limited to 20% of any façade) and as a roof and/or canopy/awning (with no limitation).

**f. Exterior Building Colors**

- 1) Building and roof color requirements apply to all new buildings, redeveloped buildings, and façade work.
- 2) All building facades shall consist of only colors from the color palette maintained in the Office of the Administrator. All other colors shall be considered accent colors and may be used on no more than ten percent (10%) of each façade. No more than two (2) accent colors may be used on each façade.
- 3) Except for flat roofs, all roofs shall consist of only colors from the color palette for Northgate roof color approved by the City Council and as amended and maintained in the Office of the Administrator. No more than one color may be used on a roof when visible. Color shall not be regulated when the roof is flat.
- 4) Existing buildings may continue to utilize colors that are not from the approved color palette provided that repainting is done for maintenance purposes only and the existing color is continued. Any color change on existing buildings shall be brought into compliance with this ordinance and color samples shall be submitted as provided herein.
- 5) Metallic (except copper and silver metallic-colored roofs) and fluorescent colors are prohibited on any façade or roof.
- 6) When applying brick, colors normally found in manufactured fired brick are permitted. All colors of natural stone are permitted.
- 7) Color samples shall be submitted for approval to the Office of the Administrator.

**g. Canopies/Awnings**

- 1) Canopies/awnings shall not completely obstruct any window. Transom windows may be located under canopies/awnings.
- 2) Canopies/awnings are considered part of the building façade and are subject to the color requirements as specified above. A maximum of one (1) color shall be used for all canopies/awnings on a single building façade (excluding business logo).



**Article 5. District Purpose Statements and Supplemental Standards**

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Graphic represents an example of requirements for architectural features, transparency, and signage.

- 3) Canopies/awnings shall consist of cloth, canvas, steel, standing seam metal, architectural metal, and/or perforated metal (not corrugated) and shall be maintained in good repair. Canopies/awnings that are used to meet the required building setback shall not be cloth or canvas, but shall be a permanent structure integrated into the building's architecture, consisting of materials similar to that of the rest of the building.
- 4) Canopies/awnings located over the public right-of-way shall require a Private Improvement in the Public Right-of-Way agreement (PIP) in addition to the necessary Building Permit.

**5. On-Street Parking Standards**

- a. Existing head-in parking that requires backing maneuvers into a right-of-way shall be removed with all proposed development, redevelopment, rehabilitation, and façade projects within any Northgate district.
- b. All proposed development, redevelopment, rehabilitation, and façade projects with frontage on a right-of-way(s) designated for on-street parking in the Northgate On-Street Parking Plan, shall install such parking in accordance with the plan. For residential uses, non-metered, parallel spaces may be counted toward off-street parking space requirements.

**6. Off-Street Parking Standards**

All off-street parking shall meet the requirements specified in Section 7.2 except as specifically provided herein:

- a. Lots with frontage on Church Avenue or University Drive shall not have surface parking that is closer than 200 feet to the right(s)-of-way or is not completely located behind a habitable structure. Lots with frontage on University Drive and Church shall not have surface parking that is closer than 200 feet to Church Avenue or is not completely located behind a habitable structure.
- b. There shall be no minimum number of parking spaces required for non-residential uses.
- c. Off-street parking facilities for residential uses shall meet 75% of the number of specified parking space requirements of Section 7.2.H Number of Off-Street Parking Spaces Required.
- d. No interior islands are required.
- e. Where off-street surface parking is to be installed adjacent to a right-of-way, there shall be a six-foot (6') setback from the required sidewalk to the parking pavement. The parking area shall be screened along 100 percent of the street frontage (minus driveways and visibility triangles) with shrubs or a brick, stone, tinted CMU, or concrete product textured or patterned to look like brick or stone wall a minimum of three feet (3') in height, and within three feet (3') of the sidewalk. Walls shall be complementary to the primary building and shall be constructed as sitwalls.
- f. No off-street surface parking or circulation aisle shall be located between the primary entrance façade of a building and a right-of-way. Parking shall be located to the rear or side of a building. Two exceptions are:
  - 1) Sites on the South College Avenue right-of-way may have up to one circulation aisle against the right-of-way with parking on each side of the aisle.
  - 2) Hotel and residential uses may have porte cocheres and temporary, loading/unloading parking, not to exceed ten (10) spaces, against the right-of-way.

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- g.** Ramps shall not be built on the exterior of parking garages.
- h.** Steel guard cables on garage façades are prohibited.
- i.** In order to break up the parking lot area, minimize the visual impact on pedestrians, and encourage pedestrian movement through the districts, one or a combination of the following parking concepts is required for parking that provides more than sixty (60) parking spaces with more than one parking row:
  - 1)** Parking is located in a garage.
  - 2)** The parking structure is located on the interior of the block, screened from public view by habitable structures, and is not located adjacent to a right-of-way.
  - 3)** For every sixty (60) parking spaces, there shall be a separate and distinct parking area connected by driving lanes but separated by a landscaping strip a minimum of ten feet (10') wide the full length of the parking row. At a minimum, landscaping shall be one canopy tree (1.5-inch caliper or greater) for every twenty-five (25) linear feet of the landscaping strip.

In addition, at least seventy-five percent (75%) of all end islands in the parking lot must be irrigated and landscaped with a minimum 1.5-inch caliper canopy tree, 1.25-inch caliper noncanopy tree, or enough shrubs three feet (3') in height at time of planting to cover 75% of the island. Islands not landscaped shall be treated with brick pavers, groundcover, and/or perennial grass.

**7. Bicycle Parking Standards**

Specific bicycle racks utilized shall be as identified in the City of College Station Design Standards: Northgate.

- a.** For non-residential uses, a minimum of four (4) bicycle parking spaces plus one (1) additional space for each one thousand (1,000) square feet of floor area above 2,000 square feet shall be required.
- b.** For residential uses, a minimum of one (1) bicycle space per dwelling unit shall be required.
- c.** In no case shall more than 20 bicycle parking spaces per business or residential building be required.
- d.** Facilities shall be separated from motor vehicle parking to protect both bicycles and vehicles from accidental damage and shall be separated at least three feet (3') from building or other walls, landscaping, or other features to allow for ease and encouragement of use. Bicycle parking facilities may be permitted on sidewalks or other paved surfaces with a PIP (when necessary) and provided that the bicycles do not block or interfere with pedestrian or vehicular traffic.
- e.** Required bicycle parking may be consolidated with the bicycle parking of adjacent properties and provided off-site if the bicycle rack location is within 100 feet of the main entry façade of the building and with written agreement from the property owners.

**8. Sidewalk Standards**

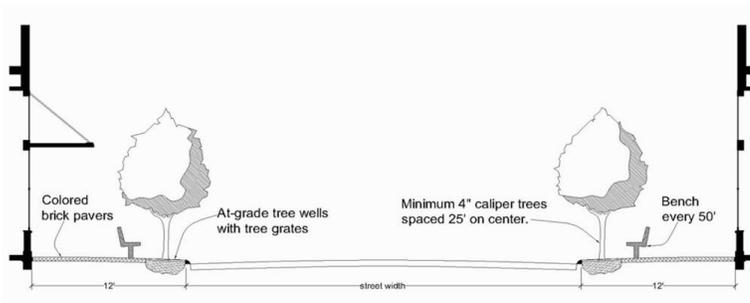
Sidewalks shall be incorporated into all proposed development and redevelopment projects within any Northgate district. In the event that a sidewalk exists on a site prior to development or redevelopment and does not meet all sidewalk and streetscape standards outlined herein, the sidewalk must be upgraded to meet current standards (including American National Standards and Texas Accessibility Standards).

- a.** Sidewalks shall be required along both sides of all rights-of-way.
- b.** Sidewalks widths shall be as follows:
  - 1)** Sidewalks shall be a minimum of twelve feet (12') in width on University Drive and South College Avenue.

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- 2) Sidewalks shall be a minimum of ten feet (10') in width on Church Street and College Main.
- 3) Sidewalks shall be a minimum of eight feet (8') in width on all other streets in Northgate.
- c. Sidewalks shall be located directly adjacent to the back of curb. The Administrator may approve alternate locations to eliminate encroachments of streetscaping materials that would reduce the clear space of the sidewalk to less than six feet (6').
- d. Sidewalks or parts of sidewalks that lie outside, but are located next to, the right-of-way shall be covered by a dedicated public access easement initiated by the property owner so that they will be dedicated for public use and maintenance.
- e. Sidewalks shall be constructed of colored brick pavers on the exterior (visible) layer as specified in the City of College Station Design Standards: Northgate.



Graphic represents sidewalks and street tree requirements for University Drive or South College

**9. Landscape and Streetscape Standards**

For NG-1 and NG-3, the standards set forth herein are in lieu of Section 7.5.C Landscaping Requirements and Section 7.5.D Streetscape Requirements of the UDO.

For NG-2, the standards set forth herein are in addition to the requirements of Section 7.5.C Landscaping Requirements and Section 7.5.D Streetscape Requirements.

Any landscape/streetscape improvements may be located within the public right-of-way pursuant to a Private Improvement in the Public Right-of-Way agreement (PIP).

Specific landscaping elements and streetscape hardware (benches, street lights, etc.) utilized shall be as identified in the City of College Station Site Design Standards.

**a. Street Trees**

- 1) On University Drive, Church Avenue, Wellborn Road, South College Avenue, First Street, Boyett Street, College Main Avenue, and Nagle Street, installation of minimum four-inch (4") caliper street trees shall be located in at-grade tree wells with tree grates (or raised tree wells or planters on University Drive and College Main Avenue only) and shall be spaced at a maximum of twenty five feet (25') on center and located adjacent to the back of curb. On all other streets not listed above, installation of minimum three-inch (3") caliper street trees shall be located in at-grade tree wells with tree grates [raised tree wells or planters may be used when eight feet (8') of clear space can be maintained on the sidewalk] and spaced at a maximum of 25 feet (25') on center and located adjacent to the back of curb.

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Alignment of such street trees shall commence twenty feet (20') from the face of curb of street intersections. Spacing may be varied upon approval by the Administrator for the purpose of minimizing conflicts with other streetscape elements and utilities. In areas of concentrated retail activity, street trees may be placed at different intervals upon approval by the Administrator for the purpose of minimizing the obstruction of views of non-residential uses.

- 2) In locations where a healthy and mature canopy tree equal to four inches (4") in caliper or greater currently exists, the requirements for a new tree may be waived or modified by the Administrator. Such trees must be maintained, barricaded, and otherwise fully protected during the project's construction phase and shall be replaced with trees meeting the specifications herein if they are damaged or die.
- 3) All in-ground vegetated areas, trees, and above ground planters shall include an automated irrigation system. Irrigation will not be required for existing trees that are properly barricaded (see Section 7.5.C.2.c) during construction.

**b. Landscaping**

Any area between the inside or interior of the sidewalk edge and the building façade and/or parking area not utilized as outdoor cafe seating is required to be one hundred percent (100%) landscaped/streetscaped and irrigated. Eligible landscape/streetscape improvements shall include raised masonry planter boxes or planter pots, at-grade planting beds, seating benches, light features, decorative railings, masonry walls not exceeding three feet (3') in height, decorative wrought iron fencing, additional pedestrian areas finished with brick pavers, or other elements featured in the College Station Streetscape Plan. Live plant material must be included where feasible in each proposal.

**c. Sidewalk Benches**

A minimum of one (1) sidewalk bench shall be provided for every fifty linear feet (50') of building frontage along a right-of-way. In no case shall more than four (4) sidewalk benches per building façade be required.

**d. Building and Site Lighting**

- 1) Building illumination and architectural lighting shall be indirect (no light source visible). Exposed neon tube may be used.
- 2) Light standards for parking lots shall reflect the style of the building plot's architecture or be complementary to that style. Standards shall not be greater than twenty feet (20') in height.

**e. Street Lights**

- 1) Street light location and type shall be as determined by College Station Utilities Electric and the Administrator.
- 2) The installation and cost of lighting shall be performed by the developer or his authorized construction representative subject to compliance with the utility street light installation standards of the College Station Utilities Department.
- 3) Once satisfactorily installed, approved, and accepted by College Station Utilities, the maintenance of the street lights and the furnishing of electric energy to the street lights shall be provided by the City.

**f. Trash Receptacles**

If installed, trash receptacle locations shall be shown on the landscape plan. One trash receptacle may be located within an intersection's sight distance triangle described in Section 7.1.C Visibility at Intersections in All Districts.

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**g. Newspaper Racks**

If installed, newspaper racks shall be placed so that a four-foot (4') minimum clear space is maintained on the sidewalk.

**10. Dumpster and Mechanical Equipment Standards**

The following standards are in addition to the requirements of Section 7.7 Solid Waste.

- a.** Any dumpster and other waste storage area or container other than streetscape trash receptacles shall be located to the rear of the building served by the dumpster, area, and/or container. The Administrator may adjust this standard where a required entrance façade is located at the rear of the building or when parking is provided on the side of a building.
- b.** Where feasible, consolidation of dumpsters may be required by the City.
- c.** Solid waste storage areas, mechanical equipment, air conditioning, electrical meter and service components, and similar utility devices, whether ground level, wall mounted, or roof mounted, shall be screened from view from rights-of-way. Exterior screening materials shall be opaque and the same as predominantly used on the exterior of the principal building. Such screening shall be coordinated with the building architecture, colors, and scale to maintain a unified appearance. Acceptable methods of screening various equipment include encasements, parapet walls, partition screens, or brick walls.
- d.** Mechanical equipment shall be located to minimize noise intrusion off site.

**11. Detention Pond Screening Standard**

Detention ponds shall be screened from view along one hundred percent (100%) of rights-of-way using berms, shrubs, walls, or a combination of these to achieve a three foot (3') high screen measured from the ground level. Walls shall be coordinated with the building architecture, colors, and scale to maintain a unified appearance.

**12. Sign Standards**

- a.** Signage shall not obscure other building elements such as windows, cornices, or architectural details.
- b.** Illuminated plastic signs are prohibited.
- c.** The following types of signage may be used. All others are prohibited.
  - 1) Attached Signs**
    - a)** Refer to Section 7.4 Signs.
    - b)** Exposed neon may be used in attached signage.
  - 2) Window Signs**
    - a)** Window signs shall allow for the majority of the display area to be open for pedestrian window shopping and shall not cover more than thirty-three percent (33%) of the window area.
    - b)** Exposed neon may be used in window signage.
  - 3) Hanging Signs**
    - a)** Hanging signs shall be suspended from canopies/awnings and located in front of building entrances, perpendicular to the façade.
    - b)** A maximum of one sign per building entrance is allowed.
    - c)** The sign shall not exceed four square feet (4 sq.ft.) in size and shall have a minimum of eight feet (8') of clearance from the walkway grade, four inches (4") of clearance from the building face, and eight inches (8") of clearance from the edge of the canopy/awning.

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- d) Hanging signs located in/over the public right-of-way shall require a Private Improvement in the Public Right-of-Way agreement (PIP) in addition to the necessary Building Permit.

#### 4) Projection Signs

- a) Projection signs are allowed in NG-1 and NG-2 only.
- b) Projection signs shall be mounted perpendicular to buildings. They shall have a minimum of eight feet (8') of clearance from the walkway grade and four inches (4") of clearance from the building face (barber poles are exempted from these clearance requirements). All extremities of projection signs, including supports, frames, and the like, shall not project more than three feet (3') from the building face.
- c) A maximum of one sign per building is allowed.
- d) Buildings with one story may have a sign that shall not exceed six square feet (6 sq.ft.) in size. For each additional building story, an additional four square feet (4 sq.ft.) of signage is allowed, up to a maximum of eighteen square feet (18 sq.ft.).
- e) Projection signs located in/over the public right-of-way shall require a Private Improvement in the Public Right-of-Way agreement (PIP) in addition to the necessary Building Permit.
- f) Exposed neon may be used in projection signage.

#### 5) Low Profile Signs

- a) In NG-2 only, one low profile sign per 150 linear feet of a building plot along South College Avenue may be permitted.
  - b) Refer to Section 7.4.F. Sign Standards.
  - c) Exposed neon may be used in low profile signage.
- d. If more than twenty-five percent (25%) of the square footage of a building is demolished, any nonconforming signage associated with the building must also be demolished. The signage will not be considered "grandfathered", and no other permits will be issued for the site by the City of College Station until the signage has been removed.

### 13. Outside Storage and Display Standards

The following standards are in lieu of Section 7.11 Outdoor Storage and Display.

- a. Outdoor storage of materials or commodities is prohibited.
- b. Temporary or portable buildings of any kind are prohibited except during construction of site-planned facilities.
- c. Outside sales/outside display areas shall be located within five feet (5') of a required entrance façade and shall only be located in front of the property/business that is selling the item(s). A four-foot (4') minimum clear space on sidewalks shall be maintained.
  - 1) **Exception:** Subsection c will not apply if a business has a valid Permit issued under Code of Ordinance Chapter 4 "Business Regulations" Section 21 "Northgate Outdoor Dining and Entertainment."

#### **Per Ordinance No. 2012-3411 (April 26, 2012)**

- d. All merchandise and/or seasonal items used for outside sales or display shall be moved indoors at the end of business each day.

## Article 5. District Purpose Statements and Supplemental Standards

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#### 14. Waivers

The Design Review Board (DRB) shall review requests for deviations from the standards of Section 5.86.B Northgate Districts as listed below. The DRB shall approve waivers found to meet the intent of the standards of Section 5.86.B Northgate Districts and the Northgate Redevelopment Implementation Plan. Financial hardship may not be considered in the review or determination of a waiver proposal.

DRB review and waiver approval shall be limited to the following items:

- a. Relief from the building design standards for historic properties if the proposed building improvements or additions generally conform to 5.83.B.3 Standards and they preserve the historical appearance and architectural character of the building.
- b. Relief from specific requirements related to building orientation and access for the improvement of existing buildings if it can be proven by the applicant shows that inherent site characteristics constrain the proposed project from meeting the requirement(s) herein. Relief shall not be considered for building expansions or additions.
- c. Alternatives to the requirements related to building orientation and access when physical characteristics limit the site or provide for unique orientation and access opportunities.
- d. A reduction in the percentage of required building transparency for the rehabilitation of existing buildings if it can be proven by the applicant that inherent site characteristics constrain the proposed project from meeting the requirements herein.
- e. Alternatives to the requirements related to building transparency for new construction if the alternatives substantially provide the same visual interest for the pedestrian.
- f. Alternate architectural features to meet the requirements related to architectural relief when the proposed architectural details substantially provide a level of uniqueness to the building at the pedestrian scale.
- g. Along non-primary entrance facades that do not abut a right-of-way and that require design elements, murals may be considered by the Design Review Board to meet the two-design element requirement. Mural topics may include architecture and/or Texas A&M University. Murals may not contain copy or logo advertising any business.
- h. Substitutions of building materials for buildings if the applicant shows that:
  - 1) The building material is a new or innovative material manufactured that has not been previously available to the market or the material is not listed as an allowed or prohibited material herein and the material is similar and comparable in quality and appearance to the materials allowed in Section 5.86.B.45.ed Exterior Building Materials or
  - 2) The material is an integral part of a themed building (example 50's diner in chrome).
  - 3) No variance shall be granted to minimum building material requirements specified for buildings ten thousand square feet (10,000 sq.ft.) or greater in area or for building plots with a cumulative structure square footage of ten thousand square feet (10,000 sq.ft.) or greater.
- i. Alternative materials on façade work that does not involve an expansion of an existing building as defined in Section 9 of the UDO or constitute redevelopment if the applicant shows that:
  - 1) The materials allowed in Section 5.86.B.45.ed Exterior Building Materials cannot be utilized without a structural alteration(s) to the existing building and

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- 2) A licensed professional engineer or architect verifies in writing that a structural alteration is required to apply the permitted façade materials to the building.
- j. An increase in the percentage of accent colors that may be used on a façade, not to exceed a total of twenty percent (20%) of the façade.
- k. An increase in the number of accent colors used on a façade when the additional colors are analogous to the two original accent colors (adjacent to the original accent colors on the color wheel).
- l. Alternatives to the requirements related to surface area parking lots. Alternatives must separate the parking areas so that no more than sixty (60) parking spaces are located in the same vicinity without substantial visual separation from additional parking spaces.
- m. A decrease in parking requirements for residential uses provided that the applicant submits a parking study that supports the decrease based on reasonable assumptions of parking availability. Unless shared or off-site parking is provided as allowed in Section 7.2.I Alternative Parking Plans, in no case shall the DRB permit a reduction in the number of required spaces:
  - 1) To less than the number recommended within the parking study, or
  - 2) To more than a fifty percent (50%) reduction in the amount of parking required for residential uses by Section 7.2.H Number of Off-Street Parking Spaces Required
- n. An increase in the distance requirement for shared and/or off-site parking when the shared or off-site parking is provided in a parking garage.
- o. Relief from the sidewalk width standard when bringing an existing sidewalk up to current standard where existing physical conditions prohibit the sidewalk expansion.
- p. Alternatives to the Landscape & Streetscape Standards for projects utilizing an existing structure(s) if it can be proven by the applicant that inherent site characteristics constrain the proposed project from meeting the requirements herein.
- q. Relief from the two-story requirement for casual and fine dining restaurants (not “fast food”) and theaters in NG-2 if all facades are a minimum of twenty-five feet (25’) in height and all façades give the appearance of a two-story structure as determined by the Design Review Board.
- r. Relief from the minimum height requirement in NG-1 and NG-2 for an existing structure undergoing only façade rehabilitation if the applicant shows that inherent site characteristics constrain the proposed project from meeting the requirement(s) herein. Relief shall not be considered for building expansions or additions.

**5.7 5.9 Design District Dimensional Standards**

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

	NG-1	NG-2	NG-3	WPC
Minimum Lot Area	None	None	None	2,400 SF
Minimum Lot Width	None	None	None	24’
Minimum Lot Depth	None	None	None	100’
Minimum Front Setback	None	None	None	25’ (H)
Minimum Side Setback	None	None	None	None (A)
Minimum Side Street Setback	None	None	None	15’
Minimum Rear Setback	None	None	None	15’

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**Article 5. District Purpose Statements and Supplemental Standards**

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Minimum Setback from Back of Curb (B)	10'	10'	10'	None
Maximum Setback from Back of Curb (B)	20' (C) (D) (E)	25' (C) (D) (E)	20' (C) (D) (E)	None
Maximum Height	None	None	None	None
Minimum Number of Stories	2 Stories (G)	2 Stories (G)	2 Stores (G)	None
Minimum Floor to Area Ratio (FAR)	1 : 1 (F)	0.75 : 1 (F)	1 : 1 (F)	None

See Notes on following page.

**Notes:**

- (A) Lot line construction on interior lots is allowed where access to the rear of the building is provided on the site or by dedicated right-of-way or easement.
- (B) Minimum/maximum setback from the back of any curb, including lots with single frontage, lots with double frontage, and corner lots with multiple frontages.
- (C) If the width of any public easement or right-of-way is in excess of the maximum setback, the maximum setback will be measured from the edge of the public easement or right-of-way.
- (D) Maximum setback from back of curb for University Drive is 25 feet, Wellborn is 35 feet and 100 feet for South College.
- (E) When café seating is between the café’s building and a right-of-way, the building may be setback a maximum of 35 feet.
- (F) This area calculation shall not include any lot area encumbered by required easements, setbacks, sidewalks, detention, or area dedicated to civic features. The area of a porch or arcade fronting a public street is included in the calculation of lot coverage.
- (G) The 2-story requirement shall not apply to structures existing on or before April 2, 2006.
- (H) Minimum front setback may be reduced to fifteen feet (15') when approved rear access is provided or when side yard or rear yard parking is provided.

**5-8 5.10 Overlay Districts**

In the event that an area is rezoned to apply overlay district provisions, this district shall apply to all multi-family, commercial and industrial property, and where applicable, to single-family, duplex or townhouse development. The underlying district establishes the permitted uses and shall remain in full force, and the requirements of the overlay district are to be applied in addition to the underlying use and site restrictions.

**A. Corridor Overlay (OV) District**

This district is established to enhance the image of gateways and key entry points, major corridors, and other areas of concern, as determined by the City Council, by maintaining a sense of openness and continuity. The following supplemental standards shall apply to this district:

**1. Setbacks**

All buildings will be set back 40 feet from the right-of-way. Where parking is located in the front of the building, there shall be a front setback of 20 feet from the right-of-way to the parking area and all drive aisles.

**2. Signs**

- a. Signs shall utilize only colors not expressly prohibited by the City of College Station Unified Development Ordinance.

**Per Ordinance No. 2011-3340 (April 28, 2011)**

- b. Freestanding signs shall be limited to the restrictions of Section 7.4 Signs, but shall not exceed the height of the building.

**3. Building Colors**

Building colors shall be neutral and harmonious with the existing man-made or natural environment, and only compatible accent colors shall be used. All colors shall be approved by the Administrator. The applicant must provide elevation drawings and color samples.

**4. Special Restrictions for Retail Fuel Sales**

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**Article 5. District Purpose Statements and Supplemental Standards**

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In cases where the underlying zoning district permits gasoline service stations and a station is proposed, the following restrictions shall apply:

**a. Activities Restricted**

- 1) No major emergency auto repair; and
- 2) No body, fender, or paint work.

**b. Signs**

- 1) Sign height shall be restricted by the provisions of Section 7.4 Signs, but shall not exceed the height of the building.
- 2) No freestanding fuel price signage shall be permitted.
- 3) Signs for air, water, and other similar services or products must meet the criteria for exempt signs as provided in Section 7.4 Signs.

**B. Redevelopment District (RDD)**

The purpose of this district is to facilitate the redevelopment of existing nonconforming commercial centers through flexible or relaxed standards, which can accommodate existing physical limitations and take extraordinary circumstances into account. The Redevelopment District (RDD) is an overlay district. The permissible uses on any site shall be governed by the underlying zoning.

The following supplemental standards shall apply to this district:

**1. Location**

A Redevelopment District (RDD) may be established upon any commercially-zoned property where the initial development was established a minimum of 20 years prior to the rezoning request and the proposed redevelopment meets the intent of this section. Special consideration should be given to those areas considered "gateways" and/or historic, and those with close proximity to Texas A&M University.

**2. Standards**

Although every effort should be made to meet all requirements of this UDO, designated Redevelopment Districts may be allowed to waive up to fifty percent (50%) of required parking standards and landscaping where physical limitations and the site's location and relationship to the goals of the Comprehensive Plan warrant consideration. A lesser percentage may be established as part of the approval process.

**3. Criteria for Evaluation**

Evaluation of all sites and site plans for rezoning to RDD shall consider the following:

- a.** Conformance with the Comprehensive Plan;
- b.** Aesthetic contribution of the proposed redevelopment;
- c.** Economic viability of the existing site;
- d.** Physical limitations and the demonstrated inability to meet current requirements;
- e.** Public health and safety standards; and
- f.** Effort made to meet all standards of this UDO.
- g.** Full engineering of sites may not be required for the establishment of a Redevelopment District; however, a preliminary engineering study will be required which assesses parking, vehicular access and circulation, drainage and utility requirements.

**Article 5. District Purpose Statements and Supplemental Standards**

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**4. Procedure for Establishment**

The procedure for rezoning to RDD shall be the same as any other rezoning application except that a site plan of the proposed redevelopment of the site shall be carefully evaluated to ascertain the site plan's benefit to achieving the goals of the Comprehensive Plan. Elevations of proposed structures may be required as part of the review process, or to determine eligibility for rezoning.

Full engineering may not be required for evaluating a property for rezoning. Varying levels of information may be required by the Administrator depending upon the peculiarities of any given site.

The site plan components shall govern the redevelopment of the site following the approval of an RDD.

**C. Krenek Tap Corridor Overlay District (KO)**

The purpose of this overlay is to provide for consistent development of office, retail, and residential uses in the area of the new City Centre Complex. The City Centre Complex is located on the south side of Krenek Tap Road, and will contain several municipal and public facilities having high quality urban design characteristics. This overlay, along with all other applicable requirements of the Unified Development Ordinance (UDO), shall apply to all properties on the north and south sides of Krenek Tap Road.

**1. Uses**

Permitted uses shall be those as established in the underlying zoning districts with the exception that duplex dwelling units are not allowed anywhere in the overlay district.

**2. Design Standards**

The following standards apply to all development, except single-family residential development, along the Krenek Tap Corridor in addition to other design standards contained within the UDO.

**a. Parking**

No parking or circulation aisle shall be located between a building and the adjoining right-of-way of Krenek Tap Road. Where no building exists and parking is to be installed adjacent to a right-of-way, there shall be a thirty-foot (30') setback from the right-of-way line to the parking pavement, within which a three-foot (3') high screen of shrubs, fencing wall, or earthen berm shall be installed.

**b. Architectural Design**

All building facades facing Krenek Tap Road shall have architectural treatments similar and complimentary to the front façade of the building. All exterior walls visible from the public right-of-way shall be finished with one or more of the following materials: brick, native stone, cast stone, textured concrete masonry units, fiber/cement board, solid wood planking, stucco, or synthetic stucco. Metal siding is prohibited on all exterior walls. There shall be no flat roofs.

Use of alternative materials may be approved by the Design Review Board, if such materials meet or exceed the standards herein.

When an existing structure is enlarged or modified, the DRB may approve materials other than the standard materials above, if this allows the new construction to be more compatible with existing materials, with the exception that metal siding is not allowed.

**c. Reflective Glass**

For non-residential buildings, no more than fifty percent (50%) of any façade facing Krenek Tap Roadway may include reflective glass. For the purposes of this ordinance, reflective glass shall be defined as glass having a reflectance of greater than ten percent (10%).

**d. Fencing**

**Article 5. District Purpose Statements and Supplemental Standards**

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Any fencing visible from the public designated roadway or public area shall be decorative wrought iron or tubular steel, a picket fence or alternative similar products approved by the Design Review Board. Fences along the right-of-way shall not be solid and shall allow visual access to the development. The materials and height limitation referenced above do not apply to fences required for screening as specified in this UDO.

**e. Sign Regulations**

Only attached building signs and low profile signs meeting the requirements of the UDO shall be permitted. Building signs shall not obscure other building elements such as windows, cornices, decorative details, etc.

**3. Design Standards**

The following standards apply specifically to single-family and townhome residential development along the Krenek Tap Corridor in addition to other design standards contained within the UDO applicable to single family development.

**a. Front Setback**

Residential lots adjacent to Krenek Tap right-of-way shall be oriented so that the front facades of individual units or dwellings face Krenek Tap Road, if there is sufficient property frontage to do so. The front setback of these units shall not exceed fifteen feet (15'). This does not preclude residential street access to Krenek or pedestrian access.

**b. Front Porches**

Every front façade visible from Krenek Tap Road shall contain a front porch extending along at least one half of the front façade. These porches shall be large enough and useable for outdoor seating and not solely decorative.

**c. Parking**

No driveways or locations for parking shall be allowed in the yard areas facing Krenek Tap Road or along Krenek Tap Road itself. Rear parking and access shall be required.

**d. Architectural Design**

All exterior walls visible from the public right-of-way shall be finished in the following materials: brick, native stone, cast stone, textured concrete masonry units, fiber/cement board, solid wood planking, stucco, or synthetic stucco. Metal siding is prohibited on all exterior walls. Alternative materials may be approved by the Design Review Board, if the alternative materials meet or exceed the standards of the materials listed above. The primary material shall not exceed seventy-five percent (75%) of the façade. The façade calculation excludes windows and doors. There shall be no flat roofs.

**5.11 Single-Family Overlay Districts**

**A.D. Purpose**

Single-Family Overlay Districts are intended to provide additional standards for new construction and redevelopment in established neighborhoods. College Station's older, established neighborhoods provide a unique living environment that contributes to the stability and livability of the City as a whole. These standards are intended to promote development that is compatible with the existing character of the neighborhood and preserve the unique characteristics of College Station's older neighborhoods while balancing the need for the redevelopment of vacant or underutilized property.

The underlying zoning district establishes the permitted uses and shall remain in full force, and the requirements of the overlay district are to be applied in addition to the underlying use and site restrictions.

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**Article 5. District Purpose Statements and Supplemental Standards**

Section 5.11.9 Single-Family Overlay Districts

**B-E. Applicability**

The Single-Family Overlay Districts may only be applied to neighborhoods zoned and developed for single-family residences.

**C-F. General Provisions**

1. The yard, lot, and open space regulations of the Single-Family Overlay Districts must be read in accordance with the yard, lot, and open space regulations in Section 5.2, Residential Dimensional Standards and Section 7.1.D, Required Yards. In the event of a conflict between the Single-Family Overlay Districts and these sections, the Single-Family Overlay District controls.
2. The City Council may approve a Single-Family Overlay District for an area that contains fewer than thirty (30) single-family structures if the Council determines that:
  - a. The boundary lines are drawn to include blockfaces on both sides of a street, and to the logical edges of the area, as indicated by a creek, street, subdivision line, utility easement, zoning boundary line, or other boundary. Boundary lines that split blockfaces in two should be avoided approving the Single-Family Overlay District will not negatively affect adjacent neighborhoods;
  - b. Approving the Single-Family Overlay District will not be detrimental to the public health, safety and welfare of other property in the area; and
  - c. The creation of a Single-Family Overlay District will meet the purpose of this section.
3. Petition for a Single-Family Overlay District must be signed by at least fifty percent plus one (50% + 1) of the total number of property owners in the proposed district area.
4. Single-Family Overlay Districts may not apply to neighborhoods originally platted in the last ten (10) years.

**D-G. Districts**

**1. Neighborhood Prevailing Overlay District (NPO)**

**a. Purpose**

This district is intended to provide standards that preserve single-family neighborhoods by imposing neighborhood-specific yard, lot, and open space regulations that reflect the existing character of the neighborhood. The Neighborhood Prevailing Overlay does not prevent construction of new single-family structures or the renovation, remodeling, repair or expansion of existing single-family structures, but, rather, ensures that new single-family structures are compatible with existing single-family structures.

**b. Applicability**

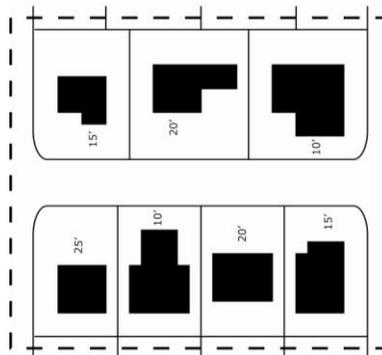
The regulations of the Neighborhood Prevailing Overlay apply to all single-family and accessory structures within the district.

**c. Standards**

Development shall be subject to the existing median pattern of development on the subject and opposing blockfaces for the following standards:

**1) Minimum Front Setback**

Front setback is calculated as the median existing front setback of all residential structures on the subject and opposing blockface.



Example: Median Minimum Setback for the subject and opposing blockface is 15 feet

**Article 5. District Purpose Statements and Supplemental Standards**

Section 5.119 Single-Family Overlay Districts

**2) Maximum Front Setback**

The maximum front setback, or build-to line, is no more than ten (10) feet back from the minimum front setback.

**3) Minimum Side Street Setback**

Minimum side street setback is calculated as the median side street setback of all existing residential structures in the district.

**4) Minimum Lot Size**

Minimum lot size is calculated as the median building plot size of all existing building plots on the subject and opposing blockface.

**5) Building Height**

Building height is calculated as the median building height of all existing residential structures on the subject and opposing blockface.

Building height refers to the vertical distance measured from the finished grade, or the base flood elevation where applicable, and the following points:

- a) The average height level between the eaves and ridge line of a gable, hip, or gambrel roof;
- b) The highest point of a mansard roof; or
- c) The highest point of the coping of a flat roof.

**6) Maximum Lot Coverage**

Lot coverage is calculated as the median existing lot coverage on all building plots on the subject and opposing blockface.

Lot coverage includes all structures and impervious cover on a site, including but not limited to, patios, driveways – gravel or paved, accessory structures, and sidewalks

**7) Garage Location and Orientation**

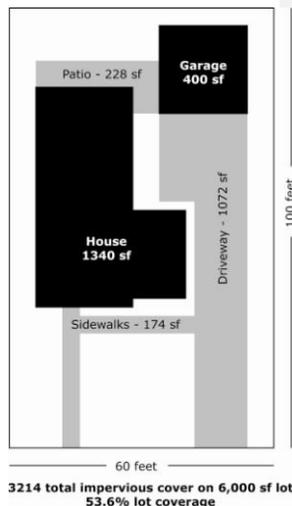
New garages must be placed in relation to the primary residential structure on the lot consistent with the most frequent pattern of placement on the subject and opposing blockface. New garages must also be oriented consistent with the most frequent direction of orientation on the subject and opposing blockface. See graphics in 5.119.D.2 for Garage Location and Orientation.

**8) Tree Preservation**

Any existing tree of 8-inch caliper or greater in good form and condition and reasonably free of damage by insects and/or disease located outside of the buildable area are required to be barricaded and preserved. A barricade detail must be provided on the site plan. Trees must be barricaded one foot per caliper inch. Barricades must be in place prior to any development activity on the property including, but not limited to, grading.

**9) Landscape Maintenance**

Any existing canopy and non-canopy trees in good form and condition and reasonably free of damage by insects and/or disease located within the



**Article 5. District Purpose Statements and Supplemental Standards**

Section 5.11-9 Single-Family Overlay Districts

buildable area removed during construction must be replaced on site caliper for caliper, or as determined by the Administrator.

**2. Neighborhood Conservation Overlay Districts (NCO)**

**a. Purpose**

The Neighborhood Conservation Overlay District (NCO) is intended to protect and preserve single-family neighborhoods through a district that is focused on the specific needs of the neighborhood. NCO districts are based on in-depth study of the existing neighborhood conditions, and should be used to protect unique assets and qualities of the neighborhood. Conservation districts may be used for neighborhoods that offer a distinct character that its residents and the City wish to preserve and protect. It differs from the Neighborhood Prevailing Overlay in that it allows neighborhoods to choose from a variety of standards to address neighborhood specific issues.

**b. Applicability**

The regulations of the Neighborhood Conservation Overlay apply to all single-family and accessory structures within the district.

A neighborhood may not have both a Neighborhood Prevailing Overlay and a Neighborhood Conservation Overlay.

**c. General Provisions**

The standards set forward in a Neighborhood Conservation Overlay must be based on findings of a Conservation Study conducted by the City of College Station in conjunction with a neighborhood stakeholder committee. The committee must be made up of at least six (6) property owners in the neighborhood and the Administrator. The Conservation Study must include a survey of existing conditions and unique characteristics of the neighborhood and outline the issues that threaten the preservation of those characteristics. The Conservation Study will also set forth the items that may be included in the rezoning ordinance.

**d. Options for Inclusion**

In applying for a Neighborhood Conservation District Overlay, the following items may be included for study in the Conservation Study and included as standards in the overlay. All development within the district shall be subject to the standards set forth in the rezoning ordinance.

**1) Minimum Front Setback**

If minimum front setback is selected for inclusion, the neighborhood stakeholder committee may select one of the following methods of determining minimum front setback based on the findings of the Conservation Study of the subject neighborhood:

- a) Contextual front setbacks as provided for in Section 7.1.D.1.e; or
- b) Contextual front setbacks as provided for in Section 5.119.C.1; or
- c) Fixed front setback. A fixed front setback may be established, however, it may not be less than the setback of underlying zoning or more than the existing median front yard setback of structures in the district.

**2) Minimum Side Street Setback**

If minimum side street setback is selected for inclusion, the neighborhood stakeholder committee may select one of the following methods of determining minimum side street setback based on the findings of the Conservation Study of the subject neighborhood:

- a) Contextual side street setbacks as provided for in Section 5.119.C.32; or

**Article 5. District Purpose Statements and Supplemental Standards**

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- b) Fixed side street setback. A fixed side street setback may be established, however, it may not be less than the side setback setback of underlying zoning or more than the existing median side street setback of structures in the district.

**3) Minimum Lot Size**

If minimum lot size is selected for inclusion, the neighborhood stakeholder committee may select one of the following methods of determining minimum lot size based on the findings of the Conservation Study of the subject neighborhood:

- a) Lot size as provided for in the Platting and Replatting in Older Residential Neighborhoods subsection in Article 8, Subdivision Design and Improvements; or
- b) Contextual lot size as provided for in Section 5.119.C.43; or
- c) Fixed lot size. A fixed lot size may be established, however, it may not be less than the lot size required of underlying zoning or more than the existing median size of building plots in the district.

**4) Maximum Building Height**

If maximum building height is selected for inclusion, the neighborhood stakeholder committee may select one of the following methods of determining maximum building height based on the findings of the Conservation Study of the subject neighborhood:

- a) Contextual building height as provided for in Section 5.119.C.54; or
- b) Fixed building height. A fixed building height may be established, however, it may not be more than the maximum height allowed in the underlying zoning district or less than the median height of all residential structures in the district.

**5) Tree Preservation**

If tree preservation is selected for inclusion, any existing tree of 8-inch caliper or greater in good form and condition and reasonably free of damage by insects and/or disease located outside the buildable area are required to be barricaded and preserved. A barricade detail must be provided on the site plan. Trees must be barricaded one foot per caliper inch. Barricades must be in place prior to any development activity on the property including, but not limited to, grading.

**6) Landscape Maintenance**

If landscape maintenance is selected for inclusion, any existing canopy and non-canopy trees in good form and condition and reasonably free of damage by insects and/or disease located within the buildable area removed during construction must be replaced on site caliper for caliper, or as determined by the Administrator.

**7) Maximum Lot Coverage**

If maximum lot coverage is selected for inclusion, maximum lot coverage is calculated as the median existing lot coverage on all building plots on the subject and opposing blockface.

Lot coverage includes all structures and impervious cover on a site, including but not limited to, patios, driveways, accessory structures, and sidewalks

**8) Garage Access**

If garage access is selected for inclusion, the neighborhood stakeholder committee may chose one of the following methods of garage access based on the most frequent method of garage access within the subject neighborhood:

**Article 5. District Purpose Statements and Supplemental Standards**

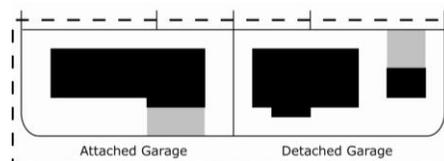
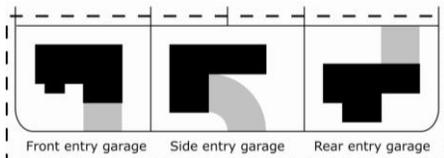
Section 5.11.9 Single-Family Overlay Districts

- a) Front entry; or
- b) Side entry; or
- c) Rear entry.

**9) Garage Connection**

If garage connection is selected for inclusion, the neighborhood stakeholder committee may select one of the following garage connection types based on the most frequent method of garage connection within the subject neighborhood:

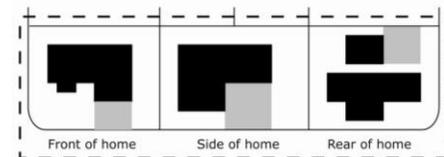
- a) Attached to the single-family structure; or
- b) Detached from the single-family structure.



**10) Garage Location**

If garage location is selected for inclusion, the neighborhood stakeholder committee may select one of the following garage locations based on the most frequent location of garages in relation to the primary single-family structure within the subject neighborhood:

- a) In front of the single-family structure; or
- b) To the side of the single-family structure; or
- c) To the rear of the single-family structure.



**11) Off-Street Parking**

If off-street parking is selected for inclusion, the neighborhood stakeholder committee may set a minimum off-street parking standard of 3 spaces per residential unit, however, it may not be included without also including maximum lot coverage, garage access, connection, and location in the Conservation Study.

**12) Building Materials**

If Building Materials is selected for inclusion, the neighborhood stakeholder committee may select required building materials and set a minimum percentage for the use of those materials for facades facing a right-of-way. Required materials may only include types of building materials used in the subject neighborhood. The Conservation Study should include a listing of all types of materials used in the district as well as the median percentage on building facades facing a right-of-way. The percentage of use of a required material may only be placed on facades facing a right-of-way and may not exceed the median existing percentage of the materials on building facades facing a right-of-way.

**13) Fencing**

If Fencing is selected for inclusion, the neighborhood stakeholder committee may select required materials and maximum height.

**5-10 5.12 Historic Preservation Overlay District**

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**A. Purpose**

The Historic Preservation Overlay District is intended to provide for the protection and preservation of places and areas of historical, cultural, and architectural importance and significance. Such action is necessary to promote the economic, cultural, educational, and general welfare of the public. Specifically, this district has the following expressed purposes:

1. To protect and enhance the landmarks and districts which represent distinctive elements of College Station's historic, architectural, and cultural heritage;
2. To foster civic pride in the accomplishments of the past;
3. To protect and enhance College Station's attractiveness to visitors and the support and stimulus to the economy thereby provided;
4. To insure the harmonious, orderly, and efficient growth and development of the City;
5. To promote economic prosperity and welfare of the community by encouraging the most appropriate use of such property within the City; and
6. To encourage stabilization, restoration, and improvements of such properties and their values.

**B. Applicability**

The Historic Preservation Overlay District may be applied to districts, areas, or individual property, regardless of the base zoning district or current use of the property(ies), that:

1. Are at least forty (40) years old;
2. Meet at least two (2) of the criteria listed below; and
3. Possess integrity that is evident through historic qualities including Location, Design, Setting, Materials, Workmanship, Feeling, and Association.

**C. Criteria for Designation of Historic Preservation Overlay Districts**

A property or district may be designated if it:

1. Possesses significance in history, architecture, archeology, and culture;
2. Is associated with events that have made a significant contribution to the broad patterns of local, regional, state, or national history;
3. Is associated with events that have made a significant impact in our past;
4. Embodies the distinctive characteristics of a type, period, or method of construction;
5. Represents the work of a master designer, builder, or craftsman;
6. Represents an established and familiar visual feature of the neighborhood or city; or
7. Is eligible for listing on the National Register of Historic Places, Recorded Texas Historic Landmark, or a State Archaeological Landmark, as determined by the Texas Historical Commission.

**D. Removal of a Historic Preservation Overlay District**

Upon recommendation of the Landmark Commission to the Planning and Zoning Commission based upon new and compelling evidence and negative evaluation according to the same criteria and following the same procedures set forth in this UDO for designation, the Planning and Zoning Commission may recommend to the City Council and the City Council may remove an Historic Preservation Overlay District made under this section.

**Article 5. District Purpose Statements and Supplemental Standards**

Section 5.10 ~~Historic Preservation Overlay District~~ [Historic Preservation Overlay District](#)

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**Article 6. Use Regulations**

Section 6.1 Purpose

**Article 6. Use Regulations**

**6.1 Purpose**

The intent of this Article is to provide for patterns of land use consistent with the Comprehensive Plan, and to encourage the arrangement of land uses so as to minimize conflicts among various types of land use activities while recognizing the City's need for such activities.

**6.2.3 Types of Use**

- A. Uses of land or structures which are not expressly listed in the Use Table as permitted uses (P), permitted uses subject to specific use standards (P\*), or conditional uses (C) in a zoning district or planned development are prohibited uses and shall not be established in that district or planned development.
- B. The Administrator shall determine whether or not an unlisted use, that is otherwise prohibited, as stated above should be processed. In doing so, the Administrator shall utilize purpose statements adopted herein in conjunction with the applicable zoning district, and consideration of the following criteria:
  - 1. The actual or anticipated characteristics of the activity in relationship to known characteristics of similar projects in standard planning practice;
  - 2. The relative amount of site area, floor space, and equipment;
  - 3. Relative volumes of sales from each activity;
  - 4. The customer type for each activity;
  - 5. The relative number of employees in each activity;
  - 6. Hours of operation;
  - 7. Building and site arrangement;
  - 8. Vehicles used with the activity and the relative number of vehicle trips generated by the use; and
  - 9. How the use advertises itself.

**C. Use Table**

Except where otherwise specifically provided herein, regulations governing the use of land and structures with the various zoning districts and classifications of planned developments are hereby established as shown in the following Use Table.

**1. Permitted Uses**

A "P" indicates that a use is allowed by right in the respective district. Such uses are subject to all other applicable regulations of this UDO.

**2. Permitted Uses Subject to Specific Standards**

A "P\*" indicates a use that will be permitted, provided that the use meets the provisions in Section 6.3, Specific Use Standards. Such uses are also subject to all other applicable regulations of this UDO.

**3. Conditional Uses**

A "C" indicates a use that is allowed only where a conditional use permit is approved by the City Council. The Council may require that the use meet the additional standards enumerated in Section 6.2, Specific Use Standards. Conditional uses are subject to all other applicable regulations of this UDO.

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**Article 6. Use Regulations**

Section 6.2 Types of Use

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USE TABLE	Residential Districts										Non-Residential Districts								Retired Districts			Design Districts							
	A-O	A-OR	R-1	R-1B	R-2**	R-3**	R-4**	R-6**	R-7**	P-MUD**	O	SC	GC	CI	BP	BPI	CU	NAP	C-3**	M-1	M-2	R&D**	WPC**	NG-1**	NG-2**	NG-3**			
Specific Uses																													
<b>KEY:</b> P = Permitted by Right; P* = Permitted Subject to Specific Use Standards; C = Conditional Use; ** = District with Supplemental Standards (Refer to Article 5)																													
<b>RESIDENTIAL</b>																													
Boarding & Rooming House							P	P		P																			P
Extended Care Facility/Convalescent/Nursing Home							P	P		P			P	P										P					
Dormitory							P	P		P															P	P	P		
Duplex					P			P	P	P																			
Fraternity/Sorority							P	P																	P	P	P		
Manufactured Home	P*	P*							P*																				
Multi-Family							P	P		P														C <sup>1</sup>	P	P	P		
Multi-Family built prior to January 2002							P	P																P	P	P	P		
Single-Family Detached	P	P	P	P	P	P				P																			
Townhouse						P	P	P		P																			P
<b>PUBLIC, CIVIC AND INSTITUTIONAL</b>																													
Educational Facility, College and University																	P												
Educational Facility, Indoor Instruction										P	P	P	P	P										P	P	P	P		
Educational Facility, Outdoor Instruction	P	C								P			P	P															
Educational Facility, Primary & Secondary	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P							
Educational Facility, Tutoring											P	P	P	P										P	P	P	P		
Educational Facility, Vocational/Trade											P	P	P	P	P	P					P	P							
Governmental Facilities	P*	P*	P*	P*	P*	P*	P*	P*	P*	P	P	P*	P	P	P	P	P	P*	P	P	P	P							
Health Care, Hospitals																													
Health Care, Medical Clinics											P	P	P	P												P	P		
Parks	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P			P	P	P	P	
Places of Worship	P*	P*	P*	P*	P*	P*	P*	P*	P*	P	P	P	P	P	P	P	P		P	P	P	P			P	P	P	P	
<b>COMMERCIAL, OFFICE AND RETAIL</b>																													
Agricultural Use, Barn or Stable for Private Stock	P	P																											
Agricultural Use, Farm or Pasturage	P	P																											
Agricultural Use, Farm Product Processing	P																												
Animal Care Facility, Indoor										P	P		P	P					P					P	P	P			
Animal Care Facility, Outdoor	P*													P															

**Article 6. Use Regulations**

**Section 6.2 Types of Use**

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USE TABLE	Residential Districts										Non-Residential Districts							Retired Districts			Design Districts								
	A-O	A-OR	R-1	R-1B	R-2**	R-3**	R-4**	R-6**	R-7**	P-MUD**	O	SC	GC	CI	BP	BPI	CU	NAP	C-3**	M-1	M-2	R&D**	WPC**	NG-1**	NG-2**	NG-3**			
<b>KEY:</b> P = Permitted by Right; P* = Permitted Subject to Specific Use Standards; C = Conditional Use; ** = District with Supplemental Standards (Refer to Article 5)																													
<b>COMMERCIAL, OFFICE AND RETAIL (continued)</b>																													
Art Studio/Gallery										P	P	P	P								P					P	P	P	P
Car Wash													P*																
Commercial Garden/Greenhouse/Landscape Maint.	P*												P*	P*	P*	P*								P*					
Commercial Amusements										P		P	P*	P*							C					P	P	P	
Conference/Convention Center										P			P	P												P	P	P	
Country Club	P	P	P	P						P			P	P															
Day Care, Commercial							C	C	C	P	P	P	P	P							P						P	P	P
Drive-in/thru window													P*	P												C		P*	
Dry Cleaners & Laundry										P*	P*	P	P	P							P*					P*	P*	P*	P*
Fraternal Lodge										P			P	P													P	P	P
Fuel Sales										P*		P*	P*								P*		P						
Funeral Homes														P	P	P								P					
Golf Course or Driving Range	P*									P*			P*	P*															
Health Club/Sports Facility, Indoor										P		P	P								P				P	P	P	P	
Health Club/Sports Facility, Outdoor										P			P													P	P*	P	
Hotels	C <sup>2</sup>	C <sup>2</sup>								P			P													P	P	P	
Night Club, Bar, or Tavern										C			C													C	P	P	
Offices										P	P	P	P	P	P	P	P				P	P	P	P	P	P	P	P	P
Parking as a Primary Use										P	C		P	P												P		P*	
Personal Service Shop										P	P	P	P								P					P	P	P	P
Printing/Copy Shop										P	P	P	P	P	P	P	P				P					P	P	P	
Radio/TV Station/Studios										P	P		P	P	P	P					P	P	P	P				P*	
Recreational Vehicle (RV) Park	C <sup>3</sup>													C <sup>3</sup>															
Restaurants										P		P*	P								P*					P	P	P	P*
Retail Sales - Single Tenant over 50,000 SF													P															P	
Retail Sales and Service										P		P*	P*	P*							P					P	P	P	P
Retail Sales and Service - Alcohol										P			P*	P*							P					C	P	P	
Sexually Oriented Business (SOB)	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*				P*	P*	P*	P*	P*	P*	P*	P*	P*
Shooting Range, Indoor										P			P	P		P										P			

**Article 6. Use Regulations**

Section 6.2 Types of Use

USE TABLE	Residential Districts										Non-Residential Districts							Retired Districts				Design Districts								
	A-O	A-OR	R-1	R-1B	R-2**	R-3**	R-4**	R-6**	R-7**	P-MUD**	O	SC	GC	CI	BP	BPI	CU	NAP	C-3**	M-1	M-2	R&D**	WPC**	NG-1**	NG-2**	NG-3**				
Specific Uses																														
<b>KEY:</b> P = Permitted by Right; P* = Permitted Subject to Specific Use Standards; C = Conditional Use; ** = District with Supplemental Standards (Refer to Article 5)																														
<b>COMMERCIAL, OFFICE AND RETAIL (continued)</b>																														
Theater										P			P														P	P	P	P
Retail Sales, Manufactured Homes																P					P*									
Storage, Self Service												P*	P	P		P			P*		P									
Vehicular Sales, Rental, Repair, and Service													P*	P*		P					P*									
Wholesales/Services													P*	P*	P	P					P	P								
<b>INDUSTRIAL AND MANUFACTURING</b>																														
Bulk Storage Tanks/Cold Storage Plant														P		P						P								
Micro-Industrial													P*	P*		P														
Industrial, Light														P	P	P				P	P	P								
Industrial, Heavy																P														
Recycling Facility - Large														P*		P														
Salvage Yard																P*						P*								
Scientific Testing/Research Laboratory														P	P	P				P		P								
Storage, Outdoor - Equipment or Materials														P	P*	P				P	P									
Truck Stop/Freight or Trucking Terminal																P						P								
Utility	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*
Warehousing/Distribution														P	C	P				P	P									
Waste Services																P						P								
Wireless Telecommunication Facilities - Intermediate	P*									P*	P*		P*	P*	P*	P		P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*
Wireless Telecommunication Facilities - Major	C										C		C	C	C	P		C	C	C	C	P*	C							
Wireless Telecommunication Facilities - Unregulated	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P	

▲ **\*\* District with Supplemental Standards (Refer to Article 5).**

<sup>1</sup> Multi-family residential uses located in stories or floors above retail commercial uses are permitted by right.

<sup>2</sup> Hotels only allowed when accessory to a Country Club development and are limited to a maximum of 15 rooms.

<sup>3</sup> Refer to Section 6.3.Z "Recreational Vehicle Park Standards (RV Parks)" for Specific Use Standards

**Per Ordinance No. 3243 (April 22, 2010)**  
**Per Ordinance No. 3271 (August 26, 2010)**  
**Per Ordinance No. 3280 (September 9, 2010)**  
**Per Ordinance No. 2011-3312 (January 27, 2011)**

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~~6.3~~ **6.4 Specific Use Standards**

The following specific use standards shall apply to those uses listed below and identified in the Use Table in Section 6.2, Types of Use, with a "P\*." A site plan review, as required by Section 3.5, Site Plan Review, is required for all specific uses identified herein. For the purposes of this section, buffers shall comply with Section 7.6, Buffer Requirements unless specified herein. For the purposes of this section, residential areas or uses shall mean existing developed or developing (platted) residential uses including single-family and multi-family housing, townhomes, and duplexes.

**A. Animal Care Facilities**

Any animal care facilities with defined outdoor uses and/or facilities shall be located a minimum of 500 feet from existing or developing residential areas; and facilities with outdoor facilities for large animals shall be permitted in A-O, Agricultural Open, only.

**B. Car Wash**

Vacuums shall be located a minimum of 100 feet from any adjacent residential use.

**C. Commercial Amusements**

All outdoor activity must be located a minimum of 300 feet from an existing residential use.

**D. Commercial Garden / Greenhouse / Landscape Maintenance**

1. Outdoor storage and display of unpackaged or bulk materials, including but not limited to topsoil, manure, and aggregate materials, shall be screened and located at least 50 feet from all property lines and not closer than 150 feet from an existing residential use.
2. ~~No BP Business Park, processes and business activities associated with Commercial Gardens may be conducted outside of buildings except in BP Business Park.~~

**E. Drive-in / Thru Window**

1. In all Northgate Zoning Districts, all site designs and elevations for drive-in/thru windows shall be reviewed by the Design Review Board as part of the site plan review process. All outside activities and appurtenances related to drive-in/thru service shall be located wholly underneath a habitable structure, screened from view from the University Drive right-of-way, and designed to be sensitive to the pedestrian environment.
2. ~~In SC Suburban Commercial, drive-in/thru windows and message boards may not be located on the side of the building adjacent to single-family land use and zoning. Restaurants with a drive-in/thru window will not be permitted.~~

**F. Dry Cleaners / Laundry**

~~All activity must be wholly contained within a building not to exceed 3,000 square feet in size.~~

**G. Fuel Sales**

1. ~~Any vehicle repair uses must comply with Section 6.3.P, Vehicular Sales, Rental, Repair and Service.~~
2. All activities except those associated with fuel pumping must be conducted within an enclosed building.
3. Ice and vending machines must be enclosed in a building.
4. No signage, in addition to the signage allowed in Section 7.4, Signs, may be allowed within view of the right-of-way.
5. No outside storage or display of vehicles for any purpose.
6. A ~~drive-thru~~ Drive-Thru car wash designed to accommodate one vehicle shall be

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**Article 6. Use Regulations**

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Section 6.2 Types of Use

permitted as an accessory use.

7. In C-3, Light Commercial fuels sales shall be limited to facilities designed to accommodate a maximum of four (4) vehicles obtaining fuel simultaneously.

**Article 6 Use Regulations**

Section 6.3 Specific Use Standards

8. Minimum setback requirements shall be as follows:

	Front	Side	Rear	Side Street
Fuel pumps	50 feet	25 feet	25 feet	25 feet
Canopies	40 feet	15 feet	15 feet	15 feet

9. Storage tanks must be located below grade.

10. In SC Suburban Commercial, Fuel Sales will be considered a permitted land use on properties with existing Fuel Sales existing prior to as of (DATE), 2012.-are permitted.

~~9.~~ existing

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**H. Golf Course or Driving Range**

1. All driving ranges shall be a minimum of ten (10) acres and have a minimum field size of 275 yards.
2. Driving ranges are classified as commercial enterprises and must comply with Section 7.6, Buffer Requirements.
3. For driving ranges, all balls must remain on the property through proper orientation of the tee boxes, adequate buffering or screening, and barrier nets.
4. No building, structure, or outdoor activity of a driving range shall be located within 100 feet of residentially-zoned property.
5. All ground-level lighting of a driving range's landing area shall be directed away from adjacent properties and screening shall be provided with plantings, berms, or other means to limit nuisances associated with lighting and resulting glare.

**I. Government Facilities and Utilities**

Activities not wholly contained within a building shall not be located within 100 feet of a single-family residential use unless buffered by a 25 foot buffer yard and a six-foot privacy fence, in accordance with Section 7.6, Buffer Requirements.

**J. Health Club / Sports Facility (Outdoor)**

In all Northgate Zoning Districts, outdoor health clubs/sports facilities shall only be allowed on roof tops.

**K. Manufactured Homes**

1. The placement of an individual manufactured home where permitted or the replacement of an existing manufactured home shall be subject to obtaining a Location Permit issued by the Building Official and Administrator. The application for such a permit shall be accompanied by a location plan including the following information:
  - a. Location plan showing the dimension of the site, required setback lines, the placement of the manufactured home, the designated parking, and any existing structures on the same or adjoining lots;
  - b. A signed and dated application, requesting permission to locate the structure on the lot; and
  - c. A legal description of the location of the property within the City.
2. All manufactured homes shall be skirted with brick, vinyl, or other solid skirting materials within four (4) months of occupancy of the lot.
3. All trailer hitches and other devices designed to aid in the transport of the manufactured homes must be removed within four (4) months of occupancy of the lot.

**Article 6. Use Regulations**

Section 6.2 Types of Use

**L. Mobile Home**

A mobile home, after the effective date of this UDO, may not be located within the corporate limits of College Station for residential dwelling. A mobile home legally located within the corporate limits of College Station may continue to be used as a residential dwelling, but shall not be relocated or enlarged. A mobile home may be replaced by a manufactured home.

**M. Parking as a Primary Use**

In all Northgate Zoning Districts, parking as a primary use shall be permitted when all of the parking is located within a multi-level garage.

**N. Radio / TV Station / Studios**

In all Northgate Zoning Districts, outdoor transmission facilities shall be completely screened from view from any right-of-way.

**O. Recycling Facilities**

1. Any facility located within 500 feet of property zoned or developed for residential use shall not be in operation between 7:00 p.m. and 7:00 a.m.
2. Light processing, including compacting, baling, and shredding, must be directly related to efficient temporary storage and shipment of materials. No facility as described in this subsection shall abut property zoned or developed for single-family residential use.
3. A minimum of six (6) parking spaces shall be provided, plus one (1) space per employee and for each vehicle of the facility.
4. Each container shall be clearly marked to specify materials that are accepted. The name and telephone number of the operator and the hours of operations shall be conspicuously displayed. All sign regulations of the district in which the facility is located shall apply.
5. Each facility shall be screened from the public right-of-way by operating in an enclosed building with no outside storage or by operating within an area enclosed by an opaque fence at least eight feet (8') in height.

**P. Retail Sales / Manufactured Homes**

Manufactured homes undergoing repair and remaining on site in excess of 48 hours shall be screened from public view in an enclosed area.

**Q. Restaurant**

- ~~6. In C-3 Light Commercial, the maximum size shall be 2,500 square feet.~~
- ~~6. In C-3 Light Commercial and SC Suburban Commercial, drive-ins and drive-thru Drive-Thrus are prohibited.~~
- ~~7. In SC Suburban Commercial, restaurants (including waiting and outdoor dining areas) may not exceed 8,000 square feet and are permitted at the following maximum sizes based on adjacent thoroughfare and access:~~
  - ~~a. Freeway/Expressway and 4 or 6-Lane Major Arterial: 8,000 square feet;~~
  - ~~b. 4-Lane Minor Arterial and 4-Lane Major Collector: 7,000 square feet; or~~
  - ~~c. 2-Lane Major Collector and 2-Lane Minor Collectors smaller: 5,000 square feet.~~
- ~~7. In SC Suburban Commercial, restaurants shall not locate outdoor seating or playgrounds between the structure and adjacent to single-family property line and use and zoning.~~

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**Article 6 Use Regulations**

Section 6.3 Specific Use Standards

**R. Sales and Service (Retail and Wholesale)**

**Sales Matrix**

The following Sales Matrix shall be used to determine the most appropriate zoning district for sales and service uses.

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Retail.....SALES.....Wholesale

<del>C-1 General Commercial</del> GC General Commercial	<del>C-2 Commercial/Industrial</del> CI Commercial - Industrial
GC General Commercial <del>C-1 General Commercial</del>	<del>C-2 Commercial/Industrial</del> CI Commercial-Industrial

Minor.....STORAGE.....Major

**Article 6. Use Regulations**

Section 6.2 Types of Use

1. Storage is allowed in ~~C-1GC~~ if the square feet of storage is less than 50% of the total physical space, exclusive of office areas.
2. Sales are allowed in ~~C-2C1~~ if the square feet of sales is less than 50% of the total physical space, exclusive of office area.
3. Each sales use in a shopping center must meet the storage square-foot criteria above to be permitted in that zoning district.
4. In SC Suburban Commercial, Gross Floor Area of a single structure shall not exceed 15,000 square feet

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**Article 6. Use Regulations**

Section 6.3 Specific Use Standards

~~3.~~

**S. Salvage Yard**

1. Salvage or junkyards shall be visually screened on front, rear, and all sides by means of a solid eight-foot (8') high wooden privacy fence.
2. Material that is not salvageable shall not be permitted to accumulate. In no case shall material that is not salvageable be buried or used as fill.
3. In any open storage area, it shall be prohibited to keep any ice box, refrigerator, deep-freeze locker, clothes washer, clothes dryer, or similar air-tight unit having an interior storage capacity of one and one-half cubic feet or more, from which the door has not been removed.

**T. Sexually-Oriented Business**

**1. General**

These requirements apply to all sexually-oriented businesses as defined in this UDO.

A business is not exempt from regulation under this UDO because it holds a license or permit under the Alcoholic Beverage Code authorizing the sale or service of alcoholic beverages or because it contains one or more coin-operated machines that are subject to regulation or taxation, or both under State law.

Regulations contained within this UDO pertaining to sexually-oriented businesses are based on evidence concerning the adverse secondary effects of adult uses on the communities presented in findings incorporated in *City of Renton v. Playtime Theaters, Inc.*, 475 U.S. 41 (1986) and in studies set out below:

- a. Detroit, Michigan
- b. Amarillo, Texas
- c. Los Angeles, California
- d. Indianapolis, Indiana
- e. Phoenix, Arizona
- f. St. Paul, Minnesota
- g. Beaumont, Texas
- h. Seattle, Washington
- i. Austin, Texas

**2. Permitted Locations**

A sexually-oriented business is a permitted use at the following location only and is subject to the specific standards located in this Section and is subject to other applicable regulations of this UDO.

Area 3: State Highway 6 Commercial Tract

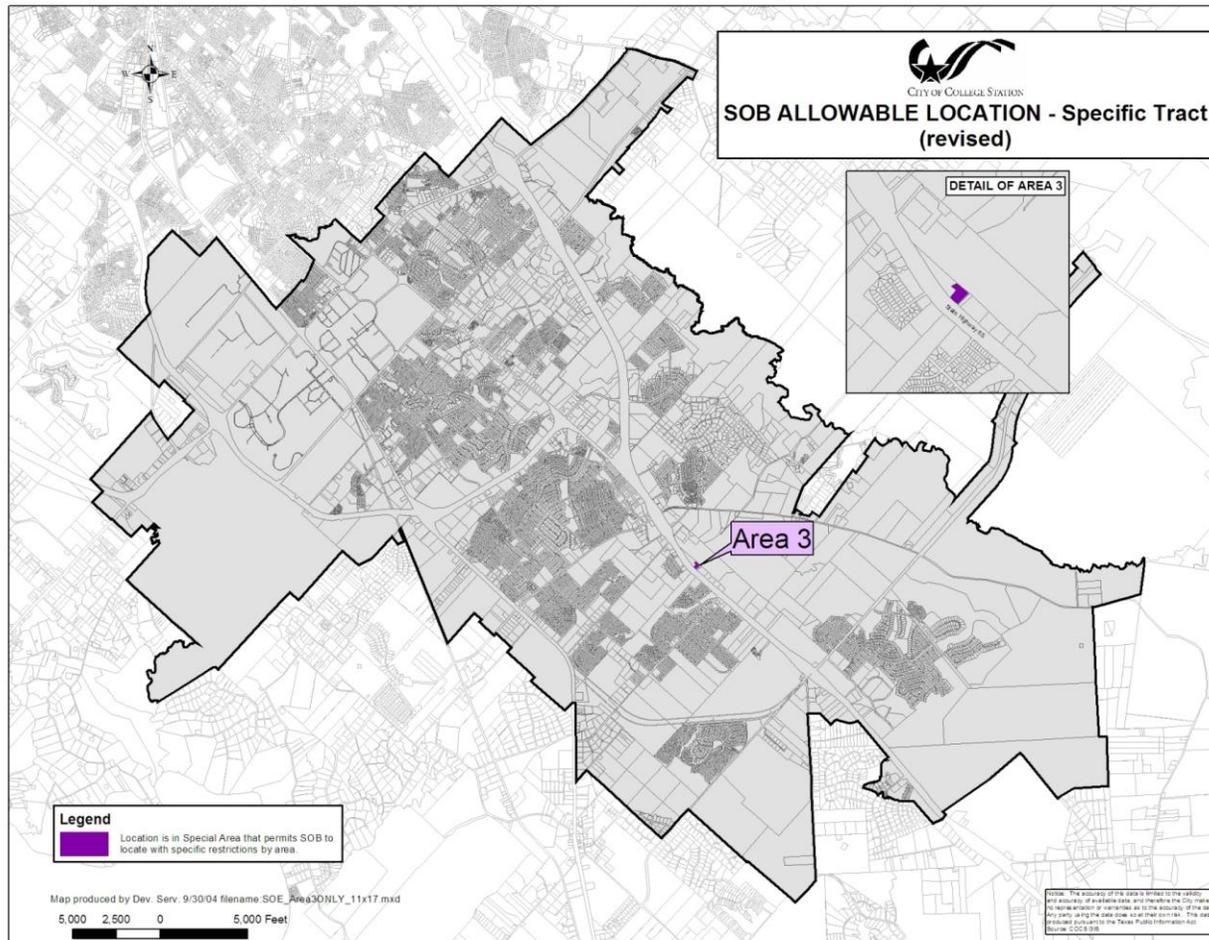
All that certain tract or parcel of land lying and being situated in the R. Stevenson Survey, Abstract No. 54, Tract 61, being all of that 2.116 acre tract conveyed to the Blue Dolphin Club, Inc. by deed recorded in volume 2079, page 133 in the Official Records of Brazos County, Texas.

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**Article 6. Use Regulations**  
Section 6.3 Specific Use Standards

Map of the Potential Location:



## Article 6 Use Regulations

### Section 6.3 Specific Use Standards

#### 3. Single Adult Use Per Location

There shall only be one sexually-oriented business permitted per area.

#### 4. Measurement

##### a. Stock in Trade

Stock in trade shall be the number of items in stock in the sales and display area at the time of a site inspection. The number of sexually-oriented items shall be calculated as a percentage of total items.

##### b. Sales and Display Area

- 1) The sales and display area shall be the entire interior floor space of a business establishment devoted to sales and display, including aisles, measured in square feet at the time of a site inspection. The floor space devoted to sales and display of sexually-oriented materials shall be calculated as a percentage of total sales and display area.
- 2) Where sexually-oriented materials are physically separated from other materials by an eight-foot (8') wall, the separate sales and display area (including any aisles) shall be compared to the total sales and display floor area.
- 3) Where floor area includes a mixture of sexually-oriented material with any other material, it shall be counted as sexually oriented. Any such area shall include one-half (½) of the area of any aisles adjacent to the display or sales of sexually-oriented materials.

#### 5. Specific Standards

##### a. Adult Cabaret or Adult Retail Store

Any performance area shall be elevated at least 24 inches above the level of the patron seating areas and shall be separated by a distance of at least six feet (6') from all areas of the premises to which patrons have access. A continuous railing at least three feet (3') in height, securely attached to the floor, and located at least six feet (6') from all points of the live performance area shall separate performance areas and patron areas.

##### b. Adult Arcade, Adult Movie Theater

- 1) All aisles shall have theater runway and aisle lighting which illuminates the entire floor surface of the aisle at a level of not less than 0.2 foot-candles.
- 2) All theater viewing areas, projection rooms, and viewing booths or rooms shall be equipped with overhead lighting fixtures of sufficient intensity to illuminate every place to which patrons are permitted access at an illumination so that any patron may be observed from a manager's or employee's station.
- 3) The interior of an adult arcade, and/or adult viewing booth or room, shall be configured in such a way that there is an unobstructed view from a manager's or employee's station of every interior area of the adult arcade and/or viewing booth or room.
- 4) All ventilation devices in or between adult viewing booths, viewing stations and rooms must be covered by a permanently affixed ventilation cover or grill. Ventilation holes, portals or airways may only be located one (1) foot from the top of the station, room or booth walls or one (1) foot from the bottom of the station, room or booth walls. There may not be any other holes or openings in the station, room or booth walls or between stations, rooms or booths.

**Article 6. Use Regulations**

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**c. Limited Adult Retail Store**

The store shall separate all sexually-oriented material from other sales and display areas using an opaque wall at least eight feet (8') in height. Such an area shall incorporate a management-controlled system of access to ensure that only persons over the age of 18 years are allowed to enter.

**6. Lighting**

Any sexually-oriented business shall be equipped with overhead lighting fixtures of sufficient intensity to illuminate every place to which patrons are permitted access so that any patron may be observed from a manager's or employee's station.

**7. Amortization**

A sexually-oriented business in operation prior to the effective date of this UDO which does not conform to the regulations listed above shall be considered to be nonconforming. The nonconforming sexually-oriented business shall be permitted to continue for one (1) year after the effective date of this ordinance unless voluntarily discontinued for a period of 30 days or more. One (1) year after the effective date of this UDO the nonconforming sexually-oriented business shall be illegal and shall terminate, except as provided herein.

**a. Additional Time for Amortization**

In the event an owner of a nonconforming sexually-oriented business is unable to recoup his investment in his sexually-oriented business by the date for the termination of such uses, the owner may request additional time by making application with the Administrator no later than the date for termination of the use.

**b. Application for Additional Time**

The owner shall file, with his request for additional time, all data he wishes considered in support of the request. The owner shall also supply all materials requested by the Administrator, City Attorney, or City Council to determine if the investment has been recouped.

**c. Determination by the City Council**

Upon application by the owner, the City Council may, at its discretion, allow additional time to amortize the investment in a sexually-oriented business if it makes the following findings:

- 1) The owner has made every effort to recoup his investment in the sexually-oriented business;
- 2) The owner will be unable to recoup his investment in a sexually-oriented business by the end of the amortization period; and
- 3) That all applicable provisions of this UDO will be observed

If the City Council grants additional time, the grant shall be for a period not to exceed one year.

**d. Exemption from Amortization Requirements**

Any owner of a sexually-oriented business wishing to claim an exemption from the amortization requirements of this UDO may apply for an exemption. The City must receive such application no less than sixty (60) days prior to the expiration of the amortization period.

The City Council may grant an exemption if it makes the following findings:

- 1) That the location of the sexually-oriented business will not have a detrimental effect on nearby properties or be contrary to the public health, safety or welfare;
- 2) That the granting of the exemption will not violate the spirit and intent of this UDO;

**Article 6 Use Regulations**

Section 6.3 Specific Use Standards

- 3) That the location of the sexually-oriented business will not downgrade the property values or quality of life in the adjacent areas or encourage the development of urban blight;
- 4) That the location of the sexually-oriented business will not be contrary to any program of neighborhood conservation nor will it interfere with any efforts of urban renewal or restoration; and
- 5) That all other applicable provisions of this UDO will be observed.

If an exemption is granted, such exemption shall be valid for a period of one year from the date of the City Council action. Upon expiration of an exemption, a sexually-oriented business shall be in violation of this UDO, shall be illegal, and shall terminate, unless the owner receives another exemption. Additional applications for exemptions shall be submitted at least sixty (60) days prior to the expiration of the exemption period.

The granting of an exemption does not alleviate the owner of a sexually-oriented business from adhering to all other applicable provisions of this UDO.

**U. Storage (Self-Service)**

**1.** Accessory uses are prohibited.

**4.** In SC Suburban Commercial, Self-Service Storage will be considered a permitted land use on properties with existing Self-Service Storage as of (DATE), 2012.

~~In SC Suburban Commercial, self-service storage existing prior to 2012 is permitted.~~

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**V. Utilities**

Activities not wholly contained within a building that abuts single-family residential uses shall construct a 20-foot buffer yard with a six-foot (6') privacy fence, in accordance with Section 7.6, Buffer Requirements.

**W. Vehicular Sales, Rental, Repair and Service**

- 1. Vehicles undergoing repair, painting, or body work which will remain on site in excess of 48 hours shall be screened from public view or stored indoors.
- 2. Inoperable vehicles shall not be allowed to remain on site for more than 30 days.
- 3. All parts, including automobile body parts, shall be stored within an area which is completely screened from public view.

**X. Wireless Telecommunication Facility (WTF)**

**1. Purpose**

The purpose of this section is to establish regulations pertaining to wireless telecommunications facilities (WTF) that are consistent with federal and state law. The City Council of the City of College Station finds that:

- a. It is in the public interest to promote competition in high quality telecommunications services and the availability of broadband transmission services to all residences and businesses;
- b. It is in the public interest for the City to protect the public safety and welfare, safeguard community land values, promote orderly planning and development and preserve historic sites, structures and areas. Wireless telecommunications facilities should not be allowed to detract aesthetically from the visual quality of surrounding properties or the City; and
- c. The proliferation of wireless telecommunications facilities negatively impacts the appearance, character, and property values of the community. Therefore the City should endeavor to minimize the size, number and obtrusiveness of antennas and towers. Collocation and stealth technologies are strongly encouraged to mitigate negative visual impacts and reduce the total number of towers within the City.

**Article 6. Use Regulations**

Section 6.3 Specific Use Standards

**2. WTF Categories**

In order to expedite the siting and review process, WTFs have been divided into use categories. The review process is more thorough as the intensity of the use increases.

**a. Unregulated Facilities**

The WTFs listed below are not regulated by this ordinance and do not require review or approval. This does not exempt these facilities from other applicable city codes, ordinances, and permits.

- 1) Over-the-air reception devices exempted from local ordinances by the Federal Communications Commission (FCC).
- 2) Parabolic antenna less than two (2) meters in diameter.
- 3) Omni-directional antenna (whip antenna) six inches (6") or less in diameter and not extending more than twelve feet (12') above support structure.
- 4) Directional antenna one (1) meter or less measured across the longest dimension and not extending over twelve feet (12') above support structure.
- 5) Public safety tower or antenna.

**b. Intermediate Facilities**

- 1) New transmission tower less than 35 feet (10.5 meters) in height.
- 2) New transmission tower that does not extend more than 35 feet (10.5 meters) in height above a support structure and that meets the definition of a stealth facility.
- 3) Parabolic antenna over two (2) meters in diameter.
- 4) Omni-directional antenna (whip antenna greater than six inches (6") in diameter and/or extending twelve feet (12') above the support structure.
- 5) Directional antenna more than one (1) meter measured across the longest dimension and extending over twelve feet (12') above support structure.
- 6) Attached WTFs.
- 7) Antenna collocating on an existing tower.

**c. Major Facilities**

New transmission tower greater than 35 feet (10.5 meters) in height.

**3. Permitted Locations**

a. All Intermediate WTFs are permitted by right in the following zoning districts:

A-O Agricultural Open M-1 Light Industrial M-2 Heavy Industrial ~~C-1~~  
GC General Commercial ~~C-2~~ CI Commercial Industrial  
~~C-3~~ Light Commercial NG Northgate City-owned premises  
~~A-PO Office~~ R&D Research & Development WPC Wolf Pen Creek  
~~PDD Planned Development District~~ (except PDD-H) BP Business Park  
BPI Business Park Industrial.

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b. Major WTFs are allowed in the following zoning districts with a Conditional Use Permit

A-O Agricultural Open ~~M-1 Light Industrial~~ ~~M-2 Heavy Industrial~~  
BP Business Park BPI Business Park Industrial ~~C-1~~ GC General Commercial  
~~C-2~~ CI Commercial Industrial ~~C-3~~ C-3 Light Commercial  
~~A-PO Office~~ ~~R&D Research & Development~~ City-owned premises.

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c. WTFs may locate on city-owned premises without a conditional use permit with approval of the City Council and subject to the requirements of this ~~ordinance~~ UDO.

**4. Requirements for Attached WTFs**

a. WTFs may attach to the exterior of any non-residential building within any zoning district provided the antenna and antenna support structure or equipment are

## Article 6 Use Regulations

### Section 6.3 Specific Use Standards

mounted flush with the vertical exterior of the building or project no more than twenty-four inches (24") from the surface of the building to which it is attached and does not raise the height of the building more than ten feet (10') and does not violate the maximum height restriction of that zoning district.

- b. Any antenna meeting the stealth antenna definition of this ordinance and locating on an alternative mounting structure may attach to the exterior of any non-residential building within any zoning district with approval of the Administrator.
- c. If an antenna is installed on a support structure other than a tower, the antenna and supporting electrical and mechanical equipment must be of a neutral color that is identical to, or closely compatible with, the color of the supporting structure so as to make the antenna and related equipment as visually unobtrusive as possible.
- d. **Application Procedures**
  - 1) An inventory of the applicant's existing and future towers that are either within the City, the City's ETJ, or within at least one (1) mile of the City's boundary where the ETJ does not extend that far. The inventory shall include specific information about the location, design, and height of each tower. The owner must have on file with the Planning and Development Services Department a master list of all existing tower structures owned or controlled by the owner. Such list must specify the name, address and telephone number of the owner of record, the tower locations by address and legal description, tower height, the number of antenna arrays on the tower, and the names, addresses, and telephone numbers of all other users of the tower structures. The Administrator may share such information with other applicants or organizations seeking to locate antennas within the City.
  - 2) A site plan drawn to scale clearly indicating the location, height, and design of the proposed facility, equipment cabinets, transmission buildings and other accessory uses, access, parking, fences, and landscaped areas.
  - 3) A visual impact analysis, presented as color photo simulations, showing the proposed site of the WTF. At least four (4) views shall be submitted looking toward the site (typically north, south, east, and west) including views from the closest residential property and from adjacent roadways. The photo-realistic representation shall depict a "skyline" view showing the entire height of the proposed tower or WTF to scale, and the structures, trees, and any other objects contributing to the skyline profile.
  - 4) Plans for the antenna and the antenna tower shall be prepared and signed by a licensed professional engineer and designed to withstand sustained winds of at least 90 miles per hour.
  - 5) All telecommunication facilities must meet or exceed the current standards and regulations of the FAA, the FCC, and any other agency of the Federal Government with the authority to regulate telecommunication facilities. An applicant for a permit shall submit an affidavit confirming compliance with applicable regulations.

#### 5. Requirements for Collocation

- a. Intermediate facilities shall not exceed thirty-five feet (35').
- b. If the existing tower has been determined to be stealth, the antenna must be integrated into the tower design as to retain the stealth designation. The Administrator will determine if the antenna is stealth.
- c. If an antenna is installed on a support structure other than a tower, the antenna and supporting electrical and mechanical equipment must be of a neutral color that is identical to, or closely compatible with, the color of the supporting structure so as to make the antenna and related equipment visually unobtrusive as possible.
- d. **Application Procedures**
  - 1) If not completely locating within an existing, fenced mechanical area, a site plan drawn to scale is required, clearly indicating the location, height, and

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design of the existing facility, equipment cabinets, transmission buildings and other accessory uses, access, parking, fences, and landscape areas.

- 2) Plans for the antenna shall be prepared and signed by a licensed professional engineer and designed to withstand sustained winds of at least ninety (90) miles per hour.
- 3) All telecommunication facilities must meet or exceed the current standards and regulations of the FAA, the FCC, and any other agency of the Federal Government with the authority to regulate telecommunication facilities. An applicant for a permit shall submit an affidavit confirming compliance with applicable regulations.

**6. Requirements for New Transmission Towers**

**a. Setbacks**

The standard setbacks for each zoning district will apply to WTFs with additional setbacks or separation being required in the sections below. To protect citizens in their homes, transmission towers shall be placed a distance equal to the height of the tower away from any residential structure. And, non-stealth towers shall be set back a distance equal to the height of the tower away from any R-1, R-1B, or R-2 zone boundary.

**b. Proximity to Major Thoroughfares**

To preserve and protect the appearance of the City's major thoroughfares and entrances to the City, additional setbacks are placed on WTFs proposed to be placed near these areas. The setback for these areas is determined by measuring from the centerline of the right-of-way of the thoroughfare. Applicable thoroughfares include freeways and expressways, major arterials and minor arterials, as shown on the Thoroughfare Plan.

- 1) Intermediate WTFs must be 150 feet from applicable thoroughfares.
- 2) Major WTFs must setback from applicable thoroughfares by the height of the tower x 3.

**c. Separation Between Towers**

In order to prevent tower proliferation and protect the City's natural beauty and skyline, the number of transmission towers per square mile has been limited. New transmission towers must be placed a minimum distance from existing towers as described here:

- 1) New transmission towers 35 feet or less in height shall be separated from existing towers by a minimum distance of 1500 feet.
- 2) New transmission towers more than 35 feet and less than 75 feet in height shall be separated from existing towers by a minimum distance of 2500 feet.
- 3) New transmission towers 75 feet or more in height shall be separated from existing towers by a minimum distance of 3500 feet.

**d. Height Limitations**

- 1) Intermediate WTFs are subject to the normal height restrictions for each zoning district where permitted by right. In any zoning district where a tower is a conditional use, the requested height may be reduced through the review of the visual impact analysis.
- 2) In no case shall a proposed transmission tower exceed 150 feet within the city limits, except where a height variance is granted by the Zoning Board of Adjustments to allow a tower or antenna that demonstrates a hardship that can only be remedied by locating a tower or antenna exceeding such height on a proposed site within the city limits.

**e. Stealth Towers**

Any tower determined to meet the Stealth Tower definition of this ordinance by the approving authority may be located in any zoning district with a Conditional

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Use Permit. Approved Stealth Towers do not have to meet the tower separation or thoroughfare setback requirements of this section.

## **Article 6. Use Regulations**

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#### **f. Landscaping, Screening, and Aesthetic Standards**

The following requirements shall govern any transmission tower or any parabolic antenna larger than two (2) meters.

- 1) Landscaping: Refer to Section 7.5, Landscaping and Tree Protection. Plant materials and/or fencing that effectively screen the WTF site from view of the public right-of-way will be required.
- 2) New transmission towers shall maintain a flat (not shiny, reflective, or glossy) finish or be painted in accordance with any applicable standards of the FAA (unfinished galvanized steel is not acceptable).
- 3) WTFs shall not be artificially lighted with the exception of motion detectors as security lighting, unless required by the FAA or other applicable authority. If lighting is required, the City may review the available lighting alternatives and approve the design that would cause the least disturbance to the surrounding properties.
- 4) Towers may not be used to exhibit any signage or other advertising.

#### **g. Application Procedures**

An application for administrative approval or a Conditional Use Permit for a WTF shall include the following items (in addition to the site plan and other information required for a standard CUP application):

- 1) An inventory of the applicant's existing and future towers that are either within the City, the City's ETJ, or within at least one (1) mile of the City's boundary where the ETJ does not extend that far. The inventory shall include specific information about the location, design, and height of each tower. The owner must have on file with the Planning and Development Services Department a master list of all existing tower structures owned or controlled by the owner. Such list must specify the name, address and telephone number of the owner of record, the tower locations by address and legal description, tower height, the number of antenna arrays on the tower, and the names, addresses, and telephone numbers of all other users of the tower structures. The Administrator may share such information with other applicants or organizations seeking to locate antennas within the City.
- 2) Site plan drawn to scale clearly indicating the location, height, and design of the proposed tower, equipment cabinets, transmission buildings and other accessory uses, access, parking, fences, and landscaped areas.
- 3) The linear separation distance from other transmission towers within a one-mile radius of the proposed tower site. The linear separation distance from all residentially-zoned properties, residential structures and applicable thoroughfares as outlined in Section 6.3.X.6.b, Proximity to Major Thoroughfares, within 500 feet of the proposed tower.
- 4) A visual impact analysis, presented as color photo simulations, showing the proposed site of the WTF. At least four (4) views shall be submitted looking toward the site (typically north, south, east and west) including views from the closest residential property and from adjacent roadways. The photo-realistic representation shall depict a "skyline" view showing the entire height of the proposed tower or WTF to scale, and the structures, trees, and any other objects contributing to the skyline profile.
- 5) Plans for the antenna and the antenna tower shall be prepared and signed by a licensed professional engineer and designed to withstand sustained winds of at least ninety (90) miles per hour.
- 6) All telecommunication facilities must meet or exceed the current standards and regulations of the FAA, the FCC, and any other agency of the Federal Government with the authority to regulate telecommunication facilities. An applicant for a permit shall submit an affidavit confirming compliance with applicable regulations.

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- 7) Grid plan (propagation map) of the service area for existing and future structures for a period of not less than two (2) years. The submission should include a map showing the "search ring" that was required for siting the proposed facility.
- 8) No new tower shall be built, constructed, or erected in the City unless the tower is capable of supporting additional wireless telecommunication facilities. The applicant must submit a letter addressed to the City declaring an intent and willingness to construct a proposed tower that would allow additional service providers to locate on the new tower.
- 9) No new communications tower shall be permitted unless the applicant demonstrates to the reasonable satisfaction of the approving authority that no existing tower, building, structure, or alternative technology can accommodate the applicant's proposed antenna. The applicant shall submit information related to the availability of suitable existing towers, other structures or alternative technology that can accommodate the applicant's proposed antenna. The Administrator or approving authority may request information necessary to demonstrate that reasonable alternatives do not exist. The applicant must submit:
  - (a) The names, addresses, and telephone numbers of all owners of other towers or usable antenna support structures within a one-half (1/2) mile radius of the proposed new tower site, including City-owned property.
  - (b) A sworn affidavit attesting to the fact that the applicant made diligent, but unsuccessful, efforts to obtain permission to install or collocate the new facility on existing towers or antenna support structures located within one-half (1/2) mile radius of the proposed tower site. The affidavit shall spell out the efforts taken by the applicant.
  - (c) A description of the design plan proposed by the applicant to the City. The applicant must demonstrate the need for towers and why technological design alternatives, such as the use of microcell, cannot be utilized to accomplish the provision of the applicant's telecommunications services.

#### 7. Conditional Use Permits

Major WTFs must apply for a conditional use permit (CUP) as outlined in Section 6.3.X.3, Permit table Locations, under the procedures set forth in Section 3.15, Conditional Use Permit. In addition to the standard guidelines, the following additional factors shall be considered by the Planning & Zoning Commission when determining whether to grant a CUP for WTFs:

- a. Height of the proposed tower, surrounding topography and surrounding tree coverage and foliage as they relate to:
  - 1) Skyline impact, examining whether the proportions of the structure appears to dominate or blend in with the surrounding environment.
  - 2) Shadow impact, whether or not the proposed tower will cast shadows that would prevent the reasonable use or enjoyment of surrounding properties.
- b. Design of the tower, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness.
- c. Proximity of the tower to residential structures and residential district boundaries.
- d. Economic impact on adjacent and nearby properties.
- e. Proposed ingress and egress.
- f. Availability of suitable alternatives and/or existing support structures.
- g. All the information submitted as part of the site plan.

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**8. Abandonment**

Any WTF that is not operated for a continuous period of 12 months shall be considered abandoned, and the owner of such facility shall remove same within 60 days of receipt of notice from the City notifying owner of such abandonment. If such facility is not removed within said 60 days, the City may remove such facility at the property owner's expense. If there are two or more users of a single WTF, then this provision shall not become effective until all users cease operations on the tower.

**Y. Places of Worship**

1. Where the parking lot abuts residential development, a 10-foot buffer yard with buffer plantings and a minimum six-foot (6') privacy fence is required pursuant to Section 7.6, Buffer Requirements.
2. When outdoor accessory uses including, but not limited to, playgrounds, recreational areas, and special event areas abut residential uses, a minimum fifteen-foot (15') buffer yard with buffer plantings and a six-foot (6') privacy fence is required pursuant to Section 7.6, Buffer Requirements.

**Z. Recreational Vehicle Park Standards (RV Parks)**

1. RV Parks shall allow for the temporary occupancy of vehicles that are built on a single chassis that are designed to be self-propelled or permanently towable by a light duty truck and are primarily for use as temporary living quarters for recreational, travel, or seasonal use.
2. RV Parks shall be considered a non-residential use and shall meet the buffer requirements as found in Article 7 as a commercial use, regardless of zoning.
3. No person shall operate an RV Park unless they hold valid permits and licenses as required by the State of Texas and the Brazos County Health Department.
4. Development of any RV Park shall comply with the general site plan requirements of Article 3, Site Plan Review, and shall meet the following supplemental criteria:
  - a. The minimum area of an RV Park shall be ten (10) acres and shall consist of two or more recreational vehicle pad sites that are intended for temporary occupancy by recreational vehicles for the purposes of recreation or vacation.
  - b. All RV Parks shall have direct access to a public road and shall include sufficient entrances and exits to facilitate the safe movement of recreational vehicles in and out of the site. Internal drives shall have a minimum paved width of 12 feet for one-way traffic and 24 feet for two-way traffic. All internal drives shall be built to City pavement standards and shall be privately maintained.
  - c. All RV Parks shall designate specific pad site locations for recreational vehicles.
    - 1) Each pad site location shall have a minimum area of 1,500 square feet with provisions for wastewater disposal, public water hook-up and electrical supply.
    - 2) All pad sites shall be sequentially numbered. Reflective site numbers shall be a minimum of four inches (4") in height and placed on a separate post on the site. A map of the site layout with site numbers shall be placed at the entrance to the park in such a manner as to be clearly visible to entrants.
  - d. Recreational vehicle pad sites shall be separated from each other by a minimum of ten feet (10').
  - e. Recreational vehicle pad sites shall be separated from the recreation area in the park by a minimum of fifteen feet (15').
  - f. All recreational vehicle pad sites shall be setback a minimum of fifty feet (50') from the right-of-way line of all adjacent public roads and any RV Park boundaries.
  - g. All recreational vehicle pad sites shall be setback a minimum of ten feet (10') from any internal drives in the park.

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- h. A minimum of two (2) parking spaces shall be provided per recreational vehicle pad site. One space shall be located on the RV site, the remainder may be located in an approved parking area. Size and paving of all parking spaces shall conform to the requirements in Article 7 regarding Off-Street Parking Standards.
- i. In all RV Parks, a recreation area shall be provided that shall be centrally located, free of traffic hazards, and easily accessible to all park residents. Recreation areas shall constitute a minimum of fifteen percent (15%) of the gross RV Park site area and shall contain open space for recreational uses. Recreational areas shall also contain benches and landscaping. The area shall be adequately lighted to ensure safety of users.
- j. RV Parks shall permit only seasonal placement and habitation of recreational vehicles. No recreational vehicle shall remain in an RV Park for more than 120 days in any 12-month period.

**Per Ordinance No. 3271 (August 26, 2010)**

**AA. Micro-Industrial Uses**

- 1. All production activities must be conducted within an enclosed building. No outside storage is allowed.
- 2. All Micro-Industrial uses are limited in size to no more than 5,000 gross square feet.
- 3. Accessory uses are permitted, provided that they are subordinate and incidental to the primary use.
- 4. In the ~~C-2CI~~ Commercial-Industrial and ~~BPI~~ Business Park Industrial zoning districts, an accessory restaurant, nightclub, bar or tavern is not permitted.

**Per Ordinance No. 2011-3312 (January 27, 2011)**

~~**AB. Daycare, Commercial**~~

~~In SC Suburban Commercial, Day Care, Commercial shall not locate playgrounds adjacent to single family residential.~~

~~**ABG. Retail Sales and Service**~~

~~In SC Suburban Commercial, Gross Floor Area of a single structure shall not exceed 15,000 square feet.~~

~~**6.4 6.5 Accessory Uses**~~

**A. Accessory Uses**

Accessory uses are allowed with permitted, established primary structures and uses subject to the following:

- ~~1-5.~~ The use or structure is subordinate to and serves a primary use or principal structure;
- ~~2-6.~~ The accessory use shall be subordinate in area, extent, and purpose to the primary use served;
- ~~3-7.~~ The accessory use shall contribute to the comfort, convenience, or necessity of occupants of the primary use served;
- ~~4-8.~~ The accessory use shall be located within the same zoning district as the primary use is permitted; and
- ~~5-9.~~ Accessory uses located in residential districts shall not be used for commercial purposes other than permitted home occupations.

**B. Accessory Structures**

- 1. No accessory structure shall be erected in any required setback area. Excluded from this requirement is any portable storage building or structure if the Building Official has

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determined that it does not require a Building Permit.

2. On lots with approved rear access all setbacks shall be measured from the nearest boundary of the access easement or alley. On all other lots rear setbacks shall be measured from the rear property line. In no event shall more than 30 percent of the rear yard area (that portion of the yard between the rear setback line of the principal structure and the rear property line) be covered with accessory buildings, structures, or uses.

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3. The following restrictions shall apply to accessory buildings, structures, or uses other than garages, carports, and living quarters for family or servants:
  - a. A minimum rear setback of 15 feet; and,
  - b. A maximum building eave height of eight feet (8’).

#### 4. Garage and Carports

Garages and carports in residential zoning districts, including those of a temporary nature, shall have a minimum rear setback of 20 feet. A minimum side yard setback of 20 feet shall also be applied when garages and carports, including those of a temporary nature, gain access from a side street. All other setbacks shall be applied as required in the district in which the structure is located. The following restrictions shall apply to garages and carports:

- a. A minimum rear setback of 20 feet; and,
- b. A minimum side street setback of 20 feet is required for garages or carports that face onto side streets.

#### 5. Living Quarters

Accessory apartments may not be rented to persons other than bona fide servants employed on the premises and members of the family of the occupant(s) of the principal structure.

- a. Single meter service shall be provided to each buildable parcel.
- b. The accessory use shall be subordinate to and serve a primary use or principal structure.
- c. In combination, all accessory uses shall contain no more square footage than 25 percent of the habitable floor area of the principal structure (with the exception of garage or carport areas devoted to the storage of vehicles, which shall not be included in the calculation and may exceed the 25 percent restriction).
- d. A minimum rear setback as stated in Section 5.2, Residential Dimensional Standards, for the district in which the accessory building or structure is located; and
- e. A maximum size not to exceed 25 percent of the area of the principal structure.

### C. Home Occupation

A home occupation is that accessory use of a dwelling that shall constitute all or some portion of the livelihood of a person or persons living in the dwelling.

#### 1. In-home Day Care (six or fewer people)

#### 2. Bed and Breakfast

A bed and breakfast facility shall be considered accessory to a single-family dwelling.

- a. No more than four (4) unrelated individuals may occupy the property overnight.
- b. The facility must maintain a residential appearance and be the permanent residence of the proprietor.
- c. Limit number of rooms to four (4) where shared/common bathrooms may be provided.
- d. No cooking facilities are permitted in individual rooms.

#### 3. Taxicab Services

Taxicab services may be permitted as a home occupation provided that no more than two (2) commercial vehicles associated with a taxicab service are parked or stored on- or off-street at any time.

**Per Ordinance No. 3281 (September 9, 2010)**

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**4. Exclusions to Home Occupations**

No home occupation shall be permitted that results in any of the following:

- a. Changes the outside appearance of the dwelling;
- b. Is visible from the street;
- c. Generates traffic, parking, sewerage, or water use in excess of what is normal in the residential neighborhood;
- d. Results in the off-street or on-street parking of more than two (2) vehicles at any one time not owned by members of the occupant family;
- e. Creates a hazard to persons or property;
- f. Results in electrical interference;
- g. Is a nuisance;
- h. Results in the any outside storage or display; or
- i. Includes employment within the home or on the premise of persons other than members of the occupant family.

**5. Prohibited Home Occupations**

The following are prohibited as home occupations:

- a. Barber, beauty, and other personal service shops;
- b. Animal hospitals, stables, or kennels;
- c. Dance studios, schools;
- d. Mortuaries;
- e. Private clubs;
- f. Repair shops;
- g. Restaurants;
- h. Automobile paint or repair shops;
- i. Doctor, dentist, veterinarian, or other medically related office; or
- j. Rooming/Boarding House.

**D. Recycling Facilities – Small**

**1. Single Feed Reverse Vending Machines**

Single feed reverse vending machines may be located with a permit either in the interior or immediate exterior of commercial, industrial, or public facilities.

**2. Small Collection Facilities**

Small collection facilities may be permitted when established on an improved surface in conjunction with an existing commercial or industrial use or public facility. The host facility must be in compliance with all City codes. No facility may occupy more than 500 square feet, nor occupy more than five parking spaces of the host site. All vehicular and pedestrian circulation aisles shall be unobstructed.

**a. Setbacks**

Each facility shall be set back at least ten feet (10') from any right-of-way line when located in front of the host use. Side, side street, and rear setbacks established for commercial uses shall be maintained.

Containers intended for 24-hour donation of materials shall be a minimum of 40 feet from property zoned or developed for residential use. Attended facilities within 100 feet of residentially-zoned or developed property shall operate between the hours of 9:00 A.M. and 7:00 P.M.

**b. Landscaping**

A small collection facility shall not be placed on the host site in such a manner as to impair the landscaping required for the subject site.

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**c. Parking**

One space will be required if an attendant is provided. Occupation of parking spaces by the collection facility and attendant shall not reduce available parking spaces below the minimum number required by ordinance for the host site.

**d. Noise**

Noise levels shall not exceed 60 dBA as measured at the property line of residentially-zoned or developed property, otherwise noise levels shall not exceed 70 dBA.

**e. Signage**

Each container must be clearly labeled with a sign, limited to one per container and no larger than 20 percent of the side upon which the sign is placed, to provide information pertaining to the type of material to be collected within the container, and the name and telephone number of a person responsible for maintenance who may be contacted at all times.

**E. Portable Storage Structures**

**1. General Provisions**

a. A permit shall be obtained prior to placing a **Portable S**storage container on property unless otherwise exempted herein.

b. ~~Exemptions: The following are exempt from the requirements of this Section:~~

- 1) Property with an active building or development permit.
- 2) ~~Properties~~ zoned M-2, Heavy Industrial ~~and/or BPI Business Park Industrial; though M-2 and BPI districts that about residential districts or uses shall comply with 1.c of this Section.~~ M-2 Heavy Industrial and BPI Business Park Industrial that about residential zoning districts or uses shall comply with this exemption.
- 3) Sites in which storage containers constitute a principal use, as determined by the Administrator, ~~shall be subject to the regulations of the district in which they are located.~~
- 4) Containers that receive site plan approval as per 3.b, Development of a Permanent Storage Container Area, of this Section.

c. Placing material on top of, or the vertical stacking of, **Portable S**storage containers is prohibited. ~~M-2 Heavy Industrial and BPI Business Park Industrial that about residential zoning districts or uses shall comply with this exemption.~~

d. Permits shall be posted on the storage container. If a container is replaced by another during the permit period, the permit shall be removed and placed on the newly placed container. If the container is visible from a right-of-way, then the permit shall be posted in view of the right-of-way.

e. Storage containers shall be placed outside of right-of-way and the sight triangle as established in Section 7.1.C, Visibility at Intersections in all Districts.

f. Storage containers shall be places on an improved surface as specified in Section 7.2.G, Off-Street Parking Standards, Surfacing.

g. In the event of a natural disaster of extenuating circumstance, the Administrator may grant that a permit be extended up to thirty (30) additional days.

h. An application for permit of a storage container shall be accompanied by a fee of \$40.00.

**2. Additional Provision for Residential Property**

a. No more than one (1) **Portable s**Storage container shall be allowed at a time per dwelling unit.

b. A permit is not required for the first fourteen (14) days a storage container is

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located on residential property. An extension for up to an additional fourteen (14) days may be obtained through an approved permit. A storage container shall not be located on residential property for longer than twenty-eight (28) days.

- c. No more than two (2) permits may be issued to a dwelling unit per calendar year and there shall be a minimum of thirty (30) days between issuance of permits.
- d. No storage container shall exceed a height of eight feet (8'), a width of eight feet (8'), or a floor area of 130 square feet.
- e. Storage containers may be screened from view of the right-of-way and adjacent properties instead of being placed on an improved surface.

**3. Additional Provisions for Non-Residential Property**

**a. Temporary Placement**

- 1) Each address shall be allowed one (1) storage container. Additional storage containers are permissible provided that all containers do not utilize the area of more than five percent (5%) of the existing parking spaces, or sixteen (16) spaces, whichever is smaller.
- 2) Storage container(s) shall not be allowed more than three (3) separate time periods per calendar year and there shall be a minimum of thirty (30) days between the issuance of permits.
- 3) A permit shall remain valid for a maximum of forty-five (45) days. If multiple permits are allowed, as per 3.a.1 above, all containers must be removed within forty-five (45) days of the date of the initial permit is issued.
- 4) Storage containers shall not be placed in the front yard of a site, adjacent to right-of-way, or interfere with on-site traffic flow. If rear or side yard placement is not possible, the alternate location shall be approved by the Administrator.
- 5) Storage containers shall meet front and side street setbacks as stated in Section 5.4, Non-Residential Dimensional Standards. Storage containers shall also meet side and/or rear setbacks when the property line abuts a residential use.

**b. Development of a Permanent Storage Container Area**

- 1) In lieu of a permit, site plan approval identifying the location of an area to be used for the placement of storage container(s) for an indefinite period shall be obtained prior to placing container(s) on property.
- 2) Storage container(s) shall be screened from view when visible from a right-of-way or adjacent property. If required, screening shall be accomplished by landscaping and an eight-foot (8') wooden fence or wall.
- 3) Additional parking shall be provided based on the square footage of the screened area for the container(s) according to Section 7.2, Off Street Parking Standards.

**Per Ordinance No. 3253 (June 24, 2010)**

**6.5 6.6 Temporary Uses**

Temporary Uses, as set forth below, are declared to have characteristics which require certain controls in order to insure compatibility with other uses in the district within which they are proposed for location.

**A. Particular Temporary Uses Permitted**

- 1. Garage Sales;
- 2. Indoor and outdoor art and craft shows, exhibits, and sales;
- 3. Sales of Christmas trees or other seasonal goods;

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4. Religious revival tents;
5. Temporary buildings and equipment for uses incidental to construction work on premises in any zone but shall be removed upon the completion or abandonment of construction work. None shall be located on any public street or public right-of-way at any time during construction;
6. Temporary facilities for manufacturing concrete or concrete products may be located in all zoning districts where they are directly associated with construction in the area. Retail sales of concrete products shall be prohibited in conjunction with temporary concrete plants. The production site must be returned to its pre-construction state following completion of the associated project.
7. **Farmers' Markets**
  - a. Temporary outdoor sales of products in an unrefined state, by a State Certified Farmers' Market may be operated for a maximum of two (2) days per week and are permitted on:
    - 1) Public properties, with locations approved by the Administrator, and
    - 2) Private property in zoning districts that allow for retail sales as a permitted use.
  - b. The Market must be located within a paved parking lot, and shall not utilize more than ten percent (10%) of the required number of parking spaces on private property. The Market may not be located within drive aisles, fire lanes, or parking setbacks, and in no case shall the market be located within the public right-of-way.
  - c. The Market must comply with Section 7.4 Signs. Attached signs advertising the Market, or any products for sale, must be securely attached to the sales area. Temporary Freestanding Signs and Commercial Banners, as described in Section 7.4 Signs, are not permitted.
  - d. The Market shall have approval of the City of College Station prior to location or sales.

**B. Temporary Residential Sales Offices and Model Homes**

The following regulations shall apply to the conduct of temporary residential sales offices and model homes within residential zoning districts:

1. Temporary residential sales offices and model homes may be located within a residential district as part of an on-going residential development; however, they shall only be located at the end of a residential block on the periphery of a subdivision or at the entrance to a subdivision;
2. Any temporary residential sales office or model home shall be removed or converted to a use permitted within the district when Certificates of Occupancy have been issued to 95 percent of the associated residential units or when use as a sales office or model home has ceased; and
3. Model homes for new subdivisions shall only be occupied for residential habitation after all business activities have ceased and upon sale of the home.

**Article 7. General Development Standards**

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**Article 7. General Development Standards**

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

**7.1**

**~~7.1~~ 7.2 General Provisions**

**A. Health and Environmental Safeguards**

No machine, process, or procedure shall be employed on any property in the City, in which:

1. Emission of smoke, dust, or noxious, toxic or lethal gases are detectable beyond the perimeter of the property;
2. Materials are stored or accumulated in such a way that they may be carried by rainwater in natural drainage channels beyond the limits of the property, which are noxious, toxic, radioactive, contain oil or grease, wood, cellulose fibers, hair, feathers, or plastic, or have a pH factor greater than ten or less than five;
3. Vibration is discernible beyond the property line; or
4. Noise above the ambient noise level is discernible beyond the property line.

**B. Minimum Requirements**

1. No building plot shall have lower or less stringent standards or dimensions than those prescribed for respective zones in this UDO.
2. No building permit or development approval may be issued for a lot that does not meet the minimum lot area requirements of this UDO except as provided for in Article 9, Nonconformities.
3. In the absence of public water or public sewer, no building permit shall be issued until the lot meets all applicable requirements of this UDO and the Texas Department of Health and Environmental Control. A septic system that has been approved by the Brazos County Health Department may be permitted if an exception to sewer service has been granted under Chapter 11, Section 2 of the CITY OF COLLEGE STATION CODE OF ORDINANCES, as amended.
4. Utilities using land or an unoccupied building covering less than 1,000 square feet of site area shall be exempt from minimum lot area standards.

**C. Visibility at Intersections in all Districts**

Within a departure sight triangle as defined by the latest edition of the American Association of State Highway & Transportation Officials' (AASHTO) "A Policy on Geometric Design of Highways and Streets", nothing shall be erected, placed, planted, or allowed to grow in such a manner that would obstruct the drivers' view at intersections. Sight triangles shall apply to street intersections, commercial driveways, and multifamily driveways. Obstacles prohibited include but are not limited to: fences, walls, entry signage, structures, buildings, hedges, etc. However, fences, walls, and/or hedges that do not impair vision from three feet to nine feet above the curb may be permitted with the approval of the City Engineer. Required public use facilities such as fire hydrants, traffic signage, utility structures, etc. are exempted.

**D. Required Yards (Setbacks)**

**1. Purpose and Intent**

- a. Setbacks are measured from the property line;
- b. On lots with approved rear access, the rear setback shall be measured from the nearest boundary of the access easement or alley;

**Article 7. General Development Standards**

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- c. No structure that is taller than eight feet in height and that has a roof structure that completely or partially blocks the view to the sky shall be located within the required setback area unless specifically allowed herein;
- d. No part of a yard or other open space required in connection with any building, building plot, or use for the purpose of complying with this UDO, shall be included for any other building, building plot, or use as part of a yard or open space; and
- e. Where an existing block was created by an approved plat prior to July 15, 1970, a new (infill) single-family dwelling unit shall use the adjacent lots to determine the appropriate front yard setback. The new dwelling unit shall be set no closer to the street or farther back from the street than the nearest neighboring units. Areas zoned NPO, Neighborhood Prevailing Overlay District are exempt from this requirement. Setbacks for areas zoned NCO, Neighborhood Conservation Overlay are stated in the specific rezoning ordinance for the area.

**2. Reduction for Public Purpose**

- a. When an existing setback is reduced because of a recent or pending conveyance to a federal, state, or local government for a public purpose and the remaining setback is at least 50 percent of the required minimum setback for the district in which it is located, then that remaining setback will be deemed to satisfy the minimum setback standards of this UDO.
- b. For the purposes of this subsection, such conveyance shall have occurred within one year immediately proceeding submittal for site plan approval, or be anticipated to occur within one year of site plan approval.

**3. Features Allowed Within Required Yards**

The following features may be located within a required yard but may be subject to additional regulations applied herein:

- a. Trees, shrubbery, or other landscape features, excluding gazebos or other similar structures that require a building permit;
- b. Fences and walls;
- c. Driveways;
- d. Sidewalks;
- e. Utility lines, wires, and associated structures, such as power poles;
- f. Mechanical equipment such as air conditioning units, pool pumps, and similar equipment;
- g. Uncovered ~~porch~~Porches, uncovered steps to building entrances, and uncovered patio decks;
- h. Covered ~~porch~~Porches that are open on three sides, may extend up to six feet (6'), including eaves, into any required front or side street setback;
- i. Openwork fire balconies and fire escapes may extend up to six feet into any required rear setback;
- j. Sills, belt courses, cornices, buttresses, chimneys, flues, eaves, and other architectural features may extend up to 18 inches into any required yard;
- k. Balconies or decks located more than eight feet from the ground may project up to six feet into the required front yard;
- l. Accessory structures that do not require building permits;
- m. Bus stops that offer shelter from the elements. Such shelters may be located within a front or side street yard. Shelters may be located within a public right-of-way if a Private Improvement in Public right-of-way permit has been duly issued; and
- n. Swimming pools and hot tubs without shelter.

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**E. More Than One Principal Structure on a Lot or Parcel**

- 1. In any single-family or duplex residential district, no more than one structure housing a permitted principal use may be erected on a single lot or building plot.
- 2. In all other districts, more than one structure housing a permitted principal use may be erected on a building plot. Yard and other requirements herein shall apply to the building plot.

**F. Fences / Walls**

Fences of wood, chain-link, or similar material, and less than eight feet in height, and walls of brick, stone, concrete, or similar material, and less than six feet in height, shall not be construed to be structures, nor shall they require a building permit.

**G. Building Plot**

- 1. Building plot refers to all of the land within an area defined by the Administrator that consists of one or more platted lots for a single development. Such determination shall be made at the platting stage or at the time of site plan.
- 2. In the event that two or more lots are under single ownership and the existing structure does not meet the required yard setback, both lots shall be construed as the building plot.
- 3. The Administrator shall determine the building plot using the following criteria:
  - a. Contiguous properties that consist of less than two acres and have one or fewer frontages on a street classified as a collector or higher on the current Thoroughfare Plan will be consolidated and defined as one building plot for the purposes of signage;
  - b. Contiguous properties that develop according to a common plan or design for similar or compatible uses, which singularly or in phases, is treated as such for site plan review purposes including signage; or
  - c. Contiguous properties that as determined by the Administrator need to be consolidated for ease of access, reduction of the proliferation of signage along the public right-of-way, or other public health, safety, or general welfare reasons.

**H. Height**

**1. Building Height**

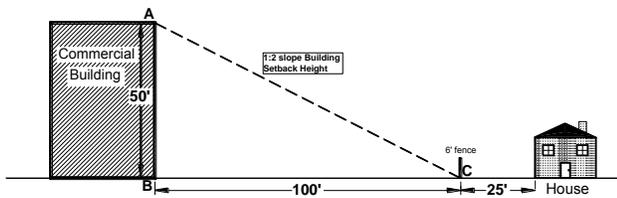
Building height refers to the vertical distance measured from the finished grade, or the base flood elevation where applicable, and the following points:

- a. The average height level between the eaves and ridge line of a gable, hip, or gambrel roof; the highest point of a mansard roof; or the highest point of the coping of a flat roof.
- b. ~~The highest point of a mansard roof; or~~
- c. ~~The highest point of the coping of a flat roof.~~

**2. Single Family Protection**

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

b.



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No additional multi-family or non-residential structures shall penetrate an imaginary line, illustrated by the inclined plane in the graphic above, connecting points A and C.

- c. Calculation of the height limits shall be to the highest point of the structure. Equipment such as satellite dishes and heating and air conditioning units may be installed on top of buildings provided that they are screened from horizontal view and included in the height limitations.
- d. Unless otherwise stated in this UDO, the height limitations herein shall not apply to any of the following:
  - 1) Utility structures such as elevated water storage tanks and electrical transmission lines;
  - 2) Architectural elements such as flagpoles, belfries, cupolas, spires, domes, monuments, chimneys, bulkheads, elevators, or chimney flues; or any other similar structure extending above the roof of any building where such structure does not occupy more than 33 percent of the area of the roof; or
  - 3) Residential radio/television receiving antennas.

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e. In addition to the height limitations recited in this subsection, the following height limitations apply in SC Suburban Commercial zoning:

- 1) No building may exceed two stories;
- 2) Maximum eve height is 24 feet;
- 3) Maximum overall height to peak of roof is 35 feet;
- 4) Any structure with an eve height over 15 feet will be constructed to resemble a two-story façade;
- 5) Buildings located closest to single-family land use or zoning are limited to one-story in height with an eve maximum of 12 feet;
- 6) An eve maximum of 14 feet in height is permitted when mechanical equipment is housing within a mezzanine; and,
- 3) Single-family protection applies to all two-story structures within 50 feet of single-family property line. or n evey may be increased to mechanical.

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**I. Public Address Systems**

Public Address Systems shall not be audible to an adjacent residential use.

**7-27.3 Off-Street Parking Standards**

**A. Purpose**

The purpose of this Section is to establish the guidelines for off-street parking areas consistent with the proposed land use to:

- 1. Eliminate the occurrence of non-resident on-street parking in adjoining neighborhoods;
- 2. Avoid the traffic congestion and public safety hazards caused by a failure to provide such parking areas; and
- 3. Expedite the movement of traffic on public thoroughfares in a safe manner, thus increasing the carrying capacity of the streets and reducing the amount of land required for streets, thereby lowering the cost to both the property owner and the City.

**B. Off-Street Parking Spaces Required**

- 1. In all districts, for all uses, at the time any building or structure is erected, enlarged, or increased in capacity, or at any time any other use is established, there shall be off-street parking spaces provided for motor vehicles in accordance with the requirements specified herein.
- 2. Where off-street parking facilities are provided in excess of the minimum amounts

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specified by this Section, or when off-street parking facilities are provided but not required, said off-street parking facilities shall comply with the minimum requirements for parking and maneuvering space as specified in this Section.

**3.** It shall be unlawful to discontinue or dispense with, or cause the discontinuance or reduction of, the required parking facilities apart from the discontinuance of the building, use, or structure without establishing alternative off-street parking facilities that meet these requirements.

**C. Dimensions and Access**

This Section applies to any development or redevelopment of uses other than single-family residential, duplexes, or townhouses unless otherwise noted.

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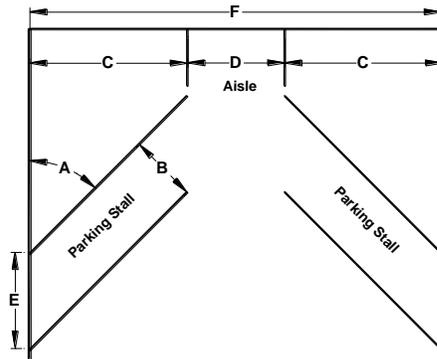
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1. Each off-street parking space for automobiles shall have an area of not less than nine by twenty feet (9' x 20') and each stall shall be striped. This standard shall apply for off-street parking for all uses including single-family residential, duplexes, and townhouses. Single-family residential and townhouses are not required to stripe parking spaces.
2. An 18-foot paved space (90 degree only) may be utilized where the space abuts a landscaped island with a minimum depth of four feet (4'). An 18-foot space may also be used when adjacent to a sidewalk provided that the minimum width of the sidewalk is six feet.
3. Each parking space intended for use by the handicapped shall be designed in accordance with the standards of the Texas Architectural Barriers Act (TABAA) administered by the Texas Department of License and Regulation.
4. Each parking space and the maneuvering area thereto shall be located entirely within the boundaries of the building plot except where shared parking is approved by the City.
5. All parking spaces, aisles, and modules shall meet the minimum requirements, as shown in the following table. All dimensions are measured from wall to wall.

**PARKING SPACE AND AISLE DIMENSIONS**

A Angle (degrees)	B Width of stall	C Depth of stall 90° to aisle	D Width of aisle		E Width of stall parallel to aisle	F Module width	
			One way	Two way		One way	Two way
0	22 feet	10 feet	12.0 feet	20.0 feet	22.0 feet	22.0 feet	40.0 feet
45	9 feet	21.1 feet	12.0 feet	20.0 feet	12.7 feet	54.2 feet	62.2 feet
60	9 feet	22.3 feet	15.0 feet	22.0 feet	10.4 feet	59.6 feet	66.3 feet
90	9 feet	20.0 feet	23.0 feet	23.0 feet	9.0 feet	63.0 feet	63.0 feet



6. The width of an alley may be assumed to be a portion of the maneuvering space requirement for off-street parking facilities located adjacent to a public alley. This standard shall apply for off-street parking for all uses including single-family residential, duplexes, and townhouses.
7. Parking lots located within fifteen feet (15') of a public right-of-way shall have a maximum of seven (7) contiguous spaces separated by an eighteen- by twenty-foot

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(18' x 20') landscaped island.

**8.** All parking lots and drive aisles shall be setback a minimum of six feet (6') from any public right-of-way.

**a.** In BP Business Park and BPI Business Park Industrial districts all parking located at the periphery of the development shall be setback a minimum of thirty feet (30') from any public right-of-way or public way.

**7.**

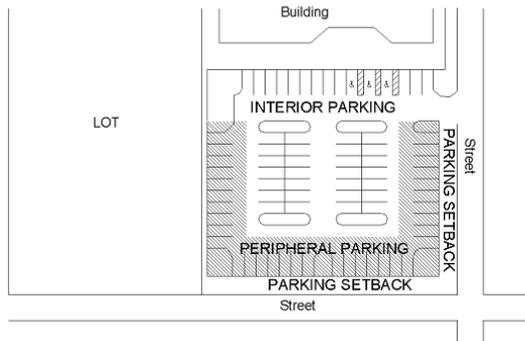
~~8-9.~~ Parking is discouraged along entrance drives and should be limited on major circulation aisles of large developments and major retail centers.

**10.** The Design Review Board may waive parking lot dimension requirements in the Northgate and Wolf Pen Creek districts if the development meets the goals of the master plan for the respective district.

~~9.~~

**D. End Islands**

**1.** A raised island, encompassing not less than 180 square feet in area, shall be located at both ends of every interior and peripheral parking row, regardless of the length of the row. End islands may have sidewalks through them. Examples of interior and peripheral parking are shown in the figure below.



**2.** All end islands must be raised at least six inches and curbed, with the majority of the area of each island planted or treated with enhanced paving. The soil within the planted area shall not be compacted or stabilized and shall be contiguous with the soil at the natural grade.

**E. Interior Islands**

**1.** All interior islands shall be evenly distributed throughout the interior of the parking area.

**2.** For every fifteen (15) interior parking spaces, 180 square feet of landscaping must be provided somewhere in the interior rows of the parking lot. Interior island areas may be grouped and configured as desired provided that circulation aisles remain clear and the minimum island area is not less than 180 square feet. Interior islands may have sidewalks through them.

**3.** End island areas that exceed the minimum required may be counted toward the interior parking island requirement.

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4. All interior islands must be raised at least six inches and curbed, with the majority of the area of each island planted or treated with enhanced paving. The soil within the planted area shall not be compacted or stabilized and shall be contiguous with the soil at the natural grade.

**F. Requirements Apply to All Parking Areas**

Every parcel of land hereafter used as a public parking area, excluding overflow parking for churches, including commercial parking lots, and parcels used for open-air sales lots shall be developed and maintained in accordance with the requirements in this Section and as described in the CITY OF COLLEGE STATION SITE DESIGN STANDARDS.

**G. Surfacing**

**1. General**

All surfacing of off-street parking areas shall be constructed of either asphalt or concrete as described in the CITY OF COLLEGE STATION SITE DESIGN STANDARDS. Alternatives to the standards may be approved by the Administrator if it is demonstrated that the materials and design are equal or superior to the requirements in the STANDARDS. All off-street parking areas shall be graded to drain and maintained so as to dispose of surface water accumulated within the area. Parking spaces shall be so arranged and marked so as to provide for orderly and safe parking of vehicles.

**2. Non-Public, All-Weather Drive Surfaces**

Temporary or permanent drive surfaces that are required for emergency access or turnaround for emergency vehicles must be constructed to function under all weather conditions. To accommodate a project during construction, phasing, or permanent installation, drive surfaces that do not meet the requirements for permanent pavement surfaces may be allowed at the discretion of the Administrator for the specific conditions stated below:

**a. Temporary All-Weather Surface (During Construction)**

A structure under construction must be accessible by an all-weather drive surface as specified in the CITY OF COLLEGE STATION SITE DESIGN STANDARDS. This temporary all-weather surface must be reworked or replaced to meet the permanent pavement standard as described in the CITY OF COLLEGE STATION SITE DESIGN STANDARDS prior to issuance of a Certificate of Occupancy;

**b. Semi-Permanent All-Weather Surface (During Phasing)**

In cases during phasing of a large project, emergency access and turnarounds often must be added as a temporary measure until additional phases are constructed. These emergency access areas may consist of permanent pavement surface as specified in the CITY OF COLLEGE STATION SITE DESIGN STANDARDS. When the additional phase is constructed, these areas must be removed or reworked to meet the permanent pavement standards as described in the CITY OF COLLEGE STATION SITE DESIGN STANDARDS;

**c. Permanent Surfaces**

**1) All-Weather Surface (Permanent)**

In some development scenarios, an emergency access or turnaround must be constructed to meet emergency access purposes and is not required for public traffic, service vehicles or sanitation vehicles. In these cases, the area required for emergency access only may consist of permanent pavement surface as specified in the CITY OF COLLEGE STATION SITE DESIGN STANDARDS.

**2) Permeable Surface**

- (a) The use of porous materials (such as permeable concrete and pavers) to mitigate storm water sheeting and pooling of water may be used in off-street parking areas if the material meets vehicular loading standards and is approved by the Administrator.
- (b) Fire lanes may also be constructed of porous materials such as

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permeable concrete and pavers to mitigate storm water sheeting and pooling of water, so long as it is demonstrated that the permeable surface can obtain sufficient load and compaction ratings for its application as approved by the City of College Station Fire and Sanitation Departments.

- (c) Permeable surfaces approved as provided above shall be maintained in accordance with industry standards and to achieve mitigation of storm water sheeting and pooling of water. Failure to maintain permeable surfaces as required herein, shall constitute a violation of the Section of the UDO for which penalty provisions may be involved.

**H. Curbing Required**

**1. General**

The perimeter of all paved surfaces shall be curbed as described in the CITY OF COLLEGE STATION SITE DESIGN STANDARDS. Alternatives to the standards may be approved by the Administrator if it is demonstrated that the materials and design are equal or superior to the requirements in the STANDARDS.

**2. Temporary Curbing**

A temporary curb may be permitted in lieu of the minimum standard stated in the CITY OF COLLEGE STATION SITE DESIGN STANDARDS, at the discretion of the Administrator, when a project is phased in such a way that a permanent, monolithic curb may preclude development of future phases or limit access to a recorded private or public access easement adjoining properties. Wheel stops shall not be permitted as a temporary curbing. Temporary curbing must have the appearance of permanent curbing and shall be temporarily attached to the pavement surfacing below and meet the minimum standards for dowelled-in curbs as described in the CITY OF COLLEGE STATION SITE DESIGN STANDARDS.

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

In computing the number of parking spaces required, the following rules shall govern:

- 1. Parking requirements based on square footage shall be based upon the gross floor area, unless otherwise stated. Service areas such as mechanical rooms, restrooms, and closets shall be included in the calculation of "gross floor area" for determining required parking spaces;
- 2. Where fractional spaces result in computing required parking spaces, the required number of spaces must be increased to the nearest whole number;
- 3. The parking space requirements for a use not specifically listed shall be the same as those for the most similar to the proposed use, as determined by the Administrator;
- 4. Whenever a building or use constructed or established after the effective date of this UDO is changed or enlarged in floor area, number of employees, number of dwelling units, seating capacity, or otherwise, parking requirements shall be met on the basis of the enlargement or change. Whenever a building or use existing prior to the effective date of this UDO is enlarged, the enlarged building or increased use shall then and thereafter comply with the parking requirements set forth herein;
- 5. In the case of mixed uses, the parking spaces required shall equal the sum of the requirements of the various uses computed separately. This includes the parking requirements for uses such as private schools, day care centers, soup kitchens, and computer centers located on property used for religious worship;
- 6. Where requirements are established on the basis of the number of seats, such requirements shall be based on the seating capacity as determined by the Building Official;
- 7. Where a manufacturing/industrial use has more than one working shift of employees, parking shall be provided to accommodate overlap requirements during transition periods;

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8. When the developer of a large-scale development can demonstrate that such development will require fewer parking spaces than required by the standards of this Section, the Administrator may permit a reduction in the number of required parking spaces for the development. Such a reduction in parking spaces shall be justified through the development of a parking study prepared by a professional engineer or transportation planner and submitted to the Administrator. The balance of the land necessary to meet these requirements shall be held in reserve as an undeveloped area, to meet any future needs generated by an expansion of the business, a change in land use, or underestimated parking demand;
  
9. The Design Review Board may waive parking space requirements in the Northgate and Wolf Pen Creek districts if the development meets the goals of the master plan for the respective district.

**MINIMUM OFF-STREET PARKING REQUIREMENTS**

Use	Unit	Spaces / Unit	Plus Spaces For:
Airport	As determined by the Administrator		
Banks	250 s.f.	1.0	
Bowling Alley	As determined by the Administrator		
Bus Depot	As determined by the Administrator		
Car Wash (Self-Serve)	Wash Bay	1.0	1.0 space per vacuum bay
Church	Seat	0.33*	
Convalescent Home / Hospital	Bed	0.5	
Duplex Dwelling: 1 & 2 Bedroom	DU	2.0	
3 Bedroom	DU	3.0	
Dormitory	Bed	0.75	
Day Care Center	250 s.f.	1.0	
Fraternal Lodge	75 s.f.	1.0	
Fraternity / Sorority House	Person	1.0	1/30 s.f. meeting room
Freight Station	As determined by the Administrator		
Funeral Parlor	Seat	0.33	
Furniture Sales, Freestanding	350 s.f.	1.0	
Golf Driving Range	Tee Station	1.0	
Health Club / Sports Facility	As determined by the Administrator		
Gasoline and Fuel Service	300 s.f.	1.0	
Group Housing	BR	2.0	As determined by the Administrator
Health Studio	150 s.f.	1.0	
Hospital	As determined by the Administrator		
Hotel/Motel	DU	1.0	1/200 s.f. meeting room
HUD-Code Manu. Home	DU	2.0	
Laundry	150 s.f.	1.0	
Motor Vehicle Sales / Service			
Office / Sales Area	250 s.f.	1.0	
Service Area	200 s.f.	1.0	
Medical or Dental Clinic < 20,000 s.f.	200 s.f.	1.0	
Multi-family Dwelling:	1 Bedroom	BR	1.5
	2 Bedroom	BR	1.5
(ea. BR<130 s.f.)	2 Bedroom	BR	1.25
	3 Bedroom	BR	1.0

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Use	Unit	Spaces / Unit	Plus Spaces For:
Night Club	50 s.f.	1.0	
Office Building	250 s.f.	1.0	
Personal Service Shop	250 s.f.	1.0	
Priv. School or Comm. Studio	100 s.f.	1.0	
Retail Sales & Service:	<del>E-1GC, SC, C-3</del> 250 s.f.	1.0	
	<del>E-2CI</del> 350 s.f.	1.0	
	<del>C-3</del> 250 s.f.	1.0	
Restaurant (w/o drive-through)	65 s.f.	1.0	
	(w/drive-through) 100 s.f.	1.0	
Rooming/Boarding House	Person	1.0	
Sales Display	250 s.f.	1.0	
Single-family Dwelling	DU	2.0	
Shopping Center**:	<del>E-1GC, SC, C-3</del> 250 s.f.	1.0	
	<del>E-2CI</del> 350 s.f.	1.0	
	<del>C-3</del> 250 s.f.	1.0	
Townhouse	DU	2.0	
Theater	Seat	0.25	
Truck Terminal	As determined by the Administrator		
Veterinary Clinic	300 s.f.	1.0	
Warehouse	1000 s.f.	1.0	

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

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

\*\* No more than 25% of any shopping center square footage shall be utilized for intense uses (uses that, individually, have a parking requirement greater than 1:250 in ~~E-1GC, SC, or C-3~~ and 1:350 in ~~E-2CI~~) unless additional parking is provided in accordance with the above requirements for that square footage of such uses in excess of 25%.

**J. Drive-Through Facility Queuing Requirements**

**1. Minimum Number of Spaces**

Drive-through queuing spaces shall be provided as indicated in the following table:

Minimum Off-Street Queuing Requirements		
Activity Type	Minimum Spaces	Measure From
Automated Teller Machine	3	Teller
Bank Teller Lane	4	Teller or Window
Car Wash Stall, Automatic	4	Service Position
Car Wash Stall, Self-Service	3	Service Position
Dry cleaning or Laundry	2	Window
Oil-Change Station	3	Service Position
Photo Lab	4	Pick-Up Window
Restaurant Drive-Through	4	Order Box
Restaurant Drive-Through	3	Order Box to Pick-Up Window
Other	As determined by the Administrator	

**2. Design and Layout**

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Queuing spaces or queuing areas shall be designed in accordance with the following criteria.

- a. Queue spaces or queuing areas may not interfere with parking spaces, parking aisles, loading areas, internal circulation or driveway access.
- b. Each queue space shall consist of a rectangular area not less than ten feet (10') wide and eighteen and one half feet (18.5') long with a vertical clearance as specified in the building code.
- c. Queue spaces are not interchangeable with parking spaces except for the following uses where the space providing services may count toward the parking requirement: bank teller, car wash, and oil-change station.
- d. A twelve foot (12') by-pass lane may be required adjacent to queue lines to allow vehicles an opportunity to circumvent the drive-through activity and exit the site.
- e. Queue areas and drive-through facilities shall be clearly identified with the appropriate signing and marking.
- f. Spaces within a car-wash facility or drive-through oil-change station may be counted toward the queuing requirement.

**K. Alternative Parking Plans**

**1. Scope**

An Alternative Parking Plan represents a proposal to meet vehicle parking and transportation access needs by means other than providing parking spaces on-site in accordance with the ratios established in Section 7.2.H, Number of Off-Street Parking Spaces Required.

**2. Applicability**

Applicants who wish to provide fewer or more off-street parking spaces than allowed above shall be required to secure approval of an Alternative Parking Plan, in accordance with the standards of this Section. The Administrator may require that an Alternative Parking Plan be submitted in cases where the Administrator deems the listed standard to be inappropriate based on the unique nature of the use or in cases where the applicable standard is unclear.

**3. Contents**

Alternative Parking Plans shall be submitted in a form established by the Administrator and made available to the public. At a minimum, such plans shall detail the type of alternative proposed and the rationale for such a proposal.

**4. Review and Approval Procedure**

The Administrator shall be authorized to approve Alternative Parking Plans. Appeals of the Administrator's decision may be made to the Planning and Zoning Commission.

**5. Recording**

An attested copy of an approved Alternative Parking Plan shall be submitted to the County Clerk's office for recordation on forms made available in the Department of Development Services. Proof of recordation of the agreement shall be presented to the Administrator prior to issuance of a Building Permit. An approved Alternative Parking Plan may be amended by the Administrator.

**6. Eligible Alternatives**

A number of specific parking and access alternatives are described below. The Administrator shall, however, be authorized to consider and approve any alternative to providing off-street parking spaces on the site of the subject development if the applicant demonstrates that the proposed plan shall result in a better situation with respect to surrounding neighborhoods, city-wide traffic circulation, and urban design than would strict compliance with otherwise applicable off-street parking standards.

**a. Shared Parking**

The Administrator may authorize a reduction in the number of required off-street parking spaces for multiple-use developments or for uses that are located near

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**Article 7. General Development Standards**

Section 7.2 Off-Street Parking Standards

one another and that have different peak parking demands or different operating hours. Shared parking shall be subject to the following standards:

**1) Location**

Shared off-street parking spaces shall be located no farther than 250 feet from the building site. The Administrator may waive this distance limitation, if adequate assurances are offered that van or shuttle service shall be operated between the shared lot and the principal use;

**2) Zoning Classification**

Shared-parking areas shall be considered accessory uses of principal uses that the parking spaces are intended to serve. Shared parking areas shall require the same or a more intensive zoning classification than that required for the most intensive of the uses served by the shared parking area;

**3) Required Study and Analysis**

The applicant shall submit a shared parking analysis to the Administrator that clearly demonstrates the feasibility of shared parking. The study shall be provided in a form established by the Administrator and made available to the public. It shall address, at a minimum, the size and type of the proposed development, the composition of tenants, the anticipated rate of parking turnover, and the anticipated peak parking and traffic loads for all uses that shall be sharing off-street parking spaces. The Administrator shall have the authority to require a revised study and analysis should conditions change that may result in a change in site parking conditions;

**4) Shared Parking Agreement**

A shared parking plan shall be enforced through written agreement among the owners of record. An attested copy of the agreement shall be submitted to the County Clerk's office for recordation on forms made available in the Department of Development Services. Proof of recordation of the agreement shall be presented to the Administrator prior to issuance of a Building Permit. A shared parking agreement may be revoked by the parties to the agreement only if off-street parking is provided pursuant to this Section, or if an Alternative Parking Plan is approved by the Administrator;

**5) Revocation**

Failure to comply with the shared parking provisions of this Section shall constitute a violation of this UDO and shall specifically be cause for revocation of a Certificate of Occupancy or Building Permit.

**b. Off-Site Parking**

The Administrator may permit all or a portion of the required off-street parking spaces to be located on a remote and separate lot from the lot on which the principal use is located, subject to the standards of this Section.

**1) Location**

No off-site parking space shall be located more than 250 feet from the building site. The Administrator may waive this distance limitation if adequate assurances are offered that van or shuttle service shall be operated between the shared lot and the principal use;

**2) Zoning Classification**

Off-site parking areas shall be considered accessory uses of principal uses that the parking spaces are intended to serve. Off-site parking areas shall require the same or a more intensive zoning classification than that required for the use served;

**3) Off-Site Parking Agreement**

In the event that an off-site parking area is not under the same ownership as the principal use served, a written agreement among the owners of record shall be required. An attested copy of the agreement between the owners of record shall be submitted to the County Clerk's Office for

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**Article 7. General Development Standards**

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recording on forms made available in the office of the Administrator. Proof of recording of the agreement shall be presented to the Administrator prior to issuance of a Building Permit. An off-site parking agreement may be revoked by the parties to the agreement only if off-street parking is provided on-site pursuant to Section 7.2, Off-Street Parking Standards or if an Alternative Access and Parking Plan is approved by the Administrator.

**c. Bicycle Parking**

The Administrator may authorize a reduction in the number of required off-street parking spaces for developments or uses that make special provisions to accommodate bicyclists. Examples of accommodations include bicycle lockers, employee shower facilities, and dressing areas for employees.

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**7-37.4 Access Management and Circulation**

**A. Location of Existing and Planned Multi-Modal Routes**

Any proposed development shall take into account the location of existing and planned multi-modal routes (i.e., bikeways, pedestrian ways, and transit routes) and provide pedestrian and/or vehicular connections to the route(s) within or adjacent to the development.

**B. Easements**

**1. Street Access**

No use shall be permitted to take direct access to a street except as allowed in this Section.

**a. Local Streets**

All residential uses may take direct access to local streets. Nonresidential uses shall not take direct access to local streets, provided that any lot located within a nonresidential subdivision or any parcel adjacent to a street within a nonresidential subdivision may take direct access to the local street internal to the subdivision, and provided that any corner lot abutting a local street and an arterial or collector street or freeway may take access to the local street if such access is required by the high way governmental authority having jurisdiction.

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**b. Minor Collector Streets**

No single-family dwelling, townhouse, or duplex shall take direct access to minor collector streets except when permitted by the Subdivision Regulations.

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**c. Major Collector Streets**

No single-family dwelling, townhouse, or duplex shall take direct access to major collector streets.

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**d. Arterial Streets**

No single-family dwelling, townhouse, or duplex shall take direct access to arterial streets.

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**e. Shared Driveways**

The Development Engineer may require a shared driveway at the time of platting, development, or redevelopment of the affected lots.

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**2. Cross-Access Easements**

**a.** If a parcel is to be developed for any nonresidential land use, a cross-access easement shall be provided by the property owner to adjoining properties that front on the same street and that are, or may be, developed as nonresidential land uses.

**b.** Cross-access easements shall be situated parallel to the street right-of-way line abutting both parcels. The property owner shall maintain access easements.

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- c. The property owner shall provide appropriate documentation of a good faith effort to extend the access easement through all immediately abutting properties. If such an effort fails, the portion of the easement on the subject site shall be developed and designed to ensure future connection to the neighboring properties.
- d. Where a cross-access easement is granted, no permanent structures or parking that would interfere with the proposed access shall be permitted in the easement. Some improvements such as medians and parking islands may be constructed within an access easement if it has been demonstrated that adequate circulation and cross access has been accomplished, and that all applicable standards of this UDO have been met.
- e. The Development Engineer may waive the requirement for an easement of access required above in those cases where unusual topography or site conditions would render such an easement of no useable benefit to adjoining properties.
- f. The Development Engineer may approve the vacation of an easement of access in those cases where adjoining parcels are subsequently developed with a residential use.

**C. Driveway Access Location and Design**

**1. General**

- a. It shall be unlawful for any person to cut, break, or remove any curb or install a driveway along a street except as herein authorized. Openings in the curb may be approved by the Development Engineer for the purposes of drainage.
- b. It shall be unlawful for any person to construct, alter, extend, permit, or cause to be constructed, altered, or extended any driveway approach which can be used only as a parking space or area between the curb and private property.
- c. This Section shall be deemed to be supplemental to other Sections regulating the use of public property, and in case of conflict, this Section shall govern.
- d. Adequate sight distance shall be provided for a passenger motor vehicle making a left or right turn exiting from a driveway. This determination shall be made by the Development Engineer.
- e. The specifications and guidelines set forth in this UDO are to be applied to driveways providing access to commercial and multi-family developments. Single-family and duplex residential driveways are excluded from this policy unless otherwise indicated.
- f. As determined by the Development Engineer, engineering judgment shall override the required dimensions set forth in this Section if warranted by specific traffic conditions.

**2. Location of Driveway Access**

- a. In making a determination as to the location of driveway access, the Development Engineer shall consider:
  - 1) The characteristics of the proposed use;
  - 2) The existing traffic flow conditions and the future traffic demand anticipated on the development and the adjacent street system;
  - 3) The location of the property;
  - 4) The size of the property;
  - 5) The orientation of structures on the site;
  - 6) The number of driveways needed to accommodate anticipated traffic;
  - 7) The number and location of driveways on existing adjacent and opposite properties;
  - 8) The location and carrying capacity of intersections;
  - 9) The proper geometric design of driveways;

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**Article 7. General Development Standards**

Section 7.3 Access Management and Circulation

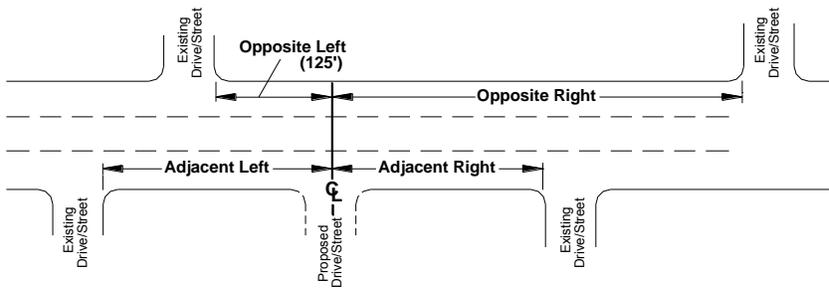
- 10) The spacing between opposite and adjacent driveways;
  - 11) The internal circulation between driveways; and
  - 12) The speed of the adjacent roadway.
- b. Driveway access to arterials shall not be permitted for parking or loading areas that require backing maneuvers in a public street right-of-way. Driveway access to collector streets for commercial or multi-family developments shall not be permitted for parking or loading areas that require backing maneuvers in a public street right-of-way.
  - c. One curb cut shall be allowed for access to single-family and duplex residential tracts. Alternative access configurations, including circle driveways, may be allowed upon approval by the Development Engineer.
  - d. For corner residential lots, side access driveways shall be subject to rear building setback requirements.
  - e. No cuts through a left-turn reservoir of a median shall be permitted in order to provide for left-turn movements to driveway approaches.
  - f. Driveways in right-turn lane transition areas shall not be permitted. The right-turn lane transition area is defined as the taper and deceleration/acceleration length.
  - g. When a commercial or multi-family development abuts more than one public street, access to each abutting street may be allowed only if the following criteria are met:
    - 1) It is demonstrated that such access is required to adequately serve driveway volumes and will not be detrimental or unsafe to traffic operations on public streets. The Development Engineer may require the submittal of a traffic study that demonstrates that such access is required.
    - 2) The minimum requirements for corner clearance for commercial or multi-family driveways are met.

**3. Spacing of Driveway Access**

- a. Application of the driveway access location and design standards requires identification of the functional classification of the street on which access is requested and then applying the appropriate spacing requirements. The City of College Station streets are classified as follows and defined in Article 11, Definitions:
  - 1) Major Arterial;
  - 2) Minor Arterial;
  - 3) Collector; and
  - 4) Local Street.
- b. Major arterial, minor arterial, and collector streets in the City of College Station are indicated on the Thoroughfare and Transportation Improvement Plan. The functional classification of any street in the City not indicated as an arterial or collector street on this plan shall be determined using the functional street classification defined by the most recent edition of the AASHTO, *A Policy on Geometric Design of Highways and Streets*.
- c. Driveway access spacing shall be measured from the centerline of the proposed driveway pavement to the nearest edge of the roadway of the adjacent or opposite driveway or street as indicated in the illustration below.

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**Article 7. General Development Standards**  
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- d. A minimum of 125 feet shall be required for opposite left driveways for all street classifications.
- e. If the centerline of an opposite drive is less than 15 feet from the centerline of the proposed drive, the drives form an intersection and the minimum spacing requirements shall apply for the closest drive.
- f. **Spacing of Adjacent Driveways**
  - 1) Adjacent drives shall be located no closer than the spacing requirement in the table below. The Development Engineer or his/her designee may allow adjacent driveway spacing less than the spacing requirement below if it is determined that favorable conditions exist under peak traffic conditions.
  - 2) On divided streets with raised or depressed medians, it is the City's policy to align other streets, alleys, private roads, and driveways on either side of the median openings. Therefore, when locating such an intersection, it shall be assumed that this type of intersection will exist at median openings and other intersections between median openings should be spaced accordingly. The Development Engineer may waive this requirement if an existing condition precludes access at a median opening.
  - 3) Residential alleys may be allowed on major collectors, minor collectors, and local streets at spacings less than those shown in the table below with the approval of the Development Engineer.

Adjacent Driveways	
Street Classification	Spacing (feet)
Major Arterial	350
Minor Arterial	300
Major Collector	235
Minor Collector and Local Street*	175

\* This standard does not apply to single-family residential, duplexes, or townhomes.

- g. **Spacing of Opposite Right Driveways**
  - 1) Opposite right driveways shall be located no closer than the standard requirements of the table below. The Development Engineer may allow opposite right spacing below the standard spacing requirement if it is determined that favorable conditions exist under peak traffic conditions.
  - 2) Additional opposite right spacing over and above that set forth in the table below may be required if it is determined by the Development Engineer that there is insufficient left turn queue storage or weave maneuver area between the opposite right and proposed driveway. This determination shall be made under peak traffic conditions.

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- 3) On roadways that include raised or depressed medians prohibiting left-turning movements, this standard shall not apply.
- 4) Residential alleys may be allowed on major collectors, minor collectors, and local streets at spacings less than those shown in the table below with the approval of the Development Engineer.

Opposite Right Driveways	
Street Classification	Spacing (feet)
Major Arterial	400
Minor Arterial	350
Major Collector	300
Minor Collector and Local Street*	175

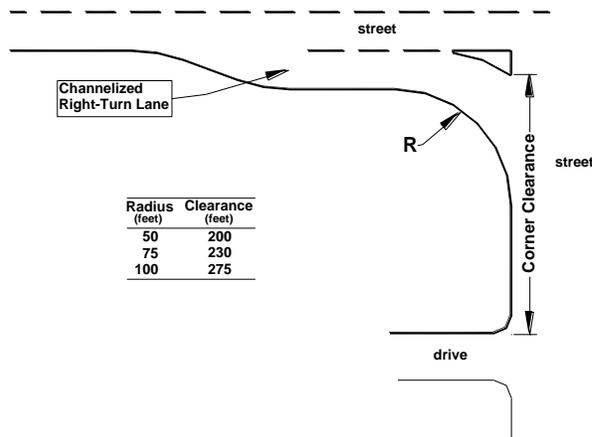
\* This standard does not apply to single-family residential, duplexes, or townhomes.

**4. Freeway Frontage Road Access and Location Requirements**

- a. Driveways shall be located in accordance with the most recent version of the *Access Management Manual*, as administered by the Texas Department of Transportation (TXDOT).
- b. These guidelines apply to existing and planned interchanges.
- c. In addition to ramp spacing, driveways on frontage roads under the jurisdiction of the Texas Department of Transportation shall also meet the other requirements of this Section as major arterial streets.

**5. Corner Clearance**

- a. No residential driveway approach shall be constructed within the site distance triangle detailed in Section 7.1.C, Visibility at Intersections in all zoning districts.
- b. At intersections of arterials with channelized right turn lanes with yield control, a corner clearance distance in accordance with those set forth in the illustration below shall be required for the first downstream driveway when adjacent spacing requirements cannot be met due to lack of frontage and all means to acquire shared-access drives or cross-access easements have been exhausted. This distance shall be measured from the channelized median to the nearest edge of the proposed driveway as indicated in the illustration.



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- c. When the requirements of the previous two tables cannot be met due to lack of frontage and all means to acquire shared-access driveways or cross-access easements have been exhausted, no commercial driveway approach may be located closer to the corner than 75 feet on collector streets, 100 feet on minor arterials, and 120 feet for major arterials. This measurement shall be taken from the intersection of property lines at the corner. When these requirements cannot be met due to lack of frontage, the driveway may be located such that the radius will begin at the farthest property line.

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#### 6. Shared Access

- a. A joint private access easement may be required between adjacent lots fronting on arterial and collector streets in order to minimize the total number of access points along those streets and to facilitate traffic flow between lots. The location and dimensions of said easement shall be determined by the Development Engineer.
- b. A private cross-access easement may be required across any lot fronting on an arterial or collector street in order to minimize the number of access points and facilitate access between and across individual lots. The location and dimension of said easement shall be determined by the Development Engineer.

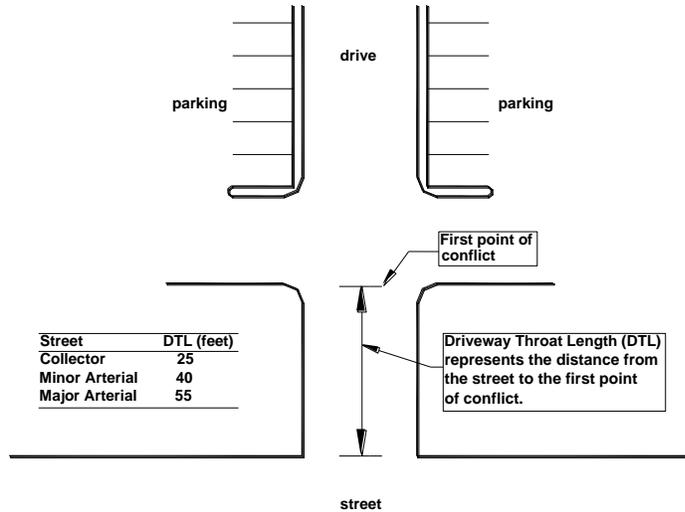
#### 7. Geometric Design of Driveway Access

- a. All driveways shall meet the City of College Station's Standard Specifications for Street Construction.
- b. Curb cuts for driveways shall not be permitted in the curb return of an intersection.
- c. The curb return radii for driveways intersecting at right angles with the roadway and without a deceleration lane shall be as follows:
  - 1) Curb return radii for residential (single-family, townhouse, and duplex) driveways shall be between three feet and ten feet (3'-10'). Flare type residential driveways must also adhere to these dimensional criteria.
  - 2) Curb return radii for commercial and multi-family driveways shall vary between twenty-five feet and thirty feet (25'-30'). When special traffic conditions exist, the Administrator may require larger curb return radii up to 50 feet (50').
  - 3) Curb return radii for driveway types not included in 1) or 2) above shall be determined by the Administrator.
- d. The maximum width of residential driveway approach, measured at the property line, shall not exceed twenty-five feet (25') in width, while the minimum width shall not be less than twelve feet (12').
- e. The maximum width of commercial and multi-family driveway approaches for two-way operation shall not exceed thirty-six feet (36'), except that the Administrator may issue permits for driveway approaches greater than thirty-six feet (36') in width on major streets to handle special traffic conditions. The minimum width of commercial and multi-family driveway approaches for two-way operation shall be not less than twenty-four feet (24').
- f. The combination of two driveways for residential circular drives shall not exceed twenty-five feet (25').
- g. The angle of driveway approach shall be approximately 90 degrees for two-way drives and between 45 degrees and 90 degrees for one-way drives.
- h. A minimum driveway throat length shall be required to allow traffic entering the site to be stored on site, avoiding a queue of traffic onto the adjacent roadway causing delays to the through traffic stream. The driveway throat length shall be defined as the distance from the street to the first point of conflict in the driveway. Minimum driveway throat depths are provided in the figure below. For more

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intense uses (i.e., retail shopping center) a minimum throat depth of 130 feet will be required.



- i. Gated residential communities shall use the City of College Station Subdivision Regulations Section 8.W.3, Geometric Design Guidelines as a guideline for throat depth and entry designs.
- j. For the benefit of traffic safety and flow on collector and arterial streets, access points may be required to be designed to prohibit certain types of turning movements. Driveways not meeting the standard opposite and adjacent spacing guidelines may be designed for limited access by the addition of a median to the driveway.
- k. For the benefit of traffic safety and flow on collector and arterial streets, auxiliary lanes may be required at driveways where high turning volumes are expected.
- l. A right-turn deceleration lane with storage length plus taper may be required for any access with a projected peak hour right-turn ingress turning volume greater than 50 vehicles per hour (vph). If the posted speed is greater than 40 mph, a right-turn deceleration lane and taper may be required for any access with a projected peak hour ingress turning volume greater than 25 vph.
- m. Driveways shall be constructed as to avoid altering the drainage patterns of the street and adjoining property.
- n. Driveways shall be constructed to provide a crossing path within the right-of-way that meets the minimum Texas Accessibility Standards.
- o. A right-turn acceleration lane with taper may be required for any access with a projected peak hour right-turning volume greater than 50 vph when the posted speed on the roadway is greater than 40 mph. Design of right-turn deceleration lanes shall be in accordance with the AASHTO Green Book on auxiliary lanes.

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- p. The spacing requirements for driveways not meeting the specifications in Section 7.3.C.3, Spacing of Driveways, may be lessened or waived if auxiliary lanes are used.
- q. Access points on arterial and collector streets may be required to be signalized in order to provide safe and efficient traffic flow. A development may be responsible for all or part of any right-of-way dedication, design, hardware, or construction costs of a traffic signal if it is determined that the signal is necessitated by the traffic generated from the development. The procedures for signal installation and the percent of financial participation required of the development in the installation of the signal shall be in accordance with criteria set forth in the City's Traffic Signal Policy.Signs.

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**7-47.5 Signs**

**A. Purpose**

The purpose of this Section is to establish clear and unambiguous regulations pertaining to signs in the City of College Station and to promote an attractive community, foster traffic safety, and enhance the effective communication and exchange of ideas and commercial information.

**B. Applicability**

The City Council recognizes that signs are necessary for visual communication for public convenience, and that businesses and other activities have the right to identify themselves by using signs that are incidental to the use on the premises where the signs are located. The Council herein seeks to provide a reasonable balance between the right of a person to identify his or her business or activity, and the rights of the public to be protected against visual discord and safety hazards that result from the unrestricted proliferation, location, and construction of signs. This Section will insure that signs are compatible with adjacent land uses and with the total visual environment of the community, in accordance with the City's Comprehensive Plan.

- 1. The City Council finds that the rights of residents of this City to fully exercise their rights of free speech by the use of signs containing non-commercial messages are subject to minimum regulation regarding structural safety and setbacks for purposes of traffic protection. The City Council seeks herein to provide for the reasonably prompt removal and disposal of such signs after they have served their purpose, and yet to avoid any interference with First Amendment freedoms, especially as to persons who are of limited financial means.
- 2. The City Council finds that instances may occur in the application of this Section where strict enforcement would deprive a person of the reasonable use of a sign, or the reasonable utilization of a sign in connection with other related property rights, and herein provides for such persons to have the right to seek variances from the requirements of this UDO for good cause. The City Council finds that it is imperative that enforcement officials apply this Section as it is written, in the interest of equality and fair and impartial application to all persons, and that the procedures to appeal a denial of a sign permit to the ZBA shall remain the sole administrative means to obtain any exception to the terms hereof.
- 3. The regulations of this Section shall apply for developments within the zoning districts listed in Section 7.4.C Summary of Permitted Signs. These regulations only apply to special districts within the City of College Station so far as is stated in the following Sections of this UDO:
  - a. Wolf Pen Creek District (WPC), Section 5.6.A;
  - b. Northgate Districts (NG-1, NG-2, NG-3), Section 5.6.B;
  - c. Corridor Overlay District (OV), Section 5.8.A; and
  - d. Krenek Overlay District (KO), Section 5.8.B.

**C. Summary of Permitted Signs**

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

	A-O	A-OR	R-1B	R-1	R-2	R-3	R-4	R-6	R-7	A-PO	SC	E-GC	E-2CI	C-3	BP	BPI	R&D	M-1	M-2
Apartment/Condominium/ Manufactured Home Park Identification Signs							X	X	X										
Area Identification/ Subdivision Signs	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Attached Signs							X	X	X	X	X	X	X	X	X	X	X	X	X
Campus Wayfinding Signs										X	X	X	X	X	X	X	X	X	X
Commercial Banners							X	X		X	X	X	X	X	X	X	X	X	X
Development Signs	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Directional Traffic Control Signs										X	X	X	X	X	X	X	X	X	X
Freestanding Signs										*	**	X	X					X	X
Home Occupation Signs	X	X	X	X	X	X	X	X	X										
Low Profile Signs										X	X	X	X	X	X	X	X	X	X
Non-Commercial Signs	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Real Estate, Finance, and Construction Signs	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Roof Signs											X	X			X	X		X	X

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

\* One Freestanding Sign shall be allowed in the O Office zone only when the premise has a minimum of two (2) acres.

\*\* Freestanding Signs are permitted for properties building plots with freeway frontage only. See 7.4.N "Freestanding Commercial Signs" for additional standards.

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**D. Prohibited Signs**

The following signs shall be prohibited in the City of College Station:

1. Portable and trailer signs, and temporary freestanding signs.
2. Signs painted on rooftops.
3. Inflated signs, pennants, wind driven devises (excluding flags), tethered balloons, and/or any gas filled objects for advertisement, decoration, or otherwise, except as permitted in Section 7.4.P, Grand Opening Signs and Section 7.4.U, Special Event Signs.
4. Vehicle signs except as permitted in Section 7.4.V, Vehicle Signs.
5. Flags containing copy or logo, excluding the flags of any country, state, city, or school, are prohibited in residential zones and on any residentially-developed property (except when flags are used as subdivision signs).
6. Signs and displays with flashing, blinking, or traveling lights, or erratic or other moving parts, including electronic message boards that change more than once per 24-hour period, either internal or external to the premise, and oriented and visible to vehicular traffic, provided that time and temperature signs are permissible if the maximum area and setback requirements of this Section are met and if the commercial information or content of such signs is restricted to no more than eight square feet.
7. Signs containing manual changeable copy or electronic reader boards which are greater than 30 percent of the allowable sign area.
8. Any signs that are intended to or designed to resemble traffic signs or signals and bear

**Article 7. General Development Standards**

Section 7.4 Signs

such words as "stop", "slow", "caution", "danger", "warning", or other words, and that are erected for purposes other than actual traffic control or warning to the public.

9. Any sign located within the site triangle in any district as stated in Article 7.1.C, Visibility at Intersections in all Districts. This does not include traffic control or directional signs.
10. Any sign that emits sound, odor, or visible matter.
11. Off-premise signs, including commercial and non-commercial billboards.

**E. Exempt Signs**

The following signs are exempt from the requirements of this UDO:

1. Signs that are not easily identified from beyond the boundaries of the lot or parcel on which they are located or from any public thoroughfare or traveled right-of-way, as determined by the Administrator. Such signs are not exempt from the safety regulations contained herein and in City Building and Electrical Codes;
2. Official notices posted by government officials in the performance of their duties: government signs controlling traffic, regulating public conduct, identifying streets, or warning of danger. Bulletin boards or identification signs accessory to government buildings or other buildings are subject to the provisions of this UDO;
3. Signs related to a Primary & Secondary Educational Facility, except that such signs shall adhere to the limitations of Section 7.4.D Prohibited Signs;
4. Temporary signs erected by private property owners for the purpose of warning of a dangerous defect, condition, or other hazard to the public;
5. Non-commercial signs on private property or works of art that in no way identify or advertise a product or business, or by their location and placement impede traffic safety, except as stated in Section 7.4.R, Non-Commercial and Political Signs;
6. Temporary decorations or displays, if they are clearly incidental to and are customarily and commonly associated with any national, local, or religious celebration;
7. Temporary or permanent signs erected by public utilities or construction companies to warn of the location of pipelines, electrical conduits, or other dangers or conditions in public rights-of-way;
8. Non-Commercial Signs carried by a person and not set or affixed to the ground, that in no way identify or advertise a product or business, or by their location and placement impede traffic safety;
9. Commercial Signs carried by a person and not set on or affixed to the ground, provided that the sign is temporary, on-premise, and not used by the person on the premises for more than three (3) consecutive days, more than four (4) times per calendar year;
10. Outdoor advertising display signs for sponsors of charitable events held on public properties. These signs may be displayed for the duration of the event or not more than three days with approval of the City Manager;
11. Flags used as political symbols; and
12. Special District Identification Signs, as defined by Article 11.2 Terms, that in no way advertise a product or a business, or by their location and placement impede traffic safety. Special District Identification Signs must be approved by the appropriate Board or Committee.
13. On-premise and/or off-premise signs where there has been a resolution adopted by the City of College Station or an executed contract with the City of College Station and the display of the signs are for designated locations, a specified time period, and;
  - a. Promotes a positive image of the City of College Station for the attraction of business or tourism;
  - b. Depict an accomplishment of an individual or group; or
  - c. Creates a positive community spirit.

- 14.** Temporary signs erected for a neighborhood event sponsored by a neighborhood group that is registered with the City of College Station, provided that the signage is:
  - a. Located within the perimeter of the neighborhood;
  - b. Provides the name of the association sponsoring the event on the sign;
  - c. In good repair;
  - d. Allowed up to fourteen (14) days prior to the event; and
  - e. Removed within twenty-four (24) hours of the event.
  
- 15.** Home Tour Event signs, as defined by Section 11.2 Defined Terms, with a limit of two (2) events per calendar year. Such signage shall:
  - a. Be in good repair;
  - b. Display the name of the group sponsoring the event (if applicable);
  - c. Be allowed up to ten (10) consecutive days per event;
  - d. Be removed within twenty-four (24) hours of the end of the event;
  - e. Comply with the following if located within a right-of-way:
    - 1)** Located outside the visibility triangle of intersections as defined in Section 7.1.C Visibility at Intersections in all Districts.
    - 2)** Permitted by the State Department of Highways and Public Transportation if located on any state highway or roadway.
    - 3)** Be constructed of durable material and no sign shall be greater in size than three feet (3') by three feet (3').

***Per Ordinance No. 3280 (September 9, 2010)***

**Article 7. General Development Standards**

Section 7.4 Signs

**F. Sign Standards**

The following table summarizes the sign standards for the City of College Station:

Sign Type	Maximum Area (s.f.)**	Maximum Height (ft.)	Setback From ROW (ft.)	Number Allowed
Apartment / Condominium / Manufactured Home Park Identification Signs	100	10	10	1/frontage
Area Identification Signs	16	4	10	1/10-50 acre subdivision or phase
Attached Signs	Varies, see 7.4.I below	Not to exceed 1 foot from top of wall, marquee, or parapet to which it is attached	---	Any number allowed if within the total allowed square footage of attached signs
Campus Wayfinding signs	30	6	---	See 7.4 AA-BB below
Commercial Banners	36	No to exceed the top of structure to which it is attached	10	1/premises
Development Signs Residential / Collector Street Arterial Street Freeway (As designated on Thoroughfare Plan)	35 65 200	15	10	1/premises
Directional Traffic Control Signs	3	4	4	1/curb cut
Freestanding Signs	Varies, see 7.4.N " <a href="#">Freestanding Commercial Signs</a> " below			1/building plot where lot exceeds 75 feet of frontage
Home Occupation Signs	2	Not to exceed top of wall to which it is attached	---	1/dwelling unit
<a href="#">Low Profile Signs</a>	<a href="#">60</a>	<a href="#">4</a>	<a href="#">10</a>	See 7.4 R " <a href="#">Low Profile Signs</a> " below / ***
Low Profile Signs (In lieu of permitted Freestanding Sign)	60	4	10	1/150 feet of frontage */***
Real Estate, Finance, and Construction Signs Up to 150-foot frontage Greater than 150-foot frontage	16 32	8 8	10 10	1/frontage (Real Estate) 1/property (Finance) 3/property (Construction)
Roof Signs	Determined by frontage. Same as freestanding Max. 100 s.f.	10 feet above structural roof	---	1/building plot in place of a freestanding sign
Subdivision Signs	150	15	10	1/primary subdivision entrance. Not to exceed 2 signs.

\* Except as provided for in Section 7.4.N.10, Freestanding Commercial Signs.

\*\* The area of a sign is the area enclosed by the minimum imaginary rectangle or vertical and horizontal lines

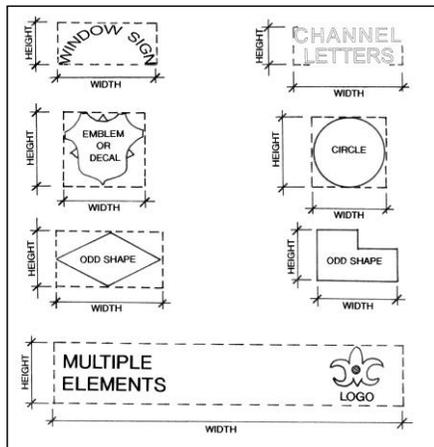
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that fully contains all extremities (as shown in the illustration below), exclusive of supports.

\*\*\* In SC Suburban Commercial, BP Business Park, and BPI Business Park Industrial, one low-profile sign per structure is permitted and shall match materials used on the building.

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



#### G. Area Identification and Subdivision Signs

1. Area Identification Signs shall be permitted upon private property in any zone to identify multiple-lot subdivisions of 10 to 50 acres in size and subject to the requirements set forth in Section 7.4.F, Sign Standards above. Area Identification Signs may also be used within a large subdivision to identify distinct areas within that subdivision, subject to the requirements in Section 7.4.F, Sign Standards above.
2. Subdivision Signs shall be permitted upon private property in any zone to identify subdivisions of greater than 50 acres, subject to the requirements set forth in Section 7.4.F, Sign Standards above.
3. Both Area Identification and Subdivision Signs must be located on the premises as identified by a preliminary or master preliminary plat of the subdivision. Subdivision Signs will be permitted only at major intersections on the perimeter of the subdivision (intersection of two collector or larger streets). At each intersection either one or two Subdivision Signs may be permitted so long as the total area of the signs does not exceed 150 square feet. Flags may be utilized in place of a Subdivision Identification Sign, but the overall height shall not exceed 20 feet and 25 square feet in area in a residential zone and 35 feet in height and 100 square feet in area in industrial or commercial districts.
4. Subdivision markers of no more than one square foot in area and used in conjunction with a subdivision or area identification sign are permitted attached to architectural elements within the subdivision.
5. Indirect lighting is permissible but no optical effects, moving parts, or alternating, erratic, or flashing lights shall be permitted. Landscaping valued at 250 points shall be installed around each Subdivision Sign. Adequate arrangements for permanent maintenance of all signs and any landscaping in conjunction with such signs shall be made, which may be through an owners association if one exists or is created for this purpose.

**Article 7. General Development Standards**

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Section 7.4 Signs

6. All signs shall be setback as shown in Section 7.4.F, Sign Standards above except in areas where a Private Improvement in Public Right-of-way permit has been issued.

**H. Apartment/Condominium/Manufactured Home Park Identification Signs**

1. One Apartment/Condominium/Manufactured Home Park Identification Sign may be located at a primary entrance on each frontage to a public road.
2. The maximum area allowed for each frontage may be divided among two signs if those signs are single sided and mounted at a single entrance.
3. An Apartment/Condominium/Manufactured Home Park Identification Sign may be either an attached sign or a freestanding monument sign. It shall be placed upon the private property of a particular multi-family project in the appropriate zone as established in Section 7.4.C, Summary of Permitted Signs subject to the requirements set forth in Section 7.4. ~~E.15.e.3)E.15.e.3)E.15.e.3)~~, Sign Standards above.
4. The Apartment/Condominium/Manufactured Home Park Identification Sign shall list the name and may list the facilities available and have leasing or sales information incorporated as a part of the sign.
5. An apartment or condominium project must have a minimum of 24 dwelling units to qualify for an identification sign.
6. Indirect lighting is permissible, but no optical effects, moving parts, or alternating, erratic, or flashing lights or devices shall be permitted.
7. Any manufactured home parks existing at the time of this UDO that are non-conforming may still utilize an identification sign meeting the provisions of this Section and Section 7.4.F, Sign Standards above.

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**I. Attached Signs**

1. Attached Signs are commercial signs under this Section.
2. Attached Signs on any commercial building or tenant lease space shall not exceed a total of two and a half (2.5) square feet per linear foot of all public entry façades, with a maximum of 500 square feet of attached signage allowed for any one tenant. Multi-story businesses will be allowed 100 square feet of additional attached signage.
3. The division of allowable building signage amongst building tenants shall be the sole responsibility of the owner or property manager, and not the City of College Station.
4. Signs attached to features such as gasoline pumps, automatic teller machines, mail/package drop boxes, or similar on-site features, if identifiable from the right-of-way, as determined by the Administrator, shall count as part of the allowable sign area of the attached signs for the site. Information contained on such features pertaining to federal and state requirements, and operation/safety instructions are not counted. All other signage on such features shall count towards the allowable attached sign area.
5. Architectural elements, which are not part of the sign or logo and in no way identify the specific business tenant, shall not be considered attached signage.
6. An attached sign:
  - a. Shall advertise only the name of, uses of, or goods or services available within the building or tenant lease space to which the sign is attached;
  - b. Shall be parallel to the face of the building;
  - c. Shall not be cantilevered away from the structure;
  - d. Shall not extend more than one foot from any exterior building face, mansard, awning, or canopy;
  - e. Shall not obstruct any window, door, stairway, or other opening intended for ingress or for needed ventilation or light; and
  - f. Shall not be attached to any tree or public utility pole.

**Article 7. General Development Standards**

Section 7.4 Signs

7. Attached Signs may be mounted to site lighting poles located on private property and may be constructed of cloth, canvas, or other flexible material provided such signage is maintained in good condition and complies with the following restrictions:
  - a. No part of any sign attached to a light pole will be allowed to overhang or encroach into any portion of the public right-of-way
  - b. Light pole signs shall not exceed twelve (12) square feet in area and shall have a minimum of eight (8) feet of clearance from the grade below;
  - c. Light pole signs shall only be attached to one side of a light pole;
  - d. Light pole signs shall not project more than three (3) feet from the edge of the light pole; and
  - e. Light pole signs constructed of cloth, canvas, or other flexible material shall be secured on a minimum of two opposing sides to prevent wind-driven movement.

**J. Commercial Banners**

**1. A Commercial Banner:**

- a. Shall be in good repair;
  - b. Shall have the permit number conspicuously posted in the lower right hand corner of the banner;
  - c. Shall be allowed in addition to the signage provided for in Section 7.5.I, Attached Signage;
  - d. Shall advertise only the name of, uses of, or goods or services available within the building or tenant lease space to which the sign is attached;
  - e. Shall be mounted parallel to the face of a building or permanent structure;
  - f. Shall not be located within public road right-of-way of the State of Texas or the City of College Station;
  - g. Shall not obstruct any window, door, stairway, or other opening intended for ingress or for needed ventilation or light; and
  - h. Except for J.2. below, shall be allowed for a maximum 14-day period per permit.
2. An annual banner permit may be allowed for places of worship meeting in public spaces on a temporary basis. Banners allowed by this Section shall only be displayed on the day of the worship service.
  3. The applicant shall pay an application fee of \$200.00 upon submission of a banner permit application to the City. The application fee is waived for a non-profit association or organization. This fee shall not apply to banners associated with special events as provided for in Section 7.4.U, Special Event Signs.

**K. Development Sign**

1. A Development Sign may be placed only on private property subject to the requirements in Section 7.4.F, Sign Standards above.
2. A Development Sign for a building project shall be removed if the project has not received a Building Permit at the end of twelve months. The Administrator may renew the sign permit for one additional twelve-month period upon request. Once a Building Permit for the project is received, the sign may stay in place until 75 percent of the project is leased or a permanent sign is installed, whichever comes first.
3. A Development Sign for a proposed subdivision shall be removed if a Preliminary or Final Plat has not been approved by the end of twelve months. The Administrator may renew the Sign Permit for one additional twelve-month period upon request. Once a plat has been approved, the Sign Permit is valid as long as a Preliminary Plat is in effect, or in the absence of a valid Preliminary Plat, for 24 months from the date of approval of a Final Plat.

**L. Directional Traffic Control Sign**

1. Directional Traffic Control Signs may be utilized as traffic control devices in off-street parking areas subject to the requirements set forth in Section 7.4.F, Sign Standards above.
2. For multiple lots sharing an access easement to public right-of-way, there shall be only one directional sign located at the curb cut.
3. Logo or copy shall be less than 50% of the sign area.
4. No Directional Traffic Control Sign shall be permitted within or upon the right-of-way of any public street unless its construction, design, and location have been approved by the City Traffic Engineer.

**M. Flags**

1. One freestanding corporate flag per premise, not to exceed 35 feet in height or 100 square feet in area, is allowed in multi-family, commercial, and industrial districts.
2. Flags used solely for decoration and not containing any copy or logo and located only in multi-family, commercial, and industrial districts or developments are allowed without a permit. In multi-family developments, such flags will be restricted to 16 square feet in area. In all permitted zoning districts such flags will be restricted to 30 feet in height, and the number shall be restricted to no more than 6 flags per building plot.
3. Flags containing commercial copy or logo, excluding the flags of any country, state, city, school, or church are prohibited in residential zones and on any residentially developed property (except when flags are used as Subdivision Signs).

**N. Freestanding Commercial Signs**

1. Any development with over 75 linear feet of frontage will be allowed one Freestanding Commercial Sign. All Freestanding Commercial Signs shall meet the following standards:

**a. Allowable Area**

Allowable Area For Freestanding Signs	
Frontage (Feet)	Maximum Area (s.f.)
0-75	Low Profile only
76-100	50
101-150	75
151-200	100
201-250	125
251-300	150
301-350	175
351-400	200
401-450	225
451-500	250
501-550	275
551-600+	300

**b. Area**

For the purposes of this Section, area shall be considered the area in square feet of a single-face sign, or one side of a double-face sign, or half the sides of a multi-face sign.

**c. Frontage**

- 1) For the purposes of this Section, frontage shall be considered the number of feet fronting on a public street to which a sign is oriented; and

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**Article 7. General Development Standards**

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- 2) On corner lots, the frontage street shall be the greater street as classified on the thoroughfare plan. Where the two streets are classified the same, the applicant may choose the frontage street.

**d. Allowable Height**

- 1) The allowable height of a Freestanding Commercial Sign is determined by measuring the distance from the closest point of the sign to the curb or pavement edge and dividing this distance by two. No Freestanding Commercial Sign shall exceed 35 feet in height.
- 2) For the purposes of this Section, height of a sign shall be measured from the elevation of the curb or pavement edge.
- 3) For the purposes of this Section, the distance from curb shall be measured in feet from the back of curb or pavement edge to the nearest part of the sign.
- 3) For properties with Freeway frontage in SC Suburban Commercial districts, the maximum height of the sign may not exceed the eve height of the structure to which it most closely relates. Sign must be adjacent to and orient to the Freeway.

- 2. Freestanding Commercial Signs are allowed only on developed commercial property established in the appropriate zones as set forth in Section 7.4.C, Summary of Permitted Signs. One freestanding sign shall be allowed in the A-PQ zone only when the premise has a minimum of two acres, subject to the requirements set forth in Section 7.4.F, Sign Standards. One Low Profile Sign shall be allowed in the A-PQ zone when the premise has less than two acres subject to the requirements set forth in Section 7.4.F, Sign Standards, above.

~~3. A premise with less than 75 feet of frontage shall be allowed to use one Low Profile Sign.~~

~~4. A premise with more than 75 feet of frontage shall be allowed to use standards for one Freestanding Commercial Sign located in Section 7.4.F, Sign Standards, rather than one Low Profile Sign.~~

~~5.3. A premise with more than 150 feet of frontage shall be allowed to use one Freestanding Commercial Sign or any number of Low Profile Signs as long as there is a minimum separation between signs of 150 feet.~~

In lieu of one Low Profile Sign every 150 feet, hospital uses may have one low profile sign located at each driveway.

~~6.4. Premises with less than 75 feet of frontage may be combined in order to utilize signage corresponding to the resulting frontage as described in the preceding two paragraphs.~~

~~7.5. No more than one Freestanding Commercial Sign shall be allowed on any premises except when the site meets one of the following sets of criteria:~~

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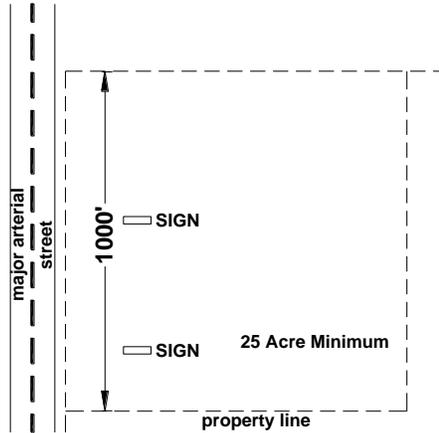
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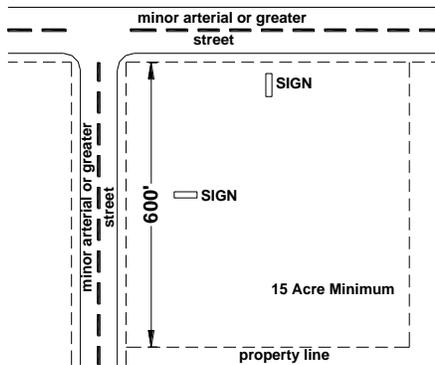
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- a. The building plot, as recognized on an approved Plat or Site Plan, must be 25 acres or more in area with at least 1,000 feet of continuous unsubdivided frontage on any major arterial street or higher (as classified on the Thoroughfare Plan) toward which one additional Freestanding Commercial Sign may be displayed (see diagram below); or



- b. The Building plot, as recognized on an approved Plat or Site Plan, must be 15 acres or more in area with at least 600 feet of continuous unsubdivided frontage on any major arterial street or higher (as classified on the Thoroughfare Plan) and the site must have additional frontage on a street classified as a minor arterial or greater toward which the additional Freestanding Commercial Sign may be displayed.



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~~8-6.~~ Any sign where two or more panels have separate supports extending to them shall be considered to be more than one Freestanding Commercial Sign, even where only one main support extends to the ground.

~~9-7.~~ Sites with limited or no street frontage, due to a proliferation of pad sites, that are not contained within the building plot, as defined by the Administrator, and are fronting along a street classified as a collector or greater on the Thoroughfare Plan, will be allowed the area of the sign to be less than or equal to the square of one-sixth of the distance from the closest portion of the sign to the curb or pavement edge, with the maximum area not to exceed 200 square feet.

~~10-8.~~ Any site defined as a single building plot, and containing one or more pad sites, shall be permitted to erect a Freestanding Commercial Sign in accordance with Section 7.4.N, Freestanding Commercial Signs, and to the standards of Section 7.4.N.1.a, Allowable Area, with the maximum area not to exceed 200 square feet. In addition, each pad site will be permitted to ~~erect~~ one Low Profile Sign per pad site according to the restrictions of 7.4.F, Sign Standards.

**O. Fuel Price Signs**

Facilities with fuel sales will be allowed one additional sign for the purposes of fuel pricing, either freestanding or attached, per premises.

1. The area of the fuel price sign shall not exceed 16 square feet.
2. Fuel pricing may be incorporated into the allowable square footage of a Freestanding Commercial Sign or Attached Sign.
3. This sign shall follow the setback requirements for a Freestanding Commercial Sign and shall not be located within the right-of-way.

**P. Grand Opening Signs**

1. Flags, commercial banners, and balloons, which advertise a business's grand opening, may be displayed for one consecutive 14-day period, selected by the business owner, within 60 days of the granting of the initial Certificate of Occupancy, a change in the use, or of a change in the name of the business. A permit is required.
2. **A Commercial Banner:**
  - a. Shall advertise only the name of, uses of, or goods or services available within the building, or tenant lease space, to which the sign is attached;
  - b. Shall be parallel to the face of the building;
  - c. Shall not be cantilevered away from the structure;
  - d. Shall not extend more than one foot from any exterior building face, mansard, awning, or canopy;
  - e. Shall not obstruct any window, door, stairway, or other opening intended for ingress or for needed ventilation or light; and
  - f. Shall not be attached to any tree, fence, or public utility pole.

**Q. Home Occupation Signs**

1. A person having a legal home occupation may have one sign on the building or ~~porch~~ **Porch** of a residence.
2. The sign may contain only the name and occupation of the resident.
3. It shall be attached directly to the face of the building or ~~porch~~ **Porch**.
4. It shall not exceed two square feet in area, shall not be illuminated in any way, and shall not project more than 12 inches beyond the building.
5. No display of merchandise or other forms of commercial communication shall be allowed within a residential area, unless same are in existence prior to the adoption of

In addition to meeting the other requirements of this Section, Low Profile Signs are subject to meet the following:  
Section 7.4 Signs

this UDO in connection with a use that is presently a lawful non-conforming use within the district.

6. Such a non-conforming sign may be maintained until the non-conforming use of the building ceases, subject to the requirements for maintenance herein. Discontinuance of the use of such a sign for more than three months shall prevent future use, even if the non-conforming use of the premises is continuous.

#### **R. Low Profile Signs**

In addition to meeting the other requirements of this Section, Low Profile Signs are subject to meet the following:

1. A premise with less than 75 feet of street frontage shall be allowed to use one Low Profile Sign, in lieu of a Freestanding Commercial Sign;
2. Any site defined as a Each single building plot, and containing one or more pad sites, shall be permitted to erect one Low Profile Sign per pad site according to the restrictions of 7.4.F, Sign Standards; and;
3. In SC Suburban Commercial, BP Business Park, and BPI Business Park Industrial, one Low Pprofile Ssign per structure is permitted and shall meet the criteria established in Section 7.4.F Sign Standards..

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#### **R.S. Non-Commercial and Political Signs**

This Section does not regulate the size, content, or location of non-commercial signs except as follows:

1. No commercial message shall be shown on any non-commercial sign.
2. No non-commercial sign:
  - a. May be greater than fifty square feet (50 sq. ft.) in size;
  - b. May be located within public road right-of-way of the State of Texas or the City of College Station;
  - c. May be located off the premises of the property owner who is displaying the sign; and
  - d. May be located within any sight distance triangle as defined in Section 7.1.C, Visibility at Intersections in All Districts, or where determined by the Administrator as a location that would hinder intersection visibility. This provision is necessary to avoid clutter, proliferation, and dangerous distraction to drivers caused by close proximity of such signs to automobile traffic, to avoid damage to automobiles which may leave the paved surface intentionally or by accident, and to avoid the necessity for pedestrians to step into the roadway to bypass such signs. No regulatory alternative exists to accomplish this police power obligation.
3. In the event that any non-commercial sign is located in a public right-of-way of the State or City, the City shall remove it.
4. All non-commercial signs addressing a particular event are allowed up to ninety (90) days prior to the event and shall be removed within ten (10) days after.

#### **S.T. Real Estate/Finance/Construction Signs**

1. One Real Estate Sign not exceeding 16 square feet in total area (exclusive of stakes and posts) may be erected at any time while a property is offered for sale or lease to the public. Properties with a minimum of 150 feet of frontage shall be allowed one Real Estate Sign not exceeding 32 square feet in total area. Properties with a minimum of two acres and frontage on two streets shall be allowed one real estate sign on each frontage street with the area of the sign to be determined by the amount of frontage as stated above.
2. One Finance Sign and three Construction Signs (for a total of four signs), not exceeding 16 square feet in total area each (exclusive of stakes and posts) may be erected once a

**Article 7. General Development Standards**

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building permit has been issued on a property. Properties with a minimum of ten acres and 1,000 feet of frontage shall be allowed one Finance Sign and three Construction Signs not exceeding 32 square feet in total area each.

3. Real Estate, Finance, and Construction Signs may be either attached or freestanding and only those visible from the street are limited in number.
4. All such signs shall be maintained by the persons in control of the premises so as to remain erect and in good repair. Such signs shall be removed by the property owner or other person in control of the premises if they are damaged, broken, or incapable of remaining erect.
5. Such signs must be removed by the owner or person in control of the premises when either the property has sold or been leased and/or when performance under the construction contract or subcontract (in the case of Construction Signs) has been completed. In all cases, Financing and Construction Signs shall be removed prior to issuance of a Certificate of Occupancy.

**T-U. Roof Signs**

1. Signs mounted to the structural roof shall be regulated as Freestanding Commercial Signs.
2. Painted or applied roof signs are prohibited.

**U-V. Special Event Signs**

1. Signs, including commercial banners and balloons, advertising or announcing a Special Event, as defined in Chapter 4, Section 4.B of the Code of Ordinances, are permitted as a part of the Special Event License and shall be limited to the property holding the event.
2. The Special Event Signage is allowed up to 14 days prior to the event and must be removed within 24 hours of the end of the event.

**V-W. Vehicle Signs**

1. Signs that are displayed on motor vehicles that are being operated or stored in the normal course of a business, such as signs indicating the name or the type of business, excluding all banners, that are located on moving vans, delivery trucks, trailers or other commercial vehicles are permitted; but only if the primary purpose of such vehicles is not for the display of the signs thereon, and only if such vehicles are parked or stored in areas appropriate to their use as commercial or delivery vehicles, such as service areas or locations close to the business building away from public traffic areas.
2. Signs or advertisements permanently attached to non-commercial vehicles, excluding all banners, are permitted.

**W-X. Signs for Conditional Uses**

1. Signs for Conditional Uses shall comply with the regulations for the zoning district in which the Conditional Use is permitted.
2. Signs for Conditional Uses in residential or agricultural zoning districts shall comply with Section 7.4.F, Sign Standards, "Low Profile Signs."

**X-Y. Signs for Permitted Non-residential Uses in Residential or Agricultural Districts**

Signs for non-residential permitted uses in residential or agricultural zoning districts shall comply with Section 7.4.F, Sign Standards, "Low Profile Signs." Signs for government facilities in residential or agricultural zoning districts shall comply with Section 7.4.I, Sign Standards, "Attached Signs."

**Y-Z. Abandoned, Damaged, or Unsafe Signs**

1. The provisions of this Section shall apply when in conflict with the provisions of the Building Code; but where the provisions of both ordinances are consistent, the

In addition to meeting the other requirements of this Section, Low Profile Signs are subject to meet the following:  
Section 7.4 Signs

enforcement of either shall be permissible and remedies or penalties cumulative.

2. Non-conforming signs that have become deteriorated or damaged to an extent that the cost of the reconstruction or restoration of such signs is in excess of 50 percent of its replacement value exclusive of foundations, will be required to be removed or brought into full compliance with the current sign regulations.
3. All abandoned signs and their supports shall be removed within 60 days from the date of abandonment. All damaged signs shall be repaired or removed within 60 days. The Administrator shall have authority to grant a 30-day time extension where he determines there is a reasonable necessity for same.
4. Discontinuance of use or removal of any non-conforming sign or any sign in connection with a non-conforming use shall create a presumption of intent to abandon said sign. A non-conforming sign that is damaged and not repaired within 60 days shall be presumed to be abandoned.
5. When a building is demolished, the associated signs and sign structures shall also be removed.

#### **Z-AA. Signs in the Extraterritorial Jurisdiction**

All off-premise and portable signs shall be prohibited within the Extraterritorial Jurisdiction of the City of College Station.

#### **AA-BB. Campus Wayfinding Signs**

1. A campus wayfinding sign:

- a. May be utilized as part of a Planned Development District (PDD) or unified development that is at least 20 acres in size, contains multiple buildings and that may include multiple building plots;
- b. A maximum of one campus wayfinding sign shall be allowed per intersection of two (2) primary circulation drive aisles, when parking is not provided along the drive aisle; or intersection of a primary circulation drive aisle and public way, when parking is not provided along the drive aisle and public way;
- c. All signs shall be internal to the development and shall not be located along a public right-of-way or at the intersection of a primary circulation aisle or public way and right-of-way.
- d. Shall be limited in height to no greater than six (6) feet, measured from the elevation of the curb or pavement edge, with a maximum total sign area of 30 square feet;
- e. Shall not be located within a site visibility triangles;
- f. All campus wayfinding signs shall be submitted as part of a sign package for the development; and,
- g. Shall utilize a common design or theme throughout the development and contain no commercial logo or graphics.

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

#### **7-57.6 Landscaping and Tree Protection**

##### **A. Purpose and Intent**

The purpose and intent of this Section is to regulate the manner in which land in the City is used and developed, to minimize adverse effects on surrounding property owners or the general public, and ensure that high quality development is maintained throughout the community.

For the purpose of landscaping, College Station, Texas falls within Zone 8 of the United States Department of Agriculture (USDA) Hardiness Zone Map. Also, dwarf plants will not be allowed in required screening or buffer areas.

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**Article 7. General Development Standards**

Section 7.5 Landscaping and Tree Protection

**B. Application of Section**

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

1. The requirements of this Section have limited application to properties developed for duplexes, as follows:
  - a. A minimum of 200 points of landscaping as calculated in this Section shall be provided for each new duplex unit;
  - b. Where parking is provided in the front yard, an eight-foot landscaped setback shall be required between the property line and the nearest side of the parking pad. This eight-foot setback area must be landscaped and contain a three-foot high screen consisting of a continuous berm, hedge, or wall. In addition, an eight-foot landscaped setback shall be required between the dwelling unit and the nearest side of the parking pad; and
  - c. The maintenance and completion requirements of this Section also apply to duplex uses. Every development must employ an irrigation system. All new plantings must be irrigated. An irrigation system shall be designed so that it does not negatively impact existing trees and natural areas. Soaker hose and drip irrigation system designs may be permitted as the Administrator deems appropriate.
2. The requirements of this Section have limited application to properties developed for single-family and townhouse uses, as follows:
  - a. A minimum of two (2) trees of at least two inches (2") in caliper or one (1) tree of four inch (4") caliper shall be planted on each new single-family and townhouse lot.
  - b. The landscaping requirements of this Section shall apply to manufactured home parks, but not to individual manufactured homes on separate lots.
3. All landscaping/streetscaping requirements under this Section shall run with the land once the development has begun and shall apply against any owner or subsequent owner.
4. The landscaping requirements of this Section apply to all unsubdivided property, improved subdivided lots and to other improved lands where buildings or structures are being added or replaced within the City.
5. Each phase of a multi-phase project shall comply with this Section.
6. All plantings must be in accordance with the College Station Plant List, or as deemed appropriate by the USDA for Zone 8 in their Hardiness Zone Map. The plant list is approved and amended as needed by the Administrator.

**C. Landscaping Requirements**

1. The landscaping requirements shall be determined on a point basis as follows:
  - a. Minimum Landscape Points required: 30 points per 1,000 square feet of site area;
  - b. The minimum total number of points for any development is 800 points;
  - c. Undeveloped floodplains may be removed from site size calculations; in such case, existing trees within that floodplain shall not be claimed for points; and
  - d. Projects may be phased with the phase lines being drawn 20 feet beyond any new site amenity. The portion left for subsequent phases shall be of developable size and quality.
2. Point values will be awarded for any type of canopy tree, non-canopy tree, or shrub, except for those listed on the Non-Point Tree List as prepared by the Administrator. All caliper measurements shall be twelve inches (12") above grade.
  - a. Landscaping points are accrued as follows:

**Plant Material Point Values**

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**In addition to meeting the** other requirements of this Section, Low Profile Signs are subject to meet the following:  
 Section 7.5 Landscaping and Tree Protection

Plant Material	Points Accrued (per Plant)	Installed Size Caliper (Inches)
<b>New Plantings</b>		
Canopy Tree	75	1.5 to 2
	150	2.1 to 3.4
	300	3.5 and larger
Non-canopy Tree	40	1.25 and larger
Shrubs	10	Min. 5 gallon
Shrubs, not for screening	1	Min. 1 gallon
<b>Existing Trees with no Barricade Protection Area</b>		
Canopy Tree	40	4 to 14.5
Non-canopy Tree	35	2 and larger
<b>Existing Trees Within Barricade Protection Area</b>		
Canopy Tree	400	Between 4 and 8
	500	8 and larger
Non-canopy Tree	150	Between 2 and 4
	200	4 and larger

- b. To receive landscape points for existing trees, all existing trees must be in good form and condition and reasonably free of damage by insects and/or disease.
  - c. To receive additional points for barricaded trees, such trees must be barricaded to the dripline of the tree. A barricade detail must be provided on the landscape plan. Barricades must be in place prior to any activity on the property including, but not limited to, grading. If the required barricades are not in place prior to any activity and maintained during construction, barricaded points will be forfeited.
3. One hundred percent coverage of groundcover, decorative paving, decorative rock, or a perennial grass is required in parking lot islands, swales and drainage areas, and the parking lot setback unless otherwise landscaped or existing plants are preserved. One hundred percent coverage of groundcover or perennial grass is also required in all unpaved portions of street or highway right-of-way or on adjacent property that has been disturbed during construction. If grass is to be used for groundcover, 100% live grass groundcover is required whether by solid sod overlay or pre-planting and successful takeover of grasses. No point value shall be awarded for ground cover.
  4. Every project must expend a minimum of 50% of its point total on canopy trees.
  5. For existing plantings, the Administrator may require a health appraisal.
  6. All new plantings must be irrigated. An irrigation system shall be designed so that it does not negatively impact existing trees and natural areas. Soaker hose and drip irrigation system designs may be permitted as the Administrator deems appropriate.
  7. **Additional Point Credits**  
 The following additional point credits will apply to the total landscaping point requirement:
    - a. A 10 percent point credit will be awarded where the irrigation system employed is a recognized water-conserving system.
    - b. A 10 percent point credit will be awarded if 25 percent or more of parking area consists of enhanced paving.
    - c. A 10 percent point credit will be awarded for every one percent of site area devoted to special facilities including water features, public art, or other public features determined by the Administrator.
    - d. A 10 percent point credit will be awarded for landscape plans that are prepared by a landscape architect registered in Texas, an International Society of Arboriculture

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(ISA) certified arborist or other professional as deemed appropriate by the Administrator.

8. All landscape materials shall be installed in accordance with the current planting procedures established by the most recent addition of *The American Standard for Nursery Stock*, as published by the American Association of Nurserymen.
- ~~9.~~ Landscaping must be reasonably dispersed throughout all visible areas of the site.

**D. Streetscape Requirements**

1. The streetscaping requirements shall be determined along all major arterials, freeways, and expressways as follows:
  - a. Within 50 feet of the property line along the street, one canopy tree for every 25 linear feet of frontage shall be installed. Two non-canopy trees may be substituted for each one canopy tree;
  - b. Canopy and non-canopy trees must be selected from the College Station Streetscape Plant List and may be grouped as desired; and
  - c. One existing tree (minimum four-inch caliper) may be substituted for a new tree. Existing trees must be of acceptable health, as determined by the Administrator.
2. The streetscaping requirements shall be determined along all other roadways by the following:
  - a. Within 50 feet of the property line along the street, one canopy tree for every 32 feet of frontage shall be installed. Two non-canopy trees may be substituted for one canopy tree;
  - b. Canopy and non-canopy trees must be selected from the Administrator's Streetscape Plant List and may be grouped as desired; and
  - c. One existing tree (minimum four-inch caliper) may be substituted for a new tree. Existing trees must be of acceptable health, as determined by the Administrator.
3. Three hundred additional landscape points shall be required for every 50 linear feet of frontage on a right-of-way. Driveway openings, visibility triangles, and other traffic control areas may be subtracted from total frontage. The additional landscape points can be dispersed throughout the site.
4. Driveways and areas located within a required visibility triangle shall be excluded from the streetscape requirements in paragraphs 1, 2, and 3 above.
5. Parking areas adjacent to a right-of-way shall be screened from the right-of-way. Screening is required along 100 percent of the street frontage (such as 10 shrubs for every 30 linear feet of frontage), with the exception of areas within the visibility triangle. Screening may be accomplished using plantings, berms, structural elements, or combinations thereof, and must be a minimum of three feet above the parking lot pavement elevation. Walls and planting strips shall be located at least two feet from any parking area. Where the street and the adjacent site are at different elevations, the Administrator may alter the height of the screening to ensure adequate screening. Fifty percent of all shrubs used for screening shall be evergreen.
6. Dumpsters, concrete retaining walls where more than six vertical inches of untreated concrete are visible, off-street loading areas, utility connections, and any other site characteristics that could be considered visually offensive must be adequately screened.

**E. Landscape/Streetscape Plan Requirements**

When a Landscape/Streetscape Plan is required, the landscape/streetscape plan shall contain the following:

1. The location of existing property lines and dimensions of the tract;
2. A north arrow and scale;
3. Topographic information and final grading adequate to identify and properly specify

In addition to meeting the other requirements of this Section, Low Profile Signs are subject to meet the following:  
Section 7.5 Landscaping and Tree Protection

planting for areas needing slope protection;

4. Location and dimensions of existing and proposed structures, parking lots and drives, sidewalks, refuse disposal areas, fences, and other features as determined necessary by the Administrator;
5. Location, size, spread, type, and quantity of all proposed landscaping and screening materials, along with common and botanical names;
6. The location of existing and proposed utilities and all easements on or adjacent to the lot;
7. An indication of adjacent land uses, existing development and roadways;
8. An irrigation system plan or a general note indicating that an irrigation system to service all new plantings will be installed by a certified installer before a certificate of occupancy will be issued; and
9. **Landscape Information**
  - a. Landscape points required for site and calculations shown in the landscape legend.
  - b. A legend showing the size, type (canopy, non-canopy, shrub) and points claimed for proposed landscaping.
  - c. Location of landscape plants on plan identified by a symbol defined in a landscape legend (see sample legend below).

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City of College Station SAMPLE LEGEND LANDSCAPING POINT CALCULATIONS					
SYMBOL	SIZE	NAME & TYPE	QUANTITY	POINT VALUE	POINT
	8" AND LARGER EXISTING W/BARRICADE	LIVE OAK TREE (Quercus Virginiana) Canopy tree	2	300	600
	4" TO 8" EXISTING W/BARRICADE	LIVE OAK TREE (Quercus Virginiana) Canopy tree	13	200	2600
	2" TO 14.5" CALIPER EXISTING W/O BARRICADE	LIVE OAK TREE (Quercus Virginiana) Canopy tree	8	35	280
	1.25" CALIPER AND LARGER	TREE CREPE MYRTLE (Lagerstroemia indica) Non-canopy tree	6 (NEW)	40	240
	5 GAL	WAX LEAF LIGUSTRUM (Ligustrum texanum) Shrub	46 (NEW)	10	460
<small>NOTE: Symbols are for reference. Any symbols used must be distinguishable at any scale.</small>					
BARRICADE FOR INDICATED TREES TO BE CONSTRUCTED WITH 48" HIGH ORANGE PLASTIC CONSTRUCTION NETTING AND SECURED TO STEEL T-POSTS. BARRICADE TO BE PLACED IN A CIRCLE AROUND INDICATED TREES A RADIAL DISTANCE OF 1' FOR EVERY 1" CALIPER OF TREE. BARRICADE MUST BE IN PLACE PRIOR TO ANY DEVELOPMENT ACTIVITY AS WELL AS THROUGHOUT THE CONSTRUCTION PROCESS.					
STREETScape: (136.57 / 50) x 300 PTS = 820 PTS (136.57 / 25) = 6 CANOPY TREES POINTS PER PROJECT AREA: 26,416.3 SQUARE FEET OF SITE AREA 26,416.3 / 1,000 = 26.42 26.42 x 30 = 792.6 = 793 POINTS <b>TOTAL POINTS REQUIRED: 1,613</b>					
<b>TOTAL POINTS PROPOSED: 4,180</b>					

**10. Streetscape Information**

- a. Streetscape points required for site and calculations shown.
- b. A table showing the scientific and common plant names, size, type (canopy, non-canopy, and shrub), and points claimed for proposed streetscaping.
- c. Location of streetscape plants on plan identified by a symbol defined in a landscape legend (see sample legend above).

**11.** The location and diameter of protected existing trees claimed for either landscape or streetscape requirements, and an indication of how the applicant plans to barricade the existing trees from damage during construction. Barricading shall be subject to the following requirements:

- a. Prior to land development or redevelopment, or any construction thereof, the developer shall clearly mark all qualifying and significant trees to be preserved;

**In addition to meeting the other requirements of this Section, Low Profile Signs are subject to meet the following:**  
Section 7.5 Landscaping and Tree Protection

- b. The developer shall erect a fence around each tree or group of trees to prohibit the placement of debris or fill, or the parking of vehicles within the drip line of any qualifying or significant tree;
- c. During construction, the developer shall prohibit the cleaning of equipment or materials within the drip line of any tree or group of trees that are protected and required to remain. The developer shall not allow to dispose of any waste material such as, but not limited to, paint, oil, solvents, asphalt, concrete, mortar, or other harmful liquids or materials within the drip line of any tree or groups of trees that are required to remain;
- d. No attachments or wires of any kind shall be attached to any tree, except those used to stabilize or protect such tree;
- e. With grade changes in excess of six inches, a retaining wall or tree well of rock or brick shall be constructed around the tree not closer than one-half the distance between the trunk and the drip line. The mid-point of the retaining wall shall be constructed at the new grade. Grade changes greater than one inch may not be made without the prior approval of the Administrator; and,
- f. All vegetation must be planted in accordance with the visibility triangle referenced in Section 7.1.C, Visibility at Intersections in all Districts.

**F. Maintenance and Changes**

- 1. Landscaping/Streetscaping shall be maintained and preserved in accordance with the approved Landscape/Streetscape Plan. Replacement of landscaping/streetscaping must occur within 45 days of notification by the Administrator. Replacement material must be of similar character and the same or higher point total as the dead or removed landscaping. Failure to replace dead or removed landscaping, as required by the Administrator, shall constitute a violation of this Section of the UDO for which the penalty provision may be invoked.
- 2. **Landscaping/Streetscaping Changes to Existing Sites**
  - a. If changes constituting 25 percent or more of the number of canopy and non-canopy trees are proposed, a revised Landscape/Streetscape Plan must be submitted for approval and is required to comply with this Section. Planting must occur pursuant to this approved landscape/streetscape plan within 45 days.
  - b. Revised Landscape/Streetscape Plans shall meet the requirements of the ordinance in effect at the time of the revised Landscape/ Streetscape Plan submittal.
  - c. The replacement of existing canopy and non-canopy trees must be replaced caliper for caliper, or as determined by the Administrator.

**G. Completion and Extension**

The Administrator shall review all landscaping for completion in compliance with this Section and the approved Landscape/Streetscape Plan. Landscaping/ streetscaping shall be completed in compliance with the approved plan before a Certificate of Occupancy will be issued. However, the applicant may receive an extension of four months from the date of the Certificate of Occupancy upon the approval of an application for extension with a bond or letter of credit in the amount of 150 percent of the landscape/streetscape bid, as well as the irrigation required for the project. Failure to complete the landscaping/ streetscaping according to the approved Landscape/Streetscape Plan at the expiration of the bond or letter of credit shall constitute forfeiting the bond or cashing of the letter of credit. Also, failure to complete the approved landscaping/streetscaping shall constitute a violation of this UDO.

**H. Review and Approval**

Landscape/Streetscape Plans shall be reviewed and approved by the Administrator.

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Section 7.5 Landscaping and Tree Protection

**I. Parking, Storage, or Display**

No parking, storage, or display of vehicles or merchandise shall be allowed in the required landscape/streetscape areas or on required parking islands.

**J. Alternative Compliance Permitted**

Variations to the requirements of this Section may be approved if the landscape/streetscape plan is sealed by a registered landscape architect and approved by the Administrator. Such plans must show reasonable evidence that the requirements as set forth in this Section were used as a guide.

**7-67.7 Buffer Requirements**

**A. Purpose**

The purpose of buffer requirements, which generally include a buffer yard, plantings, and a fence or wall, is to provide a visual barrier between different zoning districts and to help mitigate any negative impacts of adjacent land uses on developed or developing properties. A buffer should visibly separate one use from another and shield or block noise, glares, or other nuisances.

**B. Applicability**

1. Perimeter buffers shall be provided on building plots abutting developed (platted) or developing (in the process of platting) sites in accordance with the standards of this Section, as outlined in Section 7.6.F, Minimum Buffer Standards. The following shall provide buffers:

- a. Vacant sites that develop;
- b. Existing sites when additions, expansions, and/or redevelopments equal or are greater than 25% of the existing improvements;
- c. Existing sites when cumulative additions, expansions, and/or redevelopments total 25% or more of the existing improvements;
- d. Existing sites when a change of use intensifies the development in terms of elements such as traffic, processes, noise, water or air pollution, etc.;
- e. Existing sites with lawfully established non-conforming uses when the use is expanded; and
- f. Sexually-oriented businesses.

2. Exceptions to the terms of this Section will be made when:

- a. The adjacent developed use is non-conforming;
- b. The adjacent developed use is agricultural;
- c. The Land Use Plan designates the area as Redevelopment;
- d. The property is zoned P-MUD and the buffer requirement was determined through the rezoning process;
- e. The developing use is a Primary or Secondary Educational Facility containing a building with a Group "E" occupancy as defined in the International Building Code; or
- f. Properties in NG and RDD districts.

**Per Ordinance No. 3280 (September 9, 2010)**

**C. Relationship To Other Landscaping Standards**

All buffer requirements shall be included on a development's Landscaping Plan. Landscaping provided to meet the buffer landscaping standards of this Section may not be counted towards meeting a project's landscape point requirements. The area of a site dedicated to a perimeter buffer shall not be included in calculating a site's minimum landscaping point requirements.

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**In addition to meeting the other requirements of this Section, Low Profile Signs are subject to meet the following:**  
 Section 7.6 Buffer Requirements

**D. Location**

The buffer shall abut property boundaries shared with less intense uses or zoning districts as shown in Section 7.6.F, Minimum Buffer Standards. In the event that a property abuts a less intense use and a less intense zoning district, the more stringent buffer shall be required along the shared boundary.

**E. Permitted Uses**

1. A buffer yard may be used for passive recreation or stormwater management. It may contain pedestrian, bike, or equestrian trails provided that:
  - a. No plant material is eliminated;
  - b. The total width of the buffer yard is maintained; and
  - c. All other regulations of this Section are met.
2. No active recreation area, storage of materials, parking, driveways, or structures, except for approved pedestrian, bike or equestrian trails and necessary utility boxes and equipment, shall be located within the buffer yard.
3. Pedestrian access through a perimeter fence or wall and buffer yard may be provided at the abutting resident's, homeowners association's, or the Administrator's option to provide convenient pedestrian access to nonresidential uses such as commercial areas or schools.

**F. Minimum Buffer Standards**

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

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

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<sup>Ⓜ</sup> Includes duplexes.

<sup>Ⓜ</sup> Includes manufactured homes, mobile homes, manufactured home parks, and townhouses.

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

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

~~[number]—Depth of buffer yard~~

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- (1) Fence
- (2) Wall

**1. Buffer Yards**

- a. Buffer yards shall be measured from the common property line and may be located within established building setbacks.
- b. Where utility or drainage easements or other similar situations exists in the required buffer yard, the buffer yard may be reduced by the width of the easement; however, an additional 5 feet may be required beyond the width of the easement in these situations to allow for the required plantings and fence or wall. All new plantings and irrigation shall be located outside of the easement. The Administrator has the discretion to allow a required fence or wall within the easement.
- c. **In SC Suburban Commercial:**
  - 1) **Buffer width and required plantings shall be doubled along property lines adjacent to single-family residential zoning or land use. In lieu of a fence, plantings may be tripled.**
  - 2) **When adjacent to single-family use, zoning, or future Land Use and Character designation, a buffer wall is required for the length of any adjacent parking, loading areas, or dumpster uses (including required maneuvering space).**
- d. **In BP Business Park, required buffer plantings shall be doubled along property lines adjacent to single-family residential zoning or development.**
- e. **In BPI Business Park Industrial, required buffer plantings shall be doubled along property lines adjacent to any zoning district or use other than BP Business Park or BPI Business Park Industrial.**

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**2. Plantings**

- a. If a fence or wall is not required per the table above, the following plantings shall be installed in the buffer yard:
  - 1) A minimum of one 5-gallon shrub at a minimum of three feet in height per three linear feet of landscaping buffer; and
  - 2) A minimum of one 2-inch caliper canopy tree per 25 linear feet of landscape buffer.
- b. If a fence or wall is required per the table above, the following plantings shall be installed in the buffer yard:
  - 1) A minimum of one 1.25-inch caliper non-canopy tree per 15 linear feet of landscaping buffer. The Administrator may allow the substitution of a minimum of one 5-gallon shrub at a minimum of three feet in height per three linear feet of landscaping buffer for the non-canopy tree requirement, or may require the substitution to mitigate potential negative impacts of a development; and
  - 2) A minimum of one 2-inch caliper canopy tree per 25 linear feet of landscape buffer.
- c. All buffer yard landscaping areas not dedicated to trees or shrubs shall be landscaped with grass, ground cover, or other appropriate landscape treatment in accordance with Section 7.5.C.3, Landscaping and Tree Protection.
- d. Fifty percent of all required shrubs within the buffer yard shall be evergreen.
- e. Plant materials shall show a variety of texture, color, shape, and other characteristics. Recommended buffer materials can be found in the College Station Plant List or in those listed as appropriate for Zone 8 on the USDA Hardiness Zone Map.

**In addition to meeting the** other requirements of this Section, Low Profile Signs are subject to meet the following:  
Section 7.6 Buffer Requirements

- f. The arrangement of trees and shrubs in the buffer area shall be done in a manner that provides a visual separation between abutting land uses. Shrubs shall be massed in rows or groups to achieve the maximum screening effect.
- g. Irrigation is required for all new plantings.
- h. Existing vegetation may count toward the planting requirement if:
  - 1) The vegetation is in good health and the landscaping plan verifies that it will meet the plantings criteria listed above (non-point trees may count towards a natural buffer); and
  - 2) The vegetation is protected in accordance with Section 7.5.C.2.c, Landscaping and Tree Protection, of this UDO.
- i. Plantings will not be allowed to encroach into a required visibility triangle for a public or private right-of-way except as provided for in Section 7.1.C, Visibility at all Intersections in All Districts.

### 3. Fences and Walls

- a. Fences may be solid wood or solid wood accented by masonry, stone, EFIS (Exterior Finish Insulation System), or concrete columns. Walls may be masonry, stone, EFIS, concrete, or a combination of these materials, and shall be finished on both sides (framing not visible). Walls and masonry columns for fences must meet the footing standards prescribed by the Building Code for such structures.
- b. Fences and walls shall be a minimum of six feet in height and a maximum of eight feet. Walls over six feet must obtain a building permit. When the adjacent property and the buffer yard are at different elevations, the Administrator may require a greater fence or wall height to ensure adequate buffering.
- c. Fences and walls shall be placed within one foot of the common boundary line when physically possible. In the event that there is a physical constraint that will not allow the construction of a fence on the common boundary line (including, but not limited to, the existence of a creek, access easement, or existing vegetation), the Administrator may authorize an alternative fence location.
- d. Fences or walls will not be allowed to encroach into a required visibility triangle for a public or private right-of-way.

### 4. Substitutions

- a. Existing natural vegetation may be used in lieu of plantings and a fence or wall under the following circumstances:
  - 1) The existing vegetation consists of canopy and non-canopy trees which are shown through a tree survey to meet the minimum buffer planting requirements (non-point trees may be considered) and is of sufficient density to provide 100 percent opacity to a height of six feet; and
  - 2) The vegetation is protected in accordance with Section 7.5.C.2.c, Landscaping and Tree Protection, of this UDO.
- b. Fences and walls may be substituted with a solid plant or hedge wall that is greater than six feet in height with approximately 100 percent opacity. All shrubs planted for a hedge wall must be a minimum of 15 gallons each. The solid plant or hedge wall must be evergreen and may not be counted towards meeting the buffer planting requirement.
- c. Fences and walls may be substituted with a landscaped earthen berm if the combination of berm and landscaping is not less than six feet in height from the elevation at the property line with approximately 100% opacity. The berm plantings must be evergreen and may not be counted towards meeting the buffer planting requirement. Berms must be a minimum of four feet in height with a maximum slope of 3:1. Berms in excess of six feet in height shall have a maximum slope of 4:1 as measured from the exterior property line.

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### Section 7.6 Buffer Requirements

- d. The required height of fences or walls may be reduced if used in combination with an earthen berm or a landscaped earthen berm if the height of the screening is six feet from the elevation at the property line with approximately 100 percent opacity. The berm plantings must be evergreen and may not be counted towards meeting the buffer planting requirement.
- e. Walls may be substituted with fences if the required buffer yard area and plantings are doubled.
- f. Walls and fences may be omitted if the required buffer yard area and plantings are tripled.

#### G. Maintenance and Replacement

1. Upon installation or protection of required landscape materials, appropriate measures shall be taken to ensure their continued health and maintenance. Required landscape areas and buffers shall be free of garbage and trash, weeds, pests, and disease. Required plant materials that do not remain healthy shall be replaced consistently with these provisions.
2. All landscaping materials and/or fences, walls, or berms shall be maintained by the owner(s) of the property that was required to install such landscaping materials and/or fences, walls, or berms under this Section.
3. Any canopy tree removed or otherwise destroyed by the willful act or negligence of the property owner, tenant, or contractor shall be replaced by a tree of the same or larger caliper.

#### H. Appeals

1. Appeals of the terms of this Section, with the exception of Section G, Maintenance and Replacement, shall be to the Design Review Board (DRB).
2. An appeal shall be made within 30 days of the date of the notification of the decision by filing with the Administrator a notice of appeal specifying the grounds thereof.
3. The DRB may authorize on appeal alternative buffer standards for a specific property or a waiver to the Buffer Requirements of this Section when such standards or variance will not be contrary to the public interest where, owing to unique and special conditions not normally found in like areas, a strict enforcement of the provisions of the ordinance by the Administrator would result in unnecessary hardship, and so that the spirit of this Section shall be observed and substantial justice done

### ~~7-7.7.8~~ Solid Waste

#### A. Purpose

It is the purpose of this Section to establish the guidelines for the provision of solid waste collection in all developments within the City of College Station where curb service will not take place, in order to:

1. Provide for the safe and efficient collection and removal of waste from commercial and residential developments; and
2. Reduce nuisances associated with waste collection containers.

#### B. Responsibility

The City shall make the final determination as to the appropriate collection system; however, it is the responsibility of the developer to ascertain the appropriateness of the proposed collection system. Staff will endeavor to accommodate applicants to the extent equipment, efficiency, and policy allow.

#### C. Guidelines

The following ~~shall be considered~~ minimum standards shall be met:

**In addition to meeting the other requirements of this Section, Low Profile Signs are subject to meet the following:**  
Section 7.7 Solid Waste

1. All dumpsters shall be screened. Screening shall be at least as tall as the dumpster(s) and may be achieved through the use of buildings, fences, or walls. Plant materials may be used to supplement required screening.

Dumpster screens should be located outside of utility easements. Property owners with dumpster screens located within utility easements are hereby warned that they will be responsible for the replacement of the screens if it becomes necessary to remove them for utility construction and/or maintenance.

2. Multi-family developments shall provide the required pad and screening for one eight-yard dumpster per sixteen dwelling units;
3. Townhomes not served by approved, accessible alleys, shall provide the required pad and screening for one eight-yard dumpster per sixteen (16) dwelling units;
4. The interior clearance (inside the screen) dimensions for a single 300-gallon container enclosure shall be ten feet deep by ten feet wide (10' x 10');
5. The interior clearance (inside the screen) dimensions for a single (one eight-yard) dumpster enclosure shall be twelve feet deep by twelve feet wide (12' x 12');
6. The interior clearance (inside the screen) dimensions for a double (two eight-yard) dumpster enclosure shall be twelve feet deep by twenty-four feet (12' x 24') wide;
7. Bollards and other such devices shall not be set within the minimum width dimensions noted above;
8. All required containers and dumpsters pads shall be constructed of six inches (6") of steel-reinforced concrete;
9. All required containers and dumpsters shall be screened by means of an approved six-foot (6') high opaque device on a minimum of three sides. Depending on visibility to pedestrian and vehicular traffic, a gate may be required for all enclosures except 300-gallon side-loading automated containers. Gates shall have a minimum width of twelve feet (12') when open, shall swing 180 degrees from the closed position, and shall utilize a positive-locking mechanism while in the open position. Three hundred-gallon side-loading automated container enclosures shall be open on the side, facing the collection point. The open side cannot be facing the public right-of-way. Materials may be dictated by the terms of a Conditional Use Permit (CUP) or the Design Review Board (DRB); and

10. The ingress, egress, and approach to all dumpster pads shall conform to the fire lane requirements.

11. In SC Suburban Commercial, consolidated sanitation service is required and shall be located furthest from single-family use or zoning designation. It may be located adjacent to single-family if a buffer wall is used.

12. In BP Business Park, consolidated sanitation service is required and shall be located furthest from single-family use or zoning, or future Land-Use and Character designation.

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**Article 7. General Development Standards**

Section 7.7 Solid Waste

**7-87.9 Drainage and Stormwater Management**

**A.** Any reference to this Section shall also apply to Chapter 13 of the CODE OF ORDINANCES, FLOOD HAZARD PROTECTION.

**B. Detention Pond Aesthetic Design**

Detention ponds should be treated as aesthetic site amenities, adding quality and depth to the visual environment of the site. Therefore, the detention pond area shall be integrated into the overall landscaping design of the site by reasonably dispersing the required landscaping points.

**1.** Unless the landscape plan is sealed by a landscape architect and approved by the Administrator, only plantings found in the College Station Plant List for Detention Pond Areas may be used in a detention area.

**2.** If visible from any right-of-way or abutting property, concrete structures (such as weirs, outlets, and spillways) and retaining walls over six inches (6") in height shall be treated so as to replicate stone, wood, or other alternatives approved by the Administrator. The treatment shall be complementary to the structures on the site.

**3.** Variations to the requirements of this Section may be approved if the development project is employing Leadership in Energy and Environment Design (LEED) development standards, using stormwater management to acquire LEED points. The project must be LEED certifiable (it does not have to be registered as a LEED project but must be eligible for certification), be sealed by a Landscape Architect, and show reasonable evidence that the requirements as set forth in this Section were used as a guide

In addition to meeting the other requirements of this Section, Low Profile Signs are subject to meet the following:  
Section 7.9 Non-Residential Architectural Standards

**7-97.10 Non-Residential Architectural Standards**

**A. Applicability**

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

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

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Per Ordinance No. 3236 (February 25, 2010)  
Per Ordinance No. 3280 (September 9, 2010)

**B. Standards for All Non-Residential Structures**

The following table summarizes the Non-Residential Architectural Standards for the City of College Station:

NRA SUMMARY TABLE								
Gross Square Feet in Area of Building/Combination of Buildings								
Façade Standards	Under 20,000		20,000 to 49,000		50,000 to 149,999		150,000 +	
	Facing ROW	Other	Facing ROW	Other	Facing ROW	Other	Facing ROW	Other
<b>BUILDING MASS &amp; DESIGN</b>								
2 elements of architectural relief every 45 feet	R*	****	R		R, no more than 33% on same plane		R, no more than 33% on same plane	
2 elements of architectural relief every 60 feet		R		R		R		R
No more than 66% of roofline at same elevation	R		R		R		R	
<b>BUILDING MATERIALS</b>								
Brick, stone, marble, granite, tile or specified concrete product	10% R	10% R if visible from ROW	25% R	10% R if visible from ROW	25% R	10% required if visible from ROW	50% R	10% R if visible from ROW
Stucco, EIFS, specified concrete product	75% max; 100% allowed w/ 2 colors, if under 5,000 s.f.		75% max					
Wood or cedar siding	30% max							
Smooth face, tinted concrete blocks	10% max							

**Article 7. General Development Standards**

Section 7.9 Non-Residential Architectural Standards

Reflective glass	80% max	100%	80% max	100%	80% max	100%	80% max	100%
Stainless steel, chrome, standing seam metal, premium grade architectural metal	20% max							
Painted steel panel siding and galvanized steel	Rear of building only if not visible from ROW, parkland, greenway, or residences							
<b>NRA SUMMARY TABLE (cont.)</b>								
<b>Gross Square Feet in Area of Building/Combination of Buildings</b>								
<b>Façade Standards</b>	<b>Under 20,000</b>		<b>20,000 to 49,000</b>		<b>50,000 to 149,999</b>		<b>150,000 +</b>	
	<b>Facing ROW</b>	<b>Other</b>	<b>Facing ROW</b>	<b>Other</b>	<b>Facing ROW</b>	<b>Other</b>	<b>Facing ROW</b>	<b>Other</b>
<b>BUILDING COLORS</b>								
Accent Colors per façade	15%		15%		10%		5%	
<b>PEDESTRIAN / BIKE FACILITIES</b>								
10' sidewalk along façade					R		R	
Pedestrian walkways					R		R	
Bicycle parking spaces	4 R		4 R		8 R		8 R	
<b>PARKING LOTS</b>								
Parking Concept for more than 120 spaces	R						R, Additional Standards Apply	
<b>OTHER REQUIREMENTS</b>								
Public space or plaza							R, 500 S.F. min.	
Landscape			Double pts ***		Double pts		Double pts	
Tree wells					R		R	
Minimum tree size					2" caliper		2" caliper	

**In addition to meeting the** other requirements of this Section, Low Profile Signs are subject to meet the following:  
Section 7.9 Non-Residential Architectural Standards

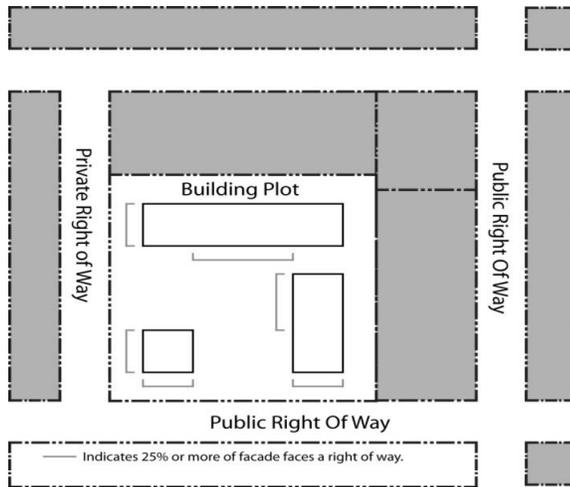
R = Required

\* — A façade is considered to be “facing public right-of-way” when an imaginary plane could be extended unobstructed by a wall or structure from at least 25% of the façade into the public right-of-way adjacent to the building plot. For the purposes of this section, public rights-of-way shall include all forms of passageways (such as streets, sidewalks, and bike paths) dedicated or deeded to the public for public use.

\*\* — When a property does not have frontage on a public right-of-way, the primary entrance façade of the building(s) will meet the standards of a “façade facing a public right-of-way.”

\* For properties zoned SC Suburban Commercial, 2 architectural relief elements are required within each forty-five foot (45') section of all façades.

\*\*\*. Required when berms are not used for parking lot screening.  
architectural relief forty-five foot (-)



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1. Required Screening

All mechanical equipment shall be screened from view or ~~isolated-located~~ so as not to be visible from any public right-of-way or residential district ~~when viewed~~ within 150 feet of the perimeter boundary of the subject lot or tract, measured from a ~~point-height~~ five (5') feet above grade. Such screening shall be coordinated with the building architecture, materials, colors and scale to maintain a unified appearance. Acceptable methods of screening are: encasement, parapet walls, partition screens, brick/stone/masonry walls or fences.

~~In SC Suburban Commercial, roof-mounted mechanical equipment shall be screened from rights-of-ways and adjacent properties by either the roof itself (including within a cut-out) or by a false roof element (ie - chimney, cupola). In SC Suburban Commercial districts, components of a mechanical equipment system, such as vents or exhaust pipes, protruding from the roof that are no larger than 12 inches in diameter nor exceeding the height of the roof line are not required to be screened, but must be painted to match the roof color.~~

Detention ponds shall be integrated into the overall landscaping theme and design of the site as described in Section 7.8.A. Detention Pond Aesthetic Design.

2. Building Mass and Design

~~a. For all applicable properties other than those located in SC Suburban Commercial districts.~~ In order to provide visual interest, the first two (2) stories of any façade facing a public right-of-way shall use architectural relief every forty-five horizontal feet (45') by incorporating a minimum of two (2) different design elements within each forty-five foot (45') section from the options below. All other façades shall incorporate a minimum of two (2) different design elements within each sixty-foot (60') section as described above. Wall sections less than forty-five feet (45') or sixty feet (60') respectively, shall also be required to provide the two (2) different design elements, except that freestanding structures that are accessory to a primary use, where each façade is equal to or less than twenty-five horizontal feet (25') in width, and where each facade incorporates the same building materials and colors as the primary structure, are not required to provide architectural relief elements. Only the following types of architectural relief may be used:

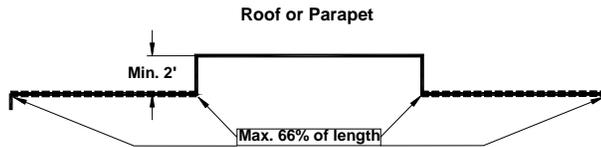
- ~~a. Canopies, permanent decorative awnings, or windows accompanied by overhangs;~~
- ~~b. Wall plane projections or recessions with a minimum of four foot (4') depth;~~
- ~~c. Pilasters or columns;~~
- ~~d. Recessed entries, stoops, ~~porch~~Porches, or arcades;~~
- ~~e. Balconies that extend from the building; or~~
- ~~f. Boxed or bay windows;~~
- o. Decorative stormwater management initiatives physically integrated with the building, as approved by the Administrator.

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**In addition to meeting the other requirements of this Section, Low Profile Signs are subject to meet the following:**  
 Section 7.9 Non-Residential Architectural Standards



As represented above, on buildings three (3) stories or less, the horizontal line of a flat roof (or parapet) along any façade facing a public right-of-way shall vary by a minimum of two feet (2') feet up or down so that no more than sixty-six percent (66%) of the roofline is on the same elevation.

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

**1. Architectural Relief,**

For all properties zoned SC Suburban Commercial: In order to provide visual interest, the first two (2) stories of any façade facing a public right-of-way shall use architectural relief every forty-five horizontal feet (45') by incorporating a minimum of two (2) different design elements within each forty-five foot (45') section. Wall sections less than forty-five feet (45') shall also be required to provide the two (2) design elements. For buildings over 8,000 square feet, articulation (minimum 4-foot depth) is required within each forty-five foot (45') section. Two of the following design elements shall be required within each forty-five foot (45') section of all façades for architectural relief:

- a. Decorative or functional window shutters;
- b. Covered front Porch extending along at least 50% of building façade and projecting a minimum of 4 feet from the face of the building;
- c. Eaves in excess of 18 inches;
- d. Window planter boxes;
- e. Window canopy;
- f. Dormers;
- g. Transom windows;
- h. Decorative façade lighting;
- i. Chimneys or cupolas;
- j. Cross gables; or
- k. Entry Portico.

**2. Roof**

Roofs shall be similar to residential roof types. Flat roofs are not permitted and shed roofs are only not permitted as part of a peaked unless part of a combined roof network. A peaked parapet is permitted if it gives the appearance of a pitched roof from all sides. Roof slope must be a maximum of 8:12 and a minimum of 4:12.

**3. Floor Area**

Gross Floor Area of a single structure shall not exceed 15,000 square feet in area.

**3-4. Building Materials**

All buildings determined to be a single building plot by the Administrator shall have materials and colors that are similar and complement each other architecturally. This applies to all stand alone and pad site buildings, regardless of their use. All exterior façades of a pad site building must meet the requirements for a façade facing a public right-of-way. All buildings shall employ architectural, site, and landscaping design

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**Article 7. General Development Standards**

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elements that are integrated with and common to those used on the main/primary buildings or structures on site. These common design elements shall include building materials associated with the main/primary structure. In the event that a pad site or non-primary building(s) is developed before the primary/main building(s), then all other buildings, with the exception of stand alone restaurants, shall have materials and colors that are similar and complement each other architecturally to the building constructed first.

Existing buildings may continue to utilize materials other than those listed below provided that any material replacement is for maintenance purposes only and the existing material is continued. Any material change or replacement of more than ten percent (10%) of the total area of all facades shall require that all building materials and color be brought into compliance. All other materials are prohibited unless authorized herein or by the Design Review Board (DRB). When determining area herein, windows and doors are included.

a. The following applies only to the first two (2) stories of all buildings. All building facades that are visible from a public right-of-way shall have at least ten percent (10%) of the surface area of the facade consist of one or more of the following building materials:

- 1) Fired brick;
  - 2) Natural stone;
  - 3) Marble;
  - 4) Granite;
  - 5) Tile;
  - 6) Any concrete product so long as it has an integrated color and is textured or patterned (not aggregate material) to simulate brick, stone, marble, or granite, or is covered with brick, stone, marble granite or tile.
- b. Stucco, EIFS (Exterior Insulation and Finish Systems), hardboard, concrete products as described in Section 7.9.B.3.a.6 above, reflective glass, certain metal products described in this section below, and cedar siding are allowed on all facades subject to the following limitations: Stucco, EIFS, high build textured paint on concrete to simulate the appearance of EIFS, hard board, or any material equivalent in appearance and quality as determined by the DRB, shall not cover more than seventy-five percent (75%) of any facade.
- 1) Wood or cedar siding shall not cover more than thirty percent (30%) of any facade.
  - 2) Smooth face, tinted concrete blocks shall only be used as an accent and shall not cover more than ten percent (10%) of any facade.
  - 3) Reflective glass shall not cover greater than eighty percent (80%) of any facade facing a public right-of-way and may cover one hundred percent (100%) of any other facade. Exemption: when calculations are provided by a licensed professional engineer or architect verifying that energy code compliance cannot be achieved without the use of reflective glass, there shall not be a limit on the use of such material. The calculations shall be approved by the Building Official and comply with the INTERNATIONAL ENERGY CODE, as adopted and amended by the City of College Station.
  - 4) Stainless steel, chrome, standing seam metal and premium grade architectural metal may be used as an architectural accent and shall not cover greater than twenty percent (20%) of any facade.
  - 5) Painted steel panel siding and galvanized steel is allowed on the rear facade of buildings when the facade is not visible from a right-of way, parkland, or greenway, or any residential area; provided however, that these materials may be used if the facade is screened from adjacent properties. This screening shall be installed regardless of adjacent property zoning or use and in no way shall this Section diminish the requirements for Buffering required in Section 7.6 Plantings, fences, or walls which meet the specifications established in Sections 7.6.F.2 or 7.6.F.3 with substitutions allowed



**Article 7. General Development Standards**

Section 7.9 Non-Residential Architectural Standards

be easily usable with both U-locks and cable locks and support the bicycle frame at two points. Facilities shall be anchored securely to the ground.

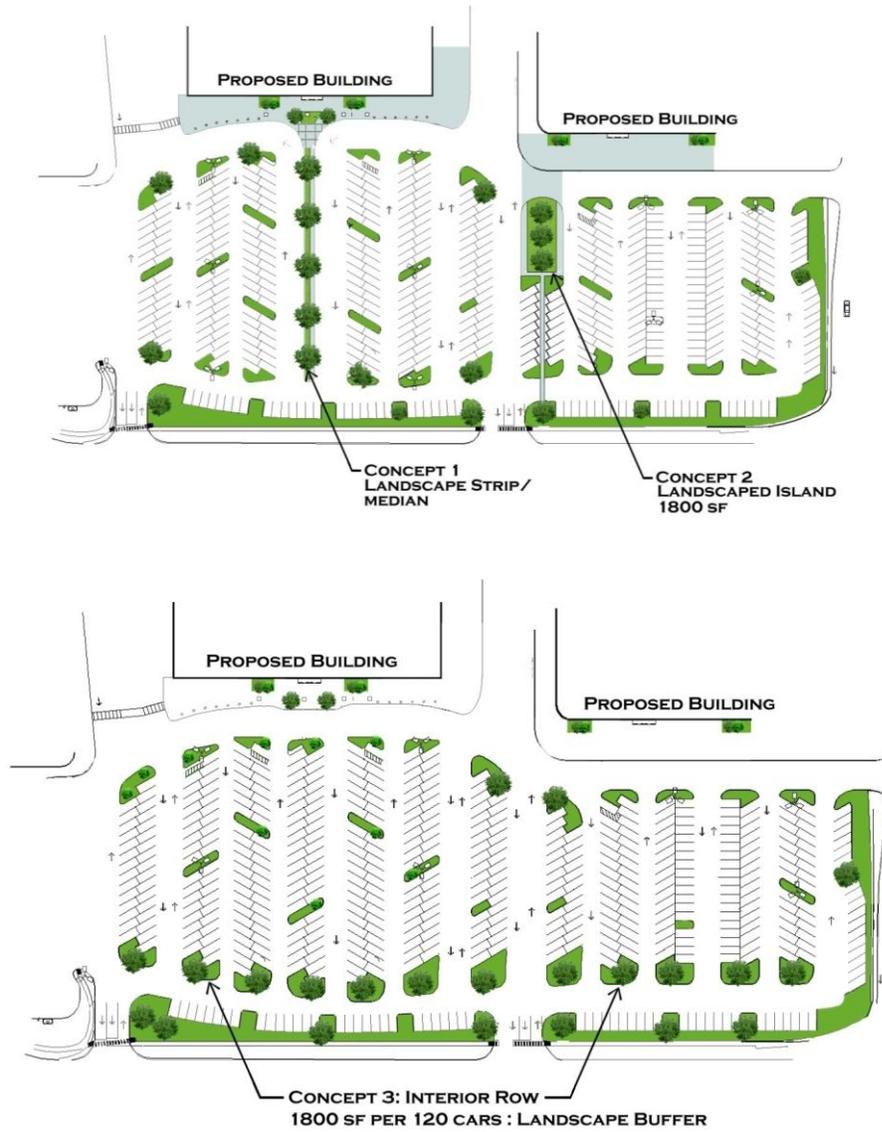
- e.d. In SC Suburban Commercial districts, pedestrian connections to adjacent residential areas shall be provided as determined by the Administrator so as to enhance pedestrian, bicycle mobility, and connectivity.

**6-7. Parking Lots**

These requirements are in addition to and not in lieu of the requirements established in Section 7.2. Off Street Parking Standards.

- a. Where parking or drive aisles are located between the building and the public right-of-way, there shall be a minimum ten foot (10') setback from the public right-of-way line to the parking area or drive aisle.
- b. In order to break up the parking lot area and minimize visual impact, one of the following parking concepts is required on any parking lot with greater than one hundred twenty (120) parking spaces. Parking concepts shall be approved by the Administrator provided that it meets one of the following minimum criteria. Pedestrian ways are allowed within the below-described areas.
  - 1) **Concept 1**  
Every one hundred twenty (120) parking spaces shall be a separate and distinct parking area connected by driving lanes but separated by landscaping strips a minimum of eight (8') feet wide and the full length of the parking row. Where pedestrian facilities are located within landscape strips or where vehicles would overhang these strips, the strip shall be a minimum of ten feet (10') wide; or,
  - 2) **Concept 2**  
For every one hundred and twenty (120) parking spaces, an 1800 square foot landscaped island shall be installed (Landscape Pods). Such island(s) shall be located internal to the parking lot and shall be located so as to visually break up each one hundred twenty (120) parking spaces. The landscaping square footage calculation for parking lots greater than one hundred twenty (120) parking spaces shall be pro-rated at fifteen square feet (15 sq.ft.) of landscaping per parking space; or,
  - 3) **Concept 3**  
For every one hundred twenty (120) parking spaces, an additional 1,800 square feet of landscaped area shall be added/distributed to the interior row(s) end island(s) located closest to the right-of-way line (i.e. in conjunction with the minimum setback creating a double row of landscaping) but in no event shall the additional landscaped area be located farther than one hundred feet (100') from the right-of-way frontage. The landscaping square footage calculation for parking lots greater than one hundred twenty (120) parking spaces shall be pro-rated at fifteen square feet (15 sq.ft.) of landscaping per parking space.

**In addition to meeting the** other requirements of this Section, Low Profile Signs are subject to meet the following:  
Section 7.9 Non-Residential Architectural Standards



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Section 7.9 Non-Residential Architectural Standards

- c. Interior island area requirements, as required in Section 7.2 "Off-Street Parking Standards", may be consolidated into end islands, landscape strips, and landscape pods.
- d. Shopping cart storage spaces shall be identified on the site plan. These spaces shall not be located in landscape islands or any areas designed for plantings or pedestrian or bike access.
- ~~d-e.~~ In SC Suburban Commercial districts, parking shall not be located between the structure and an adjacent single-family use or zoning district designation. Drive aisles and service aisles shall be permitted between the structures and an adjacent single-family use or zoning district.

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**C. Standards for Less Than 5,000 S.F.**

A single building or combination of buildings less than 5,000 gross square feet in area, whether connected or not, but determined to be a single building plot, may use on hundred percent (100%) EIFS, Stucco, high build textured paint on concrete to simulate the appearance of EIFS, or hardboard, but only if it is painted or tinted with a minimum of two (2) colors to avoid monotony.

**D. Additional Standards for 20,000 S.F. or Greater**

In addition to the standards set out in Section 7.9.B, the following shall apply to any single building or combinations of buildings of 20,000 gross square feet in area, whether connected or not, but determined to be a single building plot.

**1. Building Material**

Any façade facing a public right-of-way shall have a minimum of twenty-five percent (25%) (calculation shall be based on the area of the first two (2) stories of any single building(s) façade) brick, stone, marble, granite or a material fabricated to simulate brick or stone (not split-face concrete masonry).

**2. Parking Screening**

The following options are allowed as parking lot screening methods:

- a. Screening methods allowed in 7.5, Landscaping, except berms, provided that
  - 1) The minimum landscape points for a site shall be double (2 x minimum landscape points), and
  - 2) The screening method utilized will create a solid hedgerow or completely screen the parking to a height of 3-feet. If vegetated, the screening must be a minimum of 24-inches at planting and reach 36-inches within one (1) calendar year of planting, and such method is certified to meet these requirements by a registered Landscape Architect, landscape designer, or landscape contractor.
- b. Berms with a minimum height of 3-feet as measured from the parking lot pavement, and a maximum slope of 1:3. Berms may be designed around trees that are barricaded for tree preservation in accordance with 7.5, Landscaping. Where there will be gaps in berm screening for the preservation of existing trees, alternative screening methods shall be used in accordance with Section 7.5, Landscaping to meet the minimum 3-foot screening requirement.
- c. Half-berms with a minimum height of 3-feet as measured from the parking lot pavement, and a maximum allowable slope of 1:3. Retaining walls shall be designed to face the parking lot and sidewalks located between the retaining wall and right-of-way may not be closer than 3-feet to the top of a retaining wall.
- d. For redeveloping sites maintaining existing parking lot perimeters, the Administrator may authorize the use of masonry walls, or lower the minimum berm height to a height that may be safely maintained in the existing parking setback when additional parking lot screening is provided in accordance with Section 7.5, Landscaping. The cumulative height of plant material and berm shall be a minimum of 3-feet.

**In addition to meeting the other requirements of this Section, Low Profile Signs are subject to meet the following:**  
Section 7.9 Non-Residential Architectural Standards

- e. Variations to the requirements of this Section may be approved if the landscape/streetscape plan is sealed by a registered Landscape Architect and approved by the Administrator. Such plans must show reasonable evidence that the requirements, as set forth in this Section and Section 7.5, Landscaping, were used as a guide.

**E. Additional Standards for 50,000 S.F. or Greater**

In addition to the standards set out in this Section 7.9.B and 7.9.D, the following shall apply to any single building or combinations of buildings of 50,000 gross square feet in area or greater, whether connected or not, but determined to be a single building plot.

**1. Building Mass and Design**

Façade articulation (wall plane projections or recessions) is required on the first two (2) stories of any façade facing a public right-of-way. No more than thirty-three percent (33%) of any façade facing a public right-of-way shall be on the same continuous geometric plane. Restaurant pad sites are excluded from this articulation requirement but are required to provide architectural relief as provided in the previous section 7.9.B. Wall plane projections or recessions shall have a minimum depth of four feet (4').

**2. Building Colors**

Accent colors may be used on no greater than ten percent (10%) of the façade on which the accent color is applied.

**3. Landscaping**

These requirements are in addition to and not in lieu of the requirements established in Section 7.5 Landscaping and Tree Protection.

a. The minimum required landscape points for a site shall be double (2 x minimum landscape points) of that required for developments of less than 50,000 gross square feet in area. The minimum allowable tree size is two inch (2") caliper. Streetscape point requirements remain the same and shall count toward the landscape point requirement.

b. Tree wells are required along fifteen percent (15%) of the linear front of any façade facing a public right-of-way and shall include a minimum of one (1) canopy tree for every required six feet (6') in length. Non-canopy trees may be substituted in the tree wells provided that the number required shall be doubled. This landscaping shall count toward the overall landscape requirement.

Each tree well shall be a minimum of six feet (6') square. Tree wells may be at grade or may be raised a maximum of thirty inches (30") in height, so long as the soil is continuous with the soil at grade. If the tree wells are located within interior parking islands, then the islands shall not count toward the required interior parking islands as described in Section 7.2.E Interior Islands.

c. All landscaping strips, islands, pods, and areas used to segregate the one hundred twenty (120) space parking areas as provided for above under "Parking Lots" must include canopy trees or structural shading. This requirement shall not apply to auto sales lots.

**4. Pedestrian / Bike Circulation and Facilities**

a. There shall be designated connections among primary buildings and pad sites for pedestrian and bicycle traffic. Locations for sidewalks and bicycle parking facilities shall be provided and shown on the site plan. Pedestrian walkways may be incorporated into the landscape strips separating parking areas only if the strip is ten feet (10') in width.

b. In centers with multiple tenants, one or more facilities capable of storing eight (8) bicycles shall be placed in clearly designated, safe, and convenient locations, such that no tenant entrance is farther than one hundred fifty feet (150') from a bike facility.

**Article 7. General Development Standards**

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- c. Pedestrian walkways shall be a minimum of five feet (5') wide. Pedestrian walkways shall connect public street sidewalks, transit stops, parking areas and other buildings in a design that ensures safe pedestrian use. When the walkway is within a parking lot area, it shall be clearly designated using brick pavers or a stamped dyed concrete pattern.
- d. There shall be a ten foot (10') sidewalk along the full frontage of any façade facing a public right-of-way. Tree wells and planter boxes shall be placed along this walkway and in a manner that does not obstruct pedestrian movement. Bike parking facilities are allowed in this area. Vehicular parking or cart storage is prohibited. Outside display is allowed but only if it does not occupy more than thirty percent (30%) of this area and meets the requirements of Section 7.11.B Outside Storage and Display. This requirement does not apply to development meeting the definition of a pad site.

**5. Parking Screening**

The following options are allowed as parking lot screening methods:

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- a. Screening methods allowed in 7.5, Landscaping, except berms, provided that the screening method utilized will create a solid hedgerow or completely screen the parking to a height of 3-feet. If vegetated, the screening must be a minimum of 24-inches at planting and reach 36-inches within one (1) calendar year of planting, and such method is certified to meet these requirements by a registered Landscape Architect, landscape designer, or landscape contractor.
- b. Berms with a minimum height of 3-feet as measured from the parking lot pavement, and a maximum slope of 1:3. Berms may be designed around trees that are barricaded for tree preservation in accordance with 7.5, Landscaping. Where there will be gaps in berm screening for the preservation of existing trees, alternative screening methods shall be used in accordance with Section 7.5, Landscaping to meet the minimum 3-foot screening requirement.
- c. Half-berms with a minimum height of 3-feet as measured from the parking lot pavement, and a maximum allowable slope of 1:3. Retaining walls shall be designed to face the parking lot and sidewalks located between the retaining wall and right-of-way may not be closer than 3-feet to the top of a retaining wall.
- d. For redeveloping sites maintaining existing parking lot perimeters, the Administrator may authorize the use of masonry walls, or lower the minimum berm height to a height that may be safely maintained in the existing parking setback when additional parking lot screening is provided in accordance with Section 7.5, Landscaping. The cumulative height of plant material and berm shall be a minimum of 3-feet.
- e. Variations to the requirements of this Section may be approved if the landscape/streetscape plan is sealed by a registered Landscape Architect and approved by the Administrator. Such plans must show reasonable evidence that the requirements, as set forth in this Section and Section 7.5, Landscaping, were used as a guide.

**F. Additional Standards for 150,000 S.F. or Greater**

In addition to the standards set out in Sections 7.9.B, 7.9.D, and 7.9.E, the following shall apply to any single building or combinations of buildings of 150,000 gross square feet in area or greater, whether connected or not but determined to be a single building plot.

- 1. Each development shall contain a plaza developed as an integral part of the development and not less than five hundred square feet (500 sq.ft.) in area. This area shall not count toward required parking islands or area requirements of a parking concept as described in 7.9.B.6.b Parking Lots. This area shall incorporate a minimum of three (3) of the following:
  - a. Seating components\*
  - b. Structural or vegetative shading\*

**In addition to meeting the other requirements of this Section, Low Profile Signs are subject to meet the following:**  
 Section 7.9 Non-Residential Architectural Standards

- c. Water features\*
- d. Decorative landscape planters\*
- e. Public Art\*
- f. Outdoor eating accommodations
- g. Hardscape elements at entrances and within the parking area such as decorative pavers, low masonry walls, clock towers, etc.

\*These public areas may be located within the parking landscape areas.

- 2. All facades facing a public right-of-way shall have a minimum of fifty percent (50%) brick, stone, marble, granite, or a material fabricated to simulate brick, or stone (not split-face concrete masonry).
- 3. The minimum allowable tree size is two and one half inches (2.5") caliper.
- 4. All parking areas must be screened from the public right-of-way using berms without exception.
- 5. Accent colors may be used on no more than five percent (5%) of the façade on which the accent color is applied.

**G. Variances - Design Review Board (DRB)**

The DRB may grant a variance from the standards contained in Section 7.9 of up to one hundred percent (100%) of the total percentage permitted for the following:

- 1. Substitutions of building materials if the applicant shows that:
  - a. The building material is a new or innovative material manufactured that has not been previously available to the market or the material is not listed as an allowed or prohibited material herein; or
  - b. The material is similar and comparable in quality and appearance to the materials allowed in this Section 7.9; or
  - c. The material is an integral part of a themed building (example 50's diner in chrome).

No variance shall be granted to requirements for brick or stone on buildings twenty thousand (20,000) gross square feet in area or greater. Financial hardship shall not constitute a basis for the variance.

- 2. Alternate colors or materials on each façade if the applicant shows that:
  - a. The applicant is a franchised and/or chain restaurant to be developed as a single detached building (not integrated into a multi-tenant building); and
  - b. The proposed colors/materials are part of its corporate branding; and
  - c. The applicant provides all of the alternative color/materials schemes the chain or franchise has used.

- 3. Alternative materials on façade work that does not involve an expansion of an existing building as defined in Section 9 of the UDO or constitute redevelopment if the applicant shows that:
  - a. The materials allowed in Section 7.9 cannot be utilized without a structural alteration(s) to the existing building; and
  - b. A licensed professional engineer or architect verifies in writing that a structural alteration is required to apply the permitted façade materials to the building.

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**Article 7. General Development Standards**

Section 7.9 Non-Residential Architectural Standards

- c. The DRB may grant a variance of up to 100% from the façade articulation or roofline standards herein if the applicant shows that it is not financially or structurally feasible.
- 4. Alternatives to the options for screening listed in Section 7.9.B may be considered.
- 5. Alternatives to the options listed in Section 7.9.B.2 may be considered for approval provided that the alternative incorporates a minimum of two (2) architectural relief elements with spacing as required under Section 7.9.B.2.
- 6. The DRB may approve the following alternative parking lot concept as follows:
  - a. The area of a landscaped plaza may be credited toward the area(s) required for parking lot landscape concepts in Section 7.9.B.6 Parking Lots, provided that each of the following conditions are met:
    - 1) A minimum of three (3) buildings must be clustered around a plaza; and
    - 2) The area of the plaza and associated landscaping/water features/fountains shall be no less than 1800 square feet for every one hundred twenty (120) parking spaces; and
    - 3) The clustered buildings may not be physically separated by parking spaces.

The area of the landscaped plaza shall only count toward parking spaces located directly behind the clustered buildings and plaza. The point of orientation for determining what is "behind" the clustered buildings and plaza shall be from the adjacent street with the highest rating on the Thoroughfare Plan. All other parking spaces shall meet requirements established in 7.9.B.6 Parking Lots, for minimizing visual impact of parking spaces.

The landscaping square footage calculation for parking lots greater than one hundred twenty (120) parking spaces shall be pro-rated at fifteen (15) square feet of landscaping per parking space.

**H. Submittal Requirements**

- 1. When non-residential architectural standards are applicable, submitted site plans shall include the following, in addition to other site plan application requirements:
  - a. Accurate building footprint(s);
  - b. Mechanical screening details;
  - c. Detention pond screening details
  - d. Location and number of bicycle parking facilities;
  - e. Parking lot configuration in compliance with 7.9.B.6 Parking Lots, if applicable (120 parking spaces or more);
  - f. Additional landscaping requirements, if applicable (50,000 square feet and greater);
  - g. Location of pedestrian walkways, if applicable (50,000 square feet and greater);
  - h. Location and details of public plaza and amenities, if applicable (150,000 square feet and greater).
- 2. When non-residential architectural standards are applicable, submitted building plans shall include the following, in addition to other building permit application requirements:
  - a. Scaled building elevations for each façade, depicting the following:
    - 1) Required architectural relief; and
    - 2) Location of building materials.
  - b. Accurate building footprint(s);
  - c. Sample building materials and color details; and

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In addition to meeting the other requirements of this Section, Low Profile Signs are subject to meet the following:  
Section 7.9 Non-Residential Architectural Standards

- d. Table of vertical square footage and percentage of building materials for each façade.

**7.107.11 Outdoor Lighting Standards**

It is recognized that no design can eliminate all ambient light from being reflected or otherwise being visible from any given development; however, the following requirements shall be followed to the fullest extent possible in order to limit nuisances associated with lighting and resulting glare.

**A. Applicability**

All lighting within developments shall meet the requirements of this Section, except that single-family residential, duplexes, Primary & Secondary Educational Facilities containing a building with a Group "E" occupancy as defined in the International Building Code, athletic fields, and lighting not visible from the perimeter of a development are exempted.

**B. Site Lighting Design Requirements**

- 1. **Fixture (luminaire)**  
The light source shall not project below an opaque housing. No fixture shall directly project light horizontally.
- 2. **Light Source (lamp)**  
Only incandescent, florescent, metal halide, mercury vapor, or color corrected high-pressure sodium may be used. The same type must be used for the same or similar types of lighting on any one site throughout any master-planned development.
- 3. **Mounting**  
Fixtures shall be mounted in such a manner that the projected cone of light does not cross any property line.

**C. Specific Lighting Requirements**

The following specific lighting requirements apply:

- 1. Façade and flagpole lighting must be directed only toward the façade or flag and shall not interfere with the night-visibility on nearby thoroughfares or shine directly at any adjacent residential use.  
All lighting fixtures incorporated into non-enclosed structures (i.e., gas pump canopies, car washes, etc.) shall be fully recessed into the underside of such structures.

2. For properties zoned SC Suburban Commercial, site and parking lot lighting fixtures may not exceed the eve height of the building to which they principally relate, with a maximum height limit of 20 feet; and:

3. For properties zoned BP Business Park, site and parking lot lighting fixtures may not exceed the height of the building to which they principally relates, with a maximum height limit of 20 feet.

Per Ordinance No. 3280 (September 9, 2010)

**7.117.12 Outdoor Storage and Display**

**A. General**

Outdoor storage and display is allowed in nonresidential districts in accordance with this Section. Any merchandise, material, or equipment situated outdoors and visible from the public right-of-way or adjacent properties shall be subject to the requirements of this Section. No outdoor storage or display shall be allowed to occur in required parking areas. For the purpose of this Section, outdoor storage, display, and sales shall be broken down into four types, as follows.

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**B. Categories of Outdoor Storage and Display**

**1. Outdoor Display**

Outdoor display is display of items actively for sale or rent. Outdoor display shall be allowed adjacent to a principle building wall and extending to a distance no greater than five feet from the wall. In lieu of this requirement, a business may obtain site plan approval for outdoor display areas adjacent to the principal building's public entry façade. Such areas shall not exceed ten percent (10%) of the total gross floor area of the principal structure or 2,500 square feet, whichever is less. Such storage shall not be permitted to block windows, entrances, or exits, and shall not restrict pedestrian or vehicular circulation, access, or parking.

**2. Permanent Outdoor Sales Areas**

Merchandise may be stored or displayed on site for sale to customers. Permanent outdoor sales areas shall be enclosed by a minimum six-foot screen or wall. Such areas shall not exceed 2,500 square feet or ten percent (10%) of the total site area, whichever is less. Permanent outdoor sales areas must comply with district setback requirements. Such areas may not interfere with parking or parking lot requirements. Permanent areas open to the public for the display and/or sale of merchandise shall be shown on a site plan and will be included in parking requirement calculations.

**3. Temporary Outdoor Sales and Storage**

Temporary Outdoor Sales Areas, including sales tents, may be displayed for a two-week period in a calendar year. Such areas shall be clearly defined and shall not interfere with parking lot requirements. Christmas trees may be displayed for sale from November 15 to December 31.

**4. General Outdoor Storage**

Outdoor storage consists of all remaining forms of outdoor storage not classified above. Outdoor storage visible to the public right-of-way or adjacent properties is allowed so long as it is completely screened from view outside the site by a solid wall or fence at least six feet in height. Except for developments in the M-2 district, outdoor storage shall not exceed the height of required screening. Outdoor storage shall not be allowed within a required front setback.

**C. Exceptions**

1. Vehicles for sale as part of a properly permitted vehicle sales use (including boats and manufactured housing) shall not be considered merchandise, material, or equipment subject to the restrictions of this Section. Such vehicles shall be located and displayed on a paved area that meets parking lot pavement standards and shall be screened under the same requirements for a parking lot.
2. Waste generated on-site and deposited in ordinary refuse containers shall not be considered outdoor display or storage.

**D. Location of Outdoor Storage and Display**

Unless specifically authorized elsewhere in the City's Code of Ordinances, all outdoor storage, display, and sales shall be located outside the public right-of-way and must adhere to the required district setbacks.

**~~7-127.13~~ Traffic Impact Analyses**

This section establishes requirements and procedures pertaining to traffic impact analyses ("TIAs"). This Article is intended to inform the applicant of the City's expectations to ensure safe and adequate access to development properties; adequate traffic flow on existing and proposed/planned roadways; and sufficient connectivity of the existing and proposed/planned roadway system attributable to their proposal. In addition this Article is intended to expedite the City's review of TIA reports, provide standard criteria for evaluating proposals, and identify some potential mitigation measures.



**Article 7. General Development Standards**

Section 7.12 Traffic Impact Analyses

alternate trip generation rates shall not be accepted.

Table 1 Trip Generation: Residential Land Uses				
Zoning Classification	Maximum Units / Acre	ITE Land Use Code	Trip Rate / Unit	Trip Rate / Acre
R-4	20.0	220	0.62	12.4
R-6	30.0	220	0.62	18.6
R-7	Determined by Administrator			
P-MUD	Determined by Administrator			

Table 2 Trip Generation: Non-Residential Land Uses				
Zoning Classification	Maximum Units/Acre*	ITE Land Use Code	Trip Rate / KSF	Trip Rate / Acre
A-PQ	16,000 sf	710	1.55	25
SC	11,000 sf	820	3.75	40
C-1GC	13,500 sf	820	3.75	50
C-2CI	16,000 sf	710	1.55	25
BP	N/A	130	0.85	8.85
BPI	N/A	770	1.43	19
C-3	11,000 sf	820	3.75	40
M-1	N/A	110	N/A	7.5
M-2	N/A	120	N/A	2.2
C-U	Determined by Administrator			
R&D	N/A	760	N/A	16.8
PDD	Determined by Administrator			

\* Density maximum calculated based on existing (2007) developments in the City of College Station.

Table 3 Trip Generation: Retired Land Uses				
Zoning Classification	Maximum Units/Acre*	ITE Land Use Code	Trip Rate / KSF	Trip Rate / Acre
C-3	11,000 sf	820	3.75	40
R&D	N/A	760	N/A	16.8
M-1	N/A	110	N/A	7.5
M-2	N/A	120	N/A	2.2

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**2. Design Year**

The design year is the point in time upon which assumptions pertaining to land use, population, employment, and transportation facilities are based. All TIAs shall use a design year based on the expected date of project occupancy, and shall include consideration of nearby development that has been approved and will contribute traffic volume to the proposed project's study area.

**3. Peak Periods**

Peak periods relate to times of day experiencing the greatest hourly traffic flow rates. Two "peaks" are to be addressed by a TIA: The morning and afternoon peak hours (or projected peak hours) of existing (or planned) roadways serving the proposed land development. Typically roadway peak periods are between 7:00 and 9:00 a.m. and between 4:00 and 6:00 p.m.

**4. Base Volumes**

Base volumes shall be based on current traffic counts adjusted to the expected date of project occupancy plus volumes generated by nearby future development (all phases) that has been approved by the City. When available, base data will be supplied by the City Traffic Engineer. In all cases where traffic counts are needed and are not available,

In addition to meeting the other requirements of this Section, Low Profile Signs are subject to meet the following:  
Section 7.12 Traffic Impact Analyses

the developer or his agent shall be required to collect such data according to guidelines approved by the Administrator.

**5. Level of Service (LOS)**

Level of Service is a measure of the extent of congestion experienced on roadways. It is measured through analysis of traffic operating conditions on roadway links and at intersections, using techniques presented in the latest edition of the Transportation Research Board's Highway Capacity Manual.

**C. Applicability**

**1. Zoning TIA**

Any zoning request, except for certain "redevelopment" areas, requests for A-O, A-OR, R-1, R-1B, R-2, or R-3 zoning classifications which is expected to generate at least 150 vehicle trips during any peak hour period requires a TIA. Where the Comprehensive Plan designates a property as "Redevelopment" a TIA is required if the zoning request is expected to generate at least 150 vehicle trips during any peak hour period more than those generated by the currently approved use(s) on the property. A zoning request involving multiple zoning districts is required to have a TIA based on the total traffic generated for all the proposed districts. A TIA may be required for a zoning request that generates less than 150 trips in the peak hour, where the peaking characteristics could have a detrimental impact on the transportation system as determined by the Administrator.

A TIA shall be required unless the applicant demonstrates to the satisfaction of the Administrator that a TIA is not necessary for the proposed rezoning request. In cases where a TIA is required, the rezoning application will be considered incomplete until the TIA is submitted.

**2. Site Plan TIA**

Any proposed development requiring site plan approval, excluding developments located in the zoning classifications of NG-1, NG-2, or NG-3, which is expected to generate at least 150 trips in any peak hour period requires a TIA. A TIA may be required for site plans that generate less than 150 trips in any peak hour period where the peaking characteristics could have a detrimental impact on the area's vehicular transportation system as determined by the Administrator.

A TIA shall be required unless the applicant demonstrates to the satisfaction of the Administrator that a TIA is not necessary for the proposed site project. In cases where a TIA is required, the site plan application must be accompanied by the TIA.

**D. Methodology**

**1. Professional Engineer to perform TIA**

All required TIAs shall be performed by a professional engineer licensed in the State of Texas qualified to perform such analyses. Qualifications may include, but are not limited to, certification as a Professional Traffic Operations Engineer or Professional Transportation Planner by the Institute of Transportation Engineers or certification by the Texas Department of Transportation to conduct traffic engineering studies.

**2. Pre-submittal Meeting**

A pre-submission consultation with the Administrator is required at the time of the Pre-Application Conference to discuss whether a TIA is required and, if so, the relevant aspects thereof. The study area will be defined to include nearby land developments (existing or approved), the street network to be examined (the "study network"), and the minimum extent of analysis. In addition, details of the procedures, assumptions, data collection, and analysis methodology(ies) will be determined at this meeting. Traffic from other nearby developments that have been approved but not yet constructed will be accounted for in the TIA as determined by the Administrator. The Administrator may require other specific assumptions such as the percent of trucks to match local conditions. The City may require analyses of peak 15 minute intervals for

**Article 7. General Development Standards**

Section 7.12 Traffic Impact Analyses

certain types of land uses that generate major traffic surges such as, but not limited to, stadiums, movie theaters, arenas, and schools.

**3. Zoning TIA Content**

**a. Study Area**

A map(s) will delineate the TIA study area, including land areas to be considered and all existing/planned streets therein, and the "study network" (those streets and intersections requiring specific analyses). The study area shall be determined based on the geographical area most affected by the proposed zoning request as determined by the Administrator after conferring with the applicant's traffic engineer

**b. Existing Zoning**

A description by zoning classification of the existing zoning in the area proposed for rezoning.

**c. Proposed Zoning**

A description of the proposed zoning including land area by zoning classification.

**d. Roadway Network**

A description of the existing and proposed/planned roadways of all classifications and traffic volumes on the study network within the study area.

**In addition to meeting the other requirements of this Section, Low Profile Signs are subject to meet the following:**  
Section 7.12 Traffic Impact Analyses

**e. Impact Determination**

An assessment of projected traffic volumes is to be made for all study network roadways, comparing those with allowable volume limits on roadways classed as collector and local, and providing a description of the volume/capacity (V/C) ratio for all roadways in the study network. In addition delay projections for signalized and unsignalized intersections in the study network will be determined. Where V/C ratios and intersection delay are the measures of effectiveness Level of Service D or better must be maintained. The analysis shall contain the following minimum information:

- 1) Proposed Trip Generation**  
Show in tabular form trip generation rates (see Table 1, ~~2, or 3~~ as applicable) and the total trips generated based on proposed zoning.
- 2) Existing Trip Generation**  
Show in tabular form trip generation rates (see Table 1, ~~or 2, or 3~~ as applicable) and the total trips generated based on existing zoning.
- 3) Net Increased Trip Distribution and Assignment**  
Show proposed trip generation minus existing trips and the calculation of new trips generated. The net increase in trips generated by the zoning request is to be added to the base volumes projected by design year. Twenty-four hour and peak hour volumes must be calculated. Distribution and assignment calculations must be provided.
- 4) Level of Service Analysis**  
Show in tabular form peak hour Level of Service for existing and proposed zoning. Calculations shall include all thoroughfare links and intersections. Calculate level of service and percentage change (when compared to base volumes) for each link and intersection.
- 5) Neighborhood Traffic Analysis**  
If a proposed rezoning is projected to increase the traffic on an existing or proposed/planned minor collector or local residential roadway (street) at least ten percent (10%), a neighborhood traffic analysis shall be performed. This analysis will include an evaluation of existing and projected traffic on the affected roadways. Where the projected traffic exceeds the limits indicated in the BCS Design Guidelines, street network layout must be adjusted to lower this traffic volume.
- 6) Conclusions**  
Summarize points of conflict and congestion, identify all thoroughfare links and intersections not achieving Level of Service D or better, and the percentage change resulting from the proposed zoning change. The results of examining collector and local residential roadways, including the findings of any neighborhood traffic analysis must also be summarized.

**f. Mitigation**

A description of the mitigation measures proposed for achieving acceptable service thresholds shall be shown. Analysis of the study network as adjusted by the proposed measures must be documented. Traffic produced by the proposed zoning request plus traffic levels projected by the time of project occupancy should result in Level of Service D or better. Locations not meeting Level of Service D where the proposed zoning contributes five percent (5%) or more of the peak hour traffic must be mitigated by the applicant. Acceptable methods of mitigating negative traffic impacts include any one, or a combination of, the measures listed below but is not limited to those listed.

- 1)** Modifying the zoning request so that resulting traffic volumes yield Level of Service D or better throughout the study network.
- 2)** Modify any street network proposed as part of the development project in terms of size, layout, connectivity, intersection layouts, or location of termini with thoroughfares, or any combination of such changes.

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- 3) Limit development densities/intensities within one or more zoning classifications or land parcels to result in acceptable traffic volumes.
- 4) Making minor thoroughfare or intersection improvements, such as adding/extending or relocating turn lanes, adding/extending acceleration and/or deceleration lanes, adding non-traversable medians, relocating median openings, using special directional median openings, or using special features to facilitate safe U-turn maneuvers.

Amendments to the City’s Thoroughfare Plan shall not be accepted as a means of mitigating negative impacts, unless the proposed amendment(s) can be shown to enhance capacity and safety and will be constructed as part of the proposed land development project.

**g. Planning and Zoning Commission Report**

The Planning and Zoning Commission shall make a report to the City Council on all TIAs it considers in conjunction with requests for rezoning. The Planning and Zoning Commission may make a recommendation for approval, modification, or denial of the zoning case based on other planning factors in addition to its review of the TIA.

Where the identified impacts of the proposed zoning cannot be adequately mitigated, the Planning and Zoning Commission may recommend to the City Council one or more of the following actions:

- 1) Denial of the zoning case in total or in part.
- 2) Other action(s) deemed appropriate by a study made, or endorsed by, a qualified traffic engineer to mitigate negative traffic impacts.

**4. Site Plan TIA Content**

Submittals of TIAs for site plan projects shall include the following:

**a. Study Area**

A map(s) delineating the TIA study area, including land areas to be considered and all existing/planned roadways therein, and the “study network” (those roadways and intersections requiring specific analyses).The study area will be determined by identifying the geographical area most affected by the proposed development as determined by the Administrator after conferring with the applicant. In general the study area will cover all intersections through which at least ten percent (10%) of the proposed development’s site traffic passes, and shall extend to and include at least the first traffic signal in all directions if within one mile of any portion of the site. Existing roadway and intersection capacities shall be shown.

**b. Existing Zoning and Development**

A description of existing zoning including land area (gross and net) by zoning classification, square footage, density of hotel rooms, dwelling units, etc. Also, a description of development currently within the proposed site plan, including showing how it will be affected by the new development proposal;

**c. Thoroughfare Network**

A description of existing thoroughfares, signals, signal phasing and traffic volumes within the study area;

**d. Proposed Development**

A description of the proposed development including land area (gross and net), square footage, density of hotel rooms, dwelling units, etc. Also a description of anticipated roadway conditions expected by the date of occupancy of the proposed development shall be included.

In addition to meeting the other requirements of this Section, Low Profile Signs are subject to meet the following:  
Section 7.12 Traffic Impact Analyses

**e. Proposed Access**

Identification of the proposed access driveways for the site. This shall include the location and number of lanes, proposed traffic controls, and relationship to on-site circulation features for each proposed point of access. It must also include any proposed modifications to adjacent roadways. Once the TIA and an access plan has been approved, the final location and design of all access points shall meet or exceed the current access management and roadway design policies of the entity responsible for the condition of that portion of adjacent roadway.

**f. Impact Determination**

A determination of the Level of Service for all roadways and intersections in the study area shall be included, as shall an evaluation of pedestrian, bicycle, and motor vehicle safety conditions along all the roadway frontage of the site. The analysis shall contain the following minimum information:

**1) Proposed Trip Generation**

A calculation of the total trip generation by use within the study area assuming full development and occupancy, including both peak hour and 24-hour information. Show any reductions attributed to passers-by, mixed use, etc. Show trip generation by use in tabular form with land use trip generation rates and trips generated.

**2) Trip Distribution and Assignment**

A calculation of trips generated by the proposed development as added to the base volumes projected for the design year. Peak hour volumes must be calculated. Distribution assumptions (and the bases therefore) and assignment calculations must be provided.

**3) Level of Service Analysis**

A depiction shown in tabular form, twenty-four hour and peak hour volume/capacity ratios for links and intersections within the study area. This analysis should be done for the following traffic conditions: existing traffic, existing traffic plus projected traffic. Capacity analyses must be shown for all points of ingress and egress, median breaks, and turn lanes associated with the proposed site.

**4) Neighborhood Traffic Analysis**

If the TIA calculations show that a proposed site project increases traffic on a minor collector or local residential roadway (street) by at least ten percent (10%), a neighborhood traffic analysis shall be performed. This analysis will include an evaluation of existing and projected traffic on the affected roadways. Where the projected traffic exceeds the limits indicated in the BCS Design Guidelines mitigation to lower this traffic may be required.

**5) Conclusions**

A summary of findings must be reported. It must show all adjacent roadways and intersections noting those that fail to provide Level of Service D or better, and the percent increase in total traffic produced by the proposed site project. In addition the report must demonstrate that the proposed access design will provide safe and adequate access to the project site. It also must identify any safety and operational problems (e.g., driveways, sight distances, median openings, and signalization) within the study.

**g. Mitigation**

A description of the mitigation measures proposed for meeting acceptable traffic service thresholds shall be shown. Where the development is contributing five percent (5%) or more of the traffic at locations failing to meet Level of Service D or better the total trips should be mitigated by the applicant to low enough levels to achieve the required standard (or to pre-development levels, whichever is greater). Acceptable measures for mitigating negative traffic impacts include any one, or a combination of, those listed below.

- 1) Modifying the density or intensity of land use, such as a reduction in square footage or the percentage of commercial use to result in traffic levels meeting Level of Service D or better;

**Article 7. General Development Standards**

Section 7.12 Traffic Impact Analyses

- 2) Phasing approval and construction of a project until additional roadway capacity becomes available;
- 3) Improving the access plan by dealing with features such as overall site arrangement, the placement and design features of access points, provision of additional access points to roadways not immediately adjacent to the property, provision of alternate controls, or adjustments in the site circulation system;
- 4) Making off-site improvements including the construction of additional lanes, increases in storage lane capacities, or modification of signalization, to list some examples.

**h. Costs of Mitigation**

Mitigation improvements which are attributable to the proposed development shall be funded at the developer's expense. Any other improvements shown which are consistent with the Thoroughfare Plan may be repaid by the City in accordance with its cost sharing policies.

**E. Criteria for Approval**

The City shall consider the following standards in determining whether a proposed rezoning or submitted site plan project meets an acceptable Level of Service:

**1. Design Requirement**

The proposed rezoning or site plan project is consistent with the City's adopted access management and design requirements and is consistent with the design requirements of the Texas Department of Transportation on roadways maintained by such agency.

**2. Level of Service D**

The desirable minimum Level of Service for the City of College Station is a Level of Service D as that term is described in the Transportation Research Board's Highway Capacity Manual.

**3. Determination of Adequate Mitigation**

Notwithstanding anything to the contrary herein, the appropriate Administrator and the appropriate reviewing body, where required, shall, based on recommendations by a qualified traffic engineer, determine whether adequate mitigation has occurred to meet an acceptable level of service utilizing the requirements set forth herein.

**Article 11. Definitions**

Section 11.1 General

**Article 11. Definitions**

**11.1 General**

- A. For the purpose of this UDO certain words shall be interpreted as follows:
  - 1. Words in the present tense include the future tense.
  - 2. Words used in the singular number include the plural, and words used in the plural number include the singular, unless the natural construction of the wording indicates otherwise.
  - 3. The word "person" includes a firm, association, corporation, trust, and company, as well as an individual.
  - 4. The word "structure" shall include the word "building."
  - 5. The word "lot" shall include the words, "plot," "parcel," or "tract."
  - 6. The words "will" and "shall" are always mandatory and not merely directory.
- B. Words not specifically defined in Section 11.2 shall take their common dictionary meaning, except as modified by use as terms of art in planning or engineering.

**11.2 Defined Terms**

For the purpose of this UDO, certain words as used herein are defined as follows:  
Accessory Use or Structure, or Building:

- (1) A building, structure, or use which is subordinate to and serves a primary use or principal structure;
- (2) A building, structure, or use which is subordinate in area, extent, or purpose to the primary use served;
- (3) A building, structure, or use which contributes to the comfort, convenience, or necessity of occupants of the primary use served;
- (4) A building, structure, or use which is located within the same zoning district as the primary use; and
- (5) A building, structure, or use which in residential districts is not used for commercial purposes other than legitimate home occupations, and is not rented to other than bona fide servants employed on the premises and members of the family of the occupant(s) of the principal structure.

Examples of accessory buildings, structures, or uses include, but are not limited to, private garages, greenhouses, living quarters for family or servants, tool sheds, radio or television antennae, or bathhouses. Persons are related within the meaning of this section if they are related within the second degree of consanguinity or affinity.

**Access Way:** An Access Way consists of a minimum fifteen foot (15') wide public access easement or public right-of-way. A minimum five-foot (5') sidewalk shall be constructed in the center of the Access Way, except where the Access Way provides connection to a multi-use path, a minimum eight-foot (8') sidewalk shall be provided.

**Per Ordinance No. 2011-3308 (January 13, 2011)**

**Administrator:** The Development Services Director, or his designee, shall serve as the Administrator.

**Adult Arcade:** Any business enterprise that offers or maintains one or more adult video viewing booths.

**Adult Cabaret:** Any business enterprise which regularly features or offers to the public, customers, or members, performances by persons who appear nude or semi-nude, or live performances that are characterized by their emphasis on the exposure, depiction or description of specified anatomical areas, or the conduct or simulation of specified sexual activities.

**Article 11. Definitions**

Section 11.2 Defined Terms

**Adult Motel:** A hotel, motel, or similar commercial establishment which:

- (1) Offers accommodations to the public for any form of consideration; provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides, or other photographic reproductions which are distinguished or characterized by an emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas;" or
- (2) Offers a sleeping room for rent for a period of time that is less than 10 hours; or
- (3) Allows a tenant or occupant of a sleeping room to sub-rent room for a period of time that is less than 10 hours.

**Adult Movie Theater:** Any business enterprise which regularly features or offers to the public the presentation of motion picture films, movies, or sound recordings which are characterized by their emphasis on the description or depiction of specified anatomical areas or specified sexual activities and which are presented to a common audience of more than five persons in an enclosed common area or are presented in a common area of more than 150 square feet.

**Adult Retail Store:** A business enterprise which meets any of the following tests:

- (1) Offers for sale or rental items from any two of the following categories:
  - (a) sexually-oriented materials;
  - (b) lingerie; or
  - (c) leather goods which are marketed or presented in a context to suggest their use in connection with specified sexual activities;
- (2) Offers for sale sexually-oriented toys and novelties, except a business enterprise which devotes less than ten percent of its stock in trade and sales and display area to sexually-oriented materials, with all sexually-oriented toys and novelties separated from other sales and display areas by an opaque wall at least eight feet in height with a management-controlled system of access to ensure that only persons over the age of 18 years are allowed to enter the area;
- (3) Devotes more than ten percent of its stock in trade or sales and display area to sexually-oriented materials without having all sexually-oriented materials separated from other sales and display areas by an opaque wall at least eight feet (8') in height with a management-controlled system of access to ensure that only persons over the age of 18 years are allowed to enter the area;
- (4) Devotes more than 40 percent of its stock in trade or sales and display area to sexually-oriented materials; or
- (5) Advertises or holds itself out in signage visible from the public right-of-way as "X...," "adult," "sex," or otherwise as a sexually-oriented business.

**Adult Retail Store, Limited:** Any business enterprise which offers for sale or rental sexually-oriented materials, and which devotes at least ten percent and not more than forty percent of its stock in trade or sales and display area to sexually-oriented materials, provided that:

- (1) The following items are not also offered for sale:
  - (a) lingerie; or
  - (b) leather goods which are marketed or presented in a context to suggest their use in connection with specified sexual activities;
- (2) All sexually-oriented materials are separated from other sales and display areas by an opaque wall at least eight feet in height with a management-controlled system of access to ensure that only persons over the age of 18 years are allowed to enter the area; and
- (3) The business enterprise does not advertise or hold itself out in signage visible from the public right-of-way as "X...," "adult," "sex" or otherwise as a sexually-oriented business.

**Adult Theater:** A theater, concert hall, auditorium, or similar commercial establishment which regularly features persons who appear in a state of nudity, or live performances which are distinguished or characterized by an emphasis on "specified sexual activities" or "specified anatomical areas."

## Article 11. Definitions

### Section 11.2 Defined Terms

**Adult Video Viewing Booth:** Coin or slug-operated, or electronically or mechanically controlled, still or motion-picture machines, projectors or other image-producing devices which present to five or fewer persons per machine at any one time visual or audio material of any kind which is characterized by its emphasis on the description or depiction of specified anatomical areas or specified sexual activities. No part of this definition shall be construed to permit more than one person to occupy an adult video viewing booth at any time.

**Alley:** A minor public way which provides a secondary means of vehicular access to the abutting property otherwise served from a public street.

**Alternative Mounting Structure:** Any building or structure, other than a tower, which can be used for the location of telecommunication antennas and facilities. Antennas located on these structures may include Attached WTFs or Stealth Antenna.

**Animal Care Facilities:** A place where animals are boarded and/or bred, including, but not limited to, stables and kennels.

**Antenna:** Any system of poles, panels, rods, reflecting discs, or similar devices used for the transmission or reception of radio frequency signals.

- (1) **Omni-Directional Antenna ("Whip" Antenna):** transmits and receives radio frequency signals in a 360 degree radial pattern.
- (2) **The Directional Antenna ("Panel" Antenna):** transmits and receives radio frequency signals in a specific directional pattern of less than 360 degrees.
- (3) **The Parabolic Antenna ("Dish" Antenna):** is a bowl-shaped device for the reception and/or transmission of radio frequency signals in a specific directional pattern.

**Apartment Building:** See "Multi-family Dwelling".

**Appeal:** An appeal is a request for a review of the Administrator, or other administrative official's interpretation, of any provisions of this UDO or a request for a variance.

**Applicant:** An individual seeking an action, a permit, or other approval under the provisions of this UDO.

**Area of Special Flood Hazard:** The land adjacent to a clearly defined channel within a community subject to a one percent or greater chance of flooding in any given year. The area may be designated as Zone A on the Flood Hazard Boundary Map (FHBM). After detailed ratemaking has been completed in preparation for publication of the Flood Insurance Rate Map (FIRM), Zone A usually is refined into Zones A, AE, AH, AO, AI-99, VO, V1-30, VE, or V.

**Art Studio or Gallery:** Where objects of art are created or displayed for the public enrichment or where said objects of art are displayed for sale (including, but not limited to, the teaching of photography, painting, sculpturing, and other similar skills) as the primary use of the structure.

**Arterial, Major/Minor:** See "Street, Arterial."

**Attached Wireless Telecommunication Facility:** A wireless telecommunication facility that is affixed on an existing structure that is not primarily used for the support or attachment of a wireless telecommunication facility and is not a normal component of such a facility.

**Automobile Repair and Service:** See "Vehicle Repair and Service Shop."

**Automobile Sales and Rental:** See "Vehicle Sales and Rental."

**Barricade Area For Existing Trees:** An area extending in a radius of one foot per caliper inch of tree diameter from the protected tree that prevents intrusion by construction equipment, vehicles, and people, but allows only hand clearing of underbrush.

**Base Flood:** The flood having a one percent chance of being equaled or exceeded in any given year ("The 100-Year Flood").

**Bed and Breakfast Inn:** A residential structure where two or fewer rooms are rented to transient paying guests on an overnight basis with no more than one meal served daily, where no cooking facilities are provided in the rooms and where the total number of permanent and transient occupants does not exceed four at any one time.

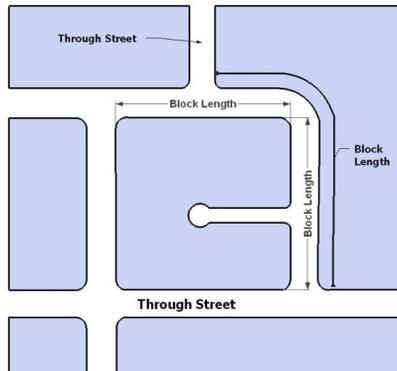
**Block:** A tract or parcel of designated as such on a duly recorded plat. Blocks are surrounded by streets or a combination of streets and other physical obstructions such as a railroad or 100-year floodplain.

**Per Ordinance No. 2011-3308 (January 13, 2011)**

**Article 11. Definitions**

Section 11.2 Defined Terms

**Block Length:** A measurement of the linear distance of land along a Blockface that is bounded on both ends by public through streets or by a combination of a public through street, Public Way, railroad, or 100-year floodplain. As such, gated streets, private streets, cul-de-sacs, alleys, private driveways, or Access Ways do not divide land into separate Blockfaces.



**Per Ordinance No. 2011-3308 (January 13, 2011)**

**Block Perimeter:** A measurement of the linear distance of land around the outside edge of a block, which is a total of the Blockfaces for each block. For measurement, the point of origin and end point are the same location.

**Per Ordinance No. 2011-3308 (January 13, 2011)**

**Blockface:** That portion of a block or tract of land facing the same side of a single street and lying between the closest intersection streets.

**Board of Adjustment:** The Zoning Board of Adjustment of the City of College Station.

**Boarding House:** See "Rooming/Boarding House."

**Body Rub Parlor:** Any business enterprise where body rub services are provided in order to induce relaxation or for other purposes.

**Building:** A "building" is any structure having a roof supported by columns or walls and built for the support, shelter or enclosure of persons, chattel or movable property of any kind and which is affixed to the land.

**Building Coverage:** Building coverage refers to the area of a lot covered by buildings (principal and accessory) or roofed areas, as measured along the outside wall at ground level, and including all projections, other than open porches, fire escapes, canopies, and the first two feet of a roof overhang.

**Building Official:** The designated "Building Official" of the City of College Station, or his designated representative.

**Building Plot or Premises:** All of the land within a project, whether one or more lots, developed according to a common plan or design for similar or compatible uses, that may have shared access or parking, and that singularly or in phases is treated as such for site plan review purposes. The determination of the boundaries of a building plot shall be made as the first step in the site plan or project review, unless such determination has previously been made at the time of plat approval. For development not subject to site plan review, the building plot or premises shall be the exterior boundary of any included lots, in the event that the structure sits astride two or more lots. In the event that two or more lots are under single ownership and the structure does not meet the required side yard setback, both lots shall be considered the building plot or premises. Demolished sites located in larger parking lots that may not have previously been considered part of a larger building plot, will be considered part of the plot if access is shared with the site.

## Article 11. Definitions

### Section 11.2 Defined Terms

**Bulk Storage Tank:** A container for the storing of chemicals, petroleum products, grains, and other materials for subsequent resale to distributors or retail dealers or outlets.

**Business Development Corporation:** Shall mean the College Station Business Development Corporation, Inc. This corporation is the non-profit corporation created by the City to promote, assist, and enhance economic development in the City of College Station.

**Caliper:** This shall mean the width of the trunk of a tree and shall be measured at twelve inches above grade.

**Canopy Tree:** See "Tree, Canopy."

**Carport:** A structure which has enclosing walls for less than 50% of its perimeter covered with a roof and constructed specifically for the storage of one or more motor vehicles.

**Car Wash:** A place containing facilities for washing automobiles which may include the automatic or semiautomatic application of cleaner, brushes, rinse water, and heat for drying.

**Certificate of Compliance:** A letter signed by the Development Engineer indicating compliance with all plans and specifications applicable to the subject project and completion of all stormwater management and soil erosion protection measures.

**Chief of Police:** The Chief of Police of the City of College Station.

**Church or Place of Religious Worship:** A building in which persons regularly assemble to worship, intended primarily for purposes connected with faith or for propagating a particular form of religious belief.

**City:** The City of College Station, Texas.

**City Attorney:** The "City Attorney" of the City of College Station.

**City Council:** The duly and constitutionally-elected governing body of the City of College Station, Texas.

**City Engineer:** The person employed as City Engineer of the City of College Station, Texas, or his designee.

**City Manager:** The "City Manager" of the City of College Station.

**Classification Amendment:** An amending zoning ordinance which pertains to the rezoning of a particular parcel or parcels of land, as distinguished from a change in the provisions of the ordinance relevant and pertaining to the entire city.

**Clinic:** A facility operated by one or more physicians, dentists, chiropractors, or other licensed practitioners of the healing arts for the examination and treatment of persons solely on an outpatient basis.

**Cold Storage Plant:** A commercial establishment where foods or other commodities are stored either in lockers, rented or leased, or in vaults in bulk for distribution to the home or other commercial businesses. No slaughtering of animals or fowl is allowed on the premises.

**Collocation:** When more than one wireless telecommunications provider shares a wireless telecommunications support structure.

**Commercial Garden:** The retail or wholesale handling of any article, substance, or commodity related to the planting, maintenance, or harvesting of garden plants, shrubs, trees, packaged fertilizers, soils, chemicals, or other nursery goods and related products.

**Commercial Greenhouse:** A structure or location where plants, vegetable, flowers, and similar materials are grown for sale.

**Commercial Amusements:** Any enterprise whose main purpose is to provide the general public with an amusing or entertaining activity, where tickets are sold or fees collected at the gates of the activity. Commercial amusements include zoos, carnivals, expositions, miniature golf courses, arcades, fairs, exhibitions, athletic contests, rodeos, tent shows, ferris wheels, children's rides, roller coasters, skating rinks, ice rinks, traveling shows, bowling alleys, indoor shooting ranges, and similar enterprises. Sexually-oriented Businesses and Nightclubs are excluded from this definition.

**Commission:** The Planning and Zoning Commission of the City of College Station, Texas.

**Common Open Space:** A parcel or parcels of land or an area of water, or a combination of land and water within a development site provided and made legally available for the use and enjoyment of residents of a proposed project.

**Article 11. Definitions**

Section 11.2 Defined Terms

**Common Property:** A parcel or parcels of land, together with the improvements thereon, the use and enjoyment of which are legally shared by the owners and occupants of the individual building sites in a Planned Unit.

**Community Services:** See "Public Uses."

**Comprehensive Plan:** The City of College Station's Comprehensive Plan supplemented by any other land use, thoroughfare or master plans as approved by City Council as adopted or amended from time-to-time.

**Concept Plan:** A written and graphic plan submitted for consideration of a Planned Development District or a Planned Mixed-Use District that indicates in a conceptual form, the proposed land uses and their overall impact on the subject land and surrounding lands.

**Conditional Use:** A use which may be permitted or denied in a district, on a case-by-case basis, subject to meeting certain conditions or procedures set forth in, or imposed under, this UDO.

**Conservation Study:** Study of existing conditions used for a Neighborhood Conservation Overlay. The items evaluated in a Conservation Study are chosen by the Neighborhood Stakeholder Committee and reflect the individual concern of the neighborhood for additional regulation.

**Construction Plans:** The construction documents required to accompany the final plat according to this UDO of the City of College Station, or the building and site plans required for the issuance of a Building Permit by the City of College Station.

**Co-op Housing:** A building under joint occupancy that provides group sleeping accommodations for more than four persons per household, where each unit may be equipped for food preparation and where some common facilities (e.g., living areas, bathrooms, dining areas) serve all units within that building.

**Corner Lot:** A lot abutting upon two or more streets at their intersections.

**Country Club:** Land area and buildings containing golf courses or other recreational facilities, a clubhouse, and customary accessory uses, open to members and their guests.

**Cross Gable:** Two perpendicular gable roofs.



**Cupola:** A small dome and the shaft that supports it; sits on top of a building. (Example shown to the left)

**Cul-de-Sac:** A street having but one (1) outlet to another street and terminating on the other end in a vehicular turnaround.

**Day Care - Commercial:** Any facility or premises where a total of seven (7) or more children under sixteen (16) years of age, and/or elderly adults, regularly attend for purposes of custody, care, or instruction; and which children or elderly adults are not members of the immediate nuclear family

of any natural person actually operating the facility or premises.

**Day Care - In-Home:** Any private residence where a total of six (6) or fewer persons regularly attend for purposes of custody, care, or instruction; and which persons are not members of the immediate nuclear family living in the residence. Nothing in this definition shall conflict with the provisions of Chapter 123 of the Texas Human Resources Code.

**Density:** The number of dwelling units per net acre.

**Detention:** The temporary storage and controlled release of stormwater flows.

**Development:** Any man-made change to improved or unimproved real estate that requires a permit or approval from any agency of the City or County, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation, clearing, drilling operations, storage of materials, or the subdivision of property. Routine repair and maintenance activities are exempted.

**Development Engineer:** The Senior Assistant City Engineer assigned to the City's Planning & Development Services Department and designated as the Development Engineer.

**Direct-To-Home Services:** The distribution, broadcasting, or programming of services by satellite directly to the subscriber's premises without use of ground receiving or distribution equipment, except at the subscriber's premises or in the uplink process to the satellite; examples are direct broadcast satellites (DBS), multi-channel multipoint distribution (MMDS), and television broadcast stations (TVBS).

**Dormer:** Projecting framed structure set vertically on the rafters of a pitched roof, with its own roof (pitched or flat), sides, and a window set vertically in the front.

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**Article 11. Definitions**

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Section 11.2 Defined Terms

**Dormitory:** Any structure specifically designed for the exclusive purpose of housing students of a university, college, or school, excepting resident staff.

**Drainage Area:** That area, measured in a horizontal plane, which contributes stormwater flows by gravity flow along natural or man-made pathways to a single designated point along a pathway.

**Drainage Easement:** An interest in land granted to others for maintenance of a drainage facility, on which certain uses are prohibited; and providing for the entry and operation of machinery and vehicles for maintenance.

**Article 11. Definitions**

Section 11.2 Defined Terms

**Drainage Facility:** Any element necessary to convey stormwater flows from its initial contact with earth to its disposition in an existing watercourse; said drainage facilities shall consist of both public and private storm sewers (closed conduits), streets, improved channels constructed in conformity with the adopted Bryan/College Station Unified Design Guidelines, Technical Specifications and Standard Details, unimproved drainageways left in their natural condition, areas covered by drainage easements for the purpose of providing concentrated or overland sheet flow, and all appurtenances to the foregoing, including inlets, manholes, junction boxes, headwalls, energy dissipaters, culverts, etc.

**Drainage System, Primary:** The system of natural watercourses, improved or channelized watercourses; and all closed conduits, culverts, bridges, detention facilities, and retention facilities associated with the watercourses; all of which are shown or indicated in the Bryan/College Station Unified Design Guidelines, Technical Specifications and Standard Details.

**Drainage System, Secondary:** The system of conveyance of rainfall from the point that it becomes concentrated flow to the point where it reaches the primary drainage system. This system includes all swales, ditches, minor channels, streets, gutters, inlets, culverts, detention or retention facilities, or other means of conveyance of stormwater flows.

**Drip Molding:** A horizontal molding placed over an exterior door or window frame to divert rainwater.

**Drive-thru:** A building opening, including windows, doors, or mechanical devices, designed and intended to be used to provide for sales to and/or service to patrons who remain in their vehicles.

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**Duplex Dwelling:** A residential structure providing complete, independent living facilities for two separate families, including permanent provisions for living, sleeping, cooking, eating, and sanitation in each unit.

**Dwelling Unit (DU):** A residential unit providing complete, independent living facilities for one family including permanent provisions for living, sleeping, cooking, eating, and sanitation.

**Earth Change:** A man-made change in the natural cover or topography of land, including cutting or filling activities, which may result in or contribute to soil erosion or sedimentation.

**Easement:** A grant of reservation by the owner of land for the use of such land by others for a specific purpose or purposes, and which must be included in the conveyance of land affected by such easement.

**Easement, Maintenance:** A private easement that is dedicated by plat specifically for zero lot line construction in a single-family residential development. Maintenance easements shall be a minimum of 7.5 feet in width.

**Educational Facility, Instruction Indoor:** Any facility or premises regularly attended by one or more persons for the purpose of instruction. All instruction and activity must be fully contained within the building. Such types of instruction include classes in acting, art, dance, music, photography, and martial arts.

**Educational Facility, Instruction Outdoor:** Any facility or premises regularly attended by one or more persons for the purpose of instruction. Activities are allowed outside of a building.

**Educational Facility, Primary and Secondary:** Any public or private school licensed by the State which is designed, constructed, or used for education or instruction of students below the age of 20. Auxiliary uses to these schools are included herein.

**Per Ordinance No. 3280 (September 9, 2010)**

**Educational Facility, Tutoring:** Any facility or premises regularly attended by one or more persons for the purpose of instruction. All instruction and activity must be fully contained within a building.

**Educational Facility, Vocational/Trade:** Any public or private secondary or higher education facility primarily teaching usable skills that prepare students for jobs in a trade and meeting the state requirements as a vocational facility. All instruction and activity must be fully contained within the building.

**Educational Facility, College/University:** A college or university authorized by the State to award degrees.

**Elevation:** The vertical distance from a datum, usually the NGVD, to a point or object. If the elevation of point A is 802.46 ft., the point is 802.46 ft., above some datum.



**Article 11. Definitions**

Section 11.2 Defined Terms

**Encroachment:** An intrusion, obstruction, or other infringement on an area reserved for a specific purpose such as an easement or floodway.

**Engineer:** A person duly authorized and licensed under the provisions of the Texas Engineering Registration Act, to practice the profession of engineering.

**Enhanced Paving:** Earth toned (not gray) decorative pavers, stamped concrete, or dyed concrete.



**Entry Portico:** Covered ambulatory consisting of a series of columns placed at regular intervals supporting a roof, normally attached as a colonnaded porch to a building. (Example shown to the left)

**Erosion:** The process whereby the surface of the earth is broken up and carried away by the action of wind, water, gravity, ice, or a combination thereof.

**Escort:** A person who, for consideration as part of a business enterprise, agrees, offers to, or models lingerie, performs a striptease, or performs nude or semi-nude for another person at a location other than a sexually-oriented business.

**Escort Agency:** A person or business enterprise that furnishes, offers to furnish, or advertises to furnish, for consideration, escorts who perform any escort services in the City. An escort agency that advertises or holds itself out in signage visible from the public right-of-way as "X...", "adult", or "sex" shall be considered an "Adult Retail Store."

**Excavation:** Any act by which soil or rock is cut into, dug, quarried, uncovered, removed, displaced, or relocated purposely by man and shall be taken to include the conditions resulting therefrom.

**Existing Construction:** Structures for which the "start of construction" commenced before the effective date of the FIRM. "Existing construction" may also be referred to as "existing structures."

**Existing Development:** Any development as defined above which existed or was permitted prior to the date on which this UDO became effective.

**Existing Tree:** Any self supporting woody plant, with one or more well-defined trunks, two inches (2") in diameter or greater at one foot above the ground.

**Extended Care Facility, Convalescent Home, or Nursing Home:** A building, or portion thereof, used or designed for the housing of the aged, and/or mentally or physically handicapped persons who are under daily medical, psychological, or therapeutic care; provided that this definition shall not include rooms in any residential dwelling, hotel, or apartment hotel not ordinarily intended to be occupied by said persons.

**Exterior Side Yard:** A yard that faces and is parallel to a side street.

**Extraterritorial Jurisdiction:** Within the terms of the Texas Municipal Annexation Act, the unincorporated area, not a part of any other city, which is contiguous to the corporate limits of the City of College Station, the outer boundaries of which are measured from the extremities of the corporate limits of the city, outward for such distances as may be stipulated in the Texas Municipal Annexation Act, in which area, within the terms of the act, the City may enjoin the violation of its subdivision control provisions.

**Façade:** The exterior face of a building.

**Façade Work:** The removal, or replacement, substitution or change of any material or architectural element on the exterior face of a building, which includes, but is not limited to, painting, material change, awning or canopy replacement, signage, or other permanent visible facade treatment.

**Family:** A family is one or more persons occupying a single dwelling unit, provided that unless all members are related by (1) blood, (2) adoption, (3) guardianship, (4) marriage, or (5) are part of a group home for disabled persons, no such family shall contain more than four persons.

**Federal Emergency Management Agency (FEMA):** An agency of the Federal Insurance Administration which administers the National Flood Insurance Program.

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**Article 11. Definitions**

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Section 11.2 Defined Terms

**Feeder Line:** Any line, wire, or cable and appurtenances which distributes, transmits, or delivers a utility service from a source to a general area or to multiple developments, and not to a specific end user.

**Field Size:** That portion of a driving range property measured from the tee boxes to the end of the driving range area of the site.

**Filed:** The point at which an application has been determined to be complete and all required fees have been paid.

## Article 11. Definitions

### Section 11.2 Defined Terms

**Flood or Flooding:** A temporary rise in the level of water that results in inundation of areas not ordinarily covered by water from:

- (1) The overflow of inland or tidal waters; or
- (2) The unusual and rapid accumulation or runoff of surface waters from any source.

**Flood Hazard Boundary Map (FHBM):** An official map of a community, issued by the Federal Insurance Administration, where the areas within the boundaries of special flood hazards have been designated.

**Flood Insurance Rate Map (FIRM):** An official map of a community, on which the Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

**Flood Insurance Study:** The official report provided by the Federal Emergency Management Agency. The report contains flood profiles, the water surface elevation of the base flood, as well as the Flood Hazard Boundary Floodway Map.

**Floodplain or Flood-Prone Area:** Any land susceptible to being inundated by water from any source (see definition of flooding).

**Flood Protection System:** Those physical structural works for which funds have been authorized, appropriated, and expended and which have been constructed specifically to modify flooding in order to reduce the extent of the areas within a community subject to "special flood hazard" and the extent of the depths of associated flooding. Such systems typically include hurricane tidal barriers, dams, reservoirs, levees or dikes. These specialized flood modifying works are those constructed in conformance with sound engineering standards.

**Floodway:** The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

**Floodway, Zero-rise:** The channel of a stream and that portion of the adjoining floodplain which is necessary to contain and discharge the base flood flow without any measurable increase in flood height. A measurable increase in base flood height means a calculated upward rise in the base flood elevation, equal to or greater than .01 foot, resulting from a comparison of existing conditions and changed conditions directly attributable to development in the floodplain. This definition is broader than that of the FEMA floodway, but always includes the FEMA floodway. The boundaries of the 100-year floodplain are considered the boundaries of the zero-rise floodway unless otherwise delineated by a sensitive area special study.

**Floodway Fringe:** That part of the base floodplain outside the floodway.

**Floor Area Ratio:** Floor Area Ratio (FAR) is a non-residential land use intensity measure analogous to density. It is the sum of the areas of several floors of a building compared to the total area of the site.

**Fraternity or Sorority:** An organization of university students formed chiefly to promote friendship and welfare among the members.

**Fraternal Lodge:** A structure where a group of people meet who are organized for a common interest, usually cultural, religious, or entertainment with regular meetings, rituals, and formal written membership.

**Garage, Commercial:** Any premises or structure with enclosed work area for servicing and repair of four or more standard size automobiles or light (standard size) trucks, or for one or more vehicles of larger size, or where any number of vehicles are kept for remuneration, hire or sale, and where motor vehicle fuels and supplies may be sold as a secondary use.

**Gated Community:** A residential area requiring mandatory membership in a Homeowners Association (HOA) and having its primary means of access controlled by an electric or manual gate administered by the HOA.

**Government Facilities:** A building or structure owned, operated, or occupied by a governmental agency to provide a governmental service to the public.

**Grading:** Any act by which soil is cleared, stripped, stockpiled, excavated, scarified, filled, or any combination thereof.

**Greenway:** A linear open space that follows natural features like the floodplains of creeks and rivers or human-made features such as utility, road, or rail corridors.

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**Greenway - Rural:** The least developed Greenway typically located on the periphery of the developed community. This Greenway exists mostly in a natural state with the primary functions being flood control, wildlife protection, and aesthetic value. This Greenway is defined by the entire width of the floodplain.

**Greenway - Suburban:** These are the greenways located in the developing portions of the community. The primary functions served by this Greenway are flood control, recreation, transportation, and economic and aesthetic purposes.

**Greenway - Urban:** The most highly developed Greenway located in fully developed areas of the community. The primary functions served by this greenway are flood control, recreation, transportation, and economic and aesthetic purposes.

**Greenways Manager:** The "Greenways Manager" of the City of College Station.

**Groundcover:** A spreading plant including sods and grasses less than 18 inches in height.

**Group Home:** A home serving six or fewer mentally or physically handicapped persons provided the home provides care on a 24-hour basis and is approved or licensed by the State for that purpose. A group home shall be considered a single-family home and is defined pursuant to Chapter 123 of the Human Resources Code.

**Health Care Facility:** A facility or institution, whether public or private, principally engaged in providing services for health maintenance, diagnosis or treatment of disease, pain, injury, or deformity of physical conditions. This definition does not include a medical clinic or hospital as defined herein.

**Health Club/Sports Facility:** A building designed and equipped for the conduct of sports, or exercise, or other customary and usual recreational activities, operated for profit or not for profit and which is open only to members and guests of the club or facility.

**Height:** The vertical distance from the established grade at the center of the front of the structure to the highest point of the roof surface if a flat roof, to the deck line for mansard roofs, and to the mean height level between eaves and ridge for gabled, hip, and gambrel roofs.

**Historic Preservation Easement:** An easement that protects a significant historic, archaeological, or cultural resource. It provides assurance that a property's intrinsic values will be preserved through future ownership. A building, portion of a building (such as the façade), or a bridge, dam, or any other kind of structure may qualify. A Historic Preservation Easement may also protect a historic landscape, battlefield, traditional cultural place, or archaeological site.

**Historic Preservation Overlay District definitions (applicable only in reference to Historic Preservation Overlay district):**

**Association:** Link of a property that contributes to a Historic Preservation Overlay District with a historic event, activity, or person. Also, the quality of integrity through which a property is linked to a particular past time and place.

**Contributing Resource:** A building, site, structure or object in a Historic Preservation Overlay District that supports the District's historical significance through Location, Design, Setting, Materials, Workmanship, Feeling, or Association.

**Design:** Quality of integrity applying to the elements that create the physical form, plan, space, structure, and style of a property.

**Feeling:** Quality of integrity through which a property that contributes to a Historic Preservation Overlay District evokes the aesthetic or historic sense of past time and place.

**Integrity:** Authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period.

**Location:** Quality of integrity retained by a property that contributes to a Historic Preservation Overlay District historic property existing in the same place as it did during the period of significance.

**Materials:** Quality of integrity applying to the physical elements that were combined or deposited in a particular pattern or configuration to form a property that contributes to a Historic Preservation Overlay District.

**Non-Contributing Resource:** A building, site, structure, or object in a Historic Preservation Overlay District that does not support the District's historical significance through Location, Design, Setting, Materials, Workmanship, Feeling, or Association.

## Article 11. Definitions

### Section 11.2 Defined Terms

**Setting:** Quality of integrity applying to the physical environment of a property that contributes to a Historic Preservation Overlay District.

**Workmanship:** Quality of integrity applying to the physical evidence of the crafts of a particular culture, people, or artisan.

**Home Occupation:** An occupation, profession, activity, or use that is clearly a customary, incidental, and secondary use of a residential dwelling unit and which does not alter the exterior of the property or affect the residential character of the neighborhood.

**Home Tour Event:** Real estate events such as open houses and Parade of Homes, as well as the touring of occupied residences for the entertainment of a targeted audience such as the Women's Club Home and Garden Tour.

**Hospital or Sanitarium:** A building, or portion thereof, used or designed for the medical or surgical treatment of the sick, mentally ill, or injured persons, primarily on an inpatient basis, and including as an integral part, related facilities such as laboratories, outpatient facilities, or training facilities; provided that this definition shall not include rooms in any residential dwelling, hotel, or apartment hotel not ordinarily intended to be occupied by said persons.

**Hotel/Motel/Extended Stay Facility:** A building, or group of buildings, used or intended to be used as living quarters for transient guests, but not excluding permanent guests, and may include a cafe, drugstore, clothes pressing shop, barber shop, or other service facilities for the guests for compensation. A transient guest is any visitor or person who owns, rents, or uses a lodging or dwelling unit, or a portion thereof, for less than 30 days and whose permanent address for legal purposes is not the lodging or dwelling unit occupied by the visitor.

**Impervious Surface:** Impervious surface is a measure of land use intensity and is the proportion of a site occupied by impervious surfaces including, but not limited to, buildings, sidewalks, drives, and parking.

**Industrial, Light:** A use engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales, and distribution of such products, but excluding basic industrial processing.

**Industrial, Heavy:** A use engaged in the basic processing and manufacturing of materials or products or parts, predominantly from extracted raw materials, or a use engaged in storage of, or manufacturing processes using flammable or explosive materials, or storage or manufacturing processes that potentially involve hazardous or commonly recognized offensive conditions.

**Industrial, Municipal:** A municipal use or structure that serves a public need and is primarily engaged in the provision, distribution, collection, transmission, or disposal of water, storm and sanitary sewage, electricity, information, and telecommunication, including structures associated with private utilities; research and laboratory activities; warehousing and distribution; bulk storage facilities operation; storage and maintenance of service vehicles; cleaning of equipment; solid waste management; municipal recycling; public works yards, container storage; or similar activity. Ordinarily these areas have low parking turn-over, few pedestrians, but a large amount of truck traffic.

***Per Ordinance No. 3236 (February 25, 2010)***

**Irrigation System:** A permanent, artificial watering system designed to transport and distribute water to plants.

**Land Use:** A use of land which may result in an earth change, including, but not limited to, subdivision, residential, commercial, industrial, recreational, or other development, private and public highway, road and street construction, drainage construction, logging operations, agricultural practices, oil and gas exploration, exploitation, extraction and mining.

**Lateral Line:** Any line, wire, or cable and appurtenances used to distribute, transmit, or deliver service from a feeder line to two or more sites or end users of the utility service within a specific development.

**Levee:** A man-made structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control, or divert the flow of water so as to provide protection from temporary flooding.

## Article 11. Definitions

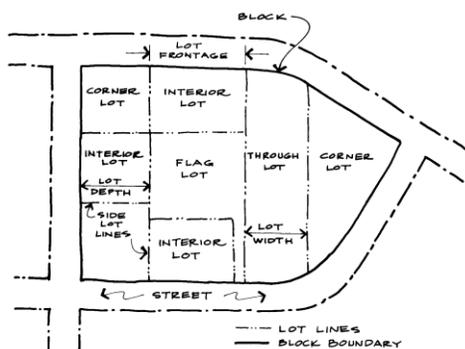
### Section 11.2 Defined Terms

**Levee System:** A flood protection system which consists of a levee, or levees, and associated structures, such as closure and drainage devices, which are constructed and operated in accordance with sound engineering practice.

**Location:** Quality of integrity retained by a property that contributes to a Historic Preservation Overlay District historic property existing in the same place as it did during the period of significance.

**Lot:** The physical and undivided tract or parcel of land as shown on a duly recorded plat. The following represent the various platted lot types:

- (1) **Corner Lot:** A lot located at the intersection of and abutting upon two or more streets.
- (2) **Double Frontage or Through Lot:** A lot, other than a corner lot, which has frontage on more than one street.
- (3) **Flag Lot:** A lot not fronting on or abutting a public road and where access to the public road is by a narrow, private right-of-way.
- (4) **Interior Lot:** A lot other than a corner lot.



**Lot Area:** The horizontal land area within lot lines, excluding any wetlands and/or drainage easements.

**Lot Coverage:** A measure of intensity of land use that represents the portion of a site that is impervious. This portion includes but is not limited to all areas covered by buildings, parked structures, driveways – gravel or paved, roads, and sidewalks.

**Lot Line Construction:** A development where houses on a common street frontage are shifted to one side of their lot to maximize side yard area on the opposite side of the lot. Planning for all house locations are done at the same time to ensure proper building separations.

**Lot of Record:** A part of a recorded subdivision or a parcel of land that exists as shown or described on a plat or deed in the records of the local registry of deeds.

**Lot Width:** Lot width is measured between side lot lines along a line that is parallel to the front lot line or its chord and that is located the minimum front setback distance from the front lot line.

**Lowest Floor:** The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this UDO.

**Major Recreational Equipment:** For the purpose of these regulations, major recreational equipment is defined as including boats and boat trailers, travel trailers, pick-up campers or coaches (designed to be mounted on automotive vehicles), motorized dwellings, tent trailers, and the like, and cases or boxes used for transporting recreational equipment, whether occupied by such equipment or not. No such equipment shall be used for living, sleeping, home occupation or household purposes when parked or stored on a residential lot or in any location not approved for such use.

**Manufactured Home:** A structure constructed after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length, or, when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems. The term does not include a recreational vehicle as that term is defined by 24 Code of Federal Regulations, Section 3282.8(g).

## Article 11. Definitions

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**Manufactured Home Lot:** A parcel of land in a manufactured home park for the placement of a single HUD-code manufactured home and the exclusive use of its occupants.

**Manufactured Home Park:** A parcel of land under single ownership that has been planned and improved for the placement of HUD-code manufactured homes for non-transient use.

**Manufacturing and Production:** See "Industrial, Light and Heavy."

**Massage Establishment:** A business enterprise offering massage conducted by persons engaged in the practice of medicine, nursing, osteopathy, physiotherapy, chiropractic, podiatry, or massage therapy for which they are licensed by the State of Texas, or persons under the direct supervision and control of such licensed persons.

**Maximum Density:** This is a gross density calculation. It is the total number of dwelling units on a site or in a subdivision divided by the total land area (in acres) of the site or subdivision.

**Mean Sea Level:** The National Geodetic Vertical Datum (NGVD) of 1929 or other datum, to which the base flood elevations shown on a community's Flood Insurance Rate Map are referenced.

**Median:** The middle number in a set of numbers where one-half of the numbers are less than the median number and one-half of the numbers are greater than the median number. For example, 4 is the median number of 1, 3, 4, 8, and 9. If the set of numbers has an even number of numbers, then the median is the average of the two middle numbers. For example, if the set of numbers is 1, 3, 4, 6, 8, and 9, then the median is the average of 4 and 6, or 5.

**Medical Clinic:** See "Clinic."

**Micro-Industrial:** a use engaged, on a limited scale, in basic processing and/or manufacturing of materials or products or parts, predominantly from extracted raw materials, entirely contained within a building and not deemed to be a public nuisance, as determined by the administrator.

**Per Ordinance No. 2011-3312 (January 27, 2011)**

**Minimum Lot Width:** Lot Width at the front setback line.

**Mobile Food Vendor:** Any business operating more than twenty-one (21) days per calendar year which sells edible goods from a non-stationary location within the City of College Station. The term shall include, but shall not be limited to, mobile food trucks, carts, or trailers.

**Per Ordinance No. 2011-3322 (February 24, 2011)**

**Mobile Home:** A structure that was constructed before June 15, 1976, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length, or, when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities and includes the plumbing, heating, air-conditioning, and electrical systems.

**Model Home:** A dwelling unit built by a builder or developer to allow potential purchasers to see what the finished product will look like.

**Multi-Family Dwelling:** A residential structure providing complete, independent living facilities for three or more families or households living independently of each other and including permanent provisions for living, sleeping, cooking, eating, and sanitation in each unit. Condominiums are included in this definition.

**National Flood Insurance Program:** The National Flood Insurance Program (NFIP) is a federal program enabling property owners to purchase flood insurance. This program is based on an agreement between local communities and the federal government that if a community will implement programs to reduce future flood damages, the federal government will make flood insurance available within the community as a financial protection against flood losses. The United States Congress established the NFIP with the National Flood Insurance Act of 1968 and later modified and broadened the program. The NFIP is administered by the Federal Emergency Management Agency (FEMA).

**National Geodetic Vertical Datum (NGVD):** The nationwide reference surface for elevations throughout the United States made available to local surveyors by the National Geodetic Survey with the establishment of thousands of benchmarks throughout the continent. It was obtained through a least-squares adjustment in 1929 of all first-order leveling in the United States and Canada. The adjustment included the 26 tide stations, and thus referenced the NGVD to mean sea level.

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**Natural:** The cover and topography of land before any manmade changes, or in areas where there have already been manmade modifications, the state of the area and topography of land at the date of the adoption of this UDO.

**Neighborhood:** A subarea of the city in which the residents share a common identity focused around a school, park, community business center, or other feature. For the purposes of a Single-Family Overlay District, a neighborhood must contain at least thirty (30) single-family structures in a compact, contiguous area, or be an original subdivision or phase of a subdivision if the subdivision contains fewer than thirty (30) single-family structures. Boundary lines must be drawn to include blockfaces on both sides of a street, and to the logical edges of the area or subdivision, as indicated by a creek, street, subdivision line, utility easement, zoning boundary line, or other boundary.

**Neighborhood Character:** The atmosphere or physical environment which is created by the combination of land use and buildings within an area. Neighborhood character is established and influenced by land-use types and intensity, traffic generation, and also by the location, size and design of structures as well as the interrelationship of all these features.

**Neighborhood Stakeholder Committee:** A committee of at least 6 property owners within a proposed Neighborhood Conservation Overlay District and the Administrator. The committee provides input from the neighborhood and assists City Staff in conducting a Conservation Study and evaluating the options for regulation as listed in Section 5.9.

**New Construction:** For floodplain management purposes, structures for which the "start of construction" commenced on or after the effective date of a floodplain management regulation adopted by a community.

**Night Club:** A commercial establishment including, but not limited to, bars, coffee houses, or similar establishments where a dance floor, music, games, or other entertainment is provided and where the serving of food is not the principal business. Specifically included in this classification are establishments that derive 75% or more of their gross revenue from the on-premise sale of alcoholic beverages. Sexually-oriented Businesses/Enterprises are not included in this definition.

**Non-Canopy Tree:** See "Tree, Non-Canopy."

**Non-Combustible Material:** As defined in Chapter Two of the International Residential Code as adopted and amended by the City of College Station City Council.

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

**Redevelopment:** The revision or replacement of an existing land use or existing site through the acquisition or consolidation, and the clearance and rebuilding of this area according to the Northgate Redevelopment Plan.

**Site Development:** Any excavation, landfill or land disturbance, including new construction, reconstruction, relocation, or change of use. For the purposes of the Northgate Districts only, site development includes installation of walls, accessory structures, and other similar additions.

**Rehabilitation:** The process of returning a structure to a state of utility, through repair or alteration, which make possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural value.

**Facade Work:** The removal, or replacement, substitution or change of any material or architectural element on the exterior face of a building, which includes, but is not limited to, painting, material change, awning or canopy replacement, signage, or other permanent visible facade treatment.

**Minor Site/Building Projects:** The addition, maintenance, and/or replacement of minor building or site elements, including such actions related to storage building(s), screening, fencing, and refuse containers. This also includes requests for changes in service for dumpster and other refuse receptacles.

**Nude:** The showing of the human male or female genitals, pubic area, vulva, anus, anal cleft or cleavage with less than a fully opaque covering, or the showing of the covered male genitals in a discernibly turgid state.

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- Nude Modeling Studio:** Any place where a person who appears in a state of nudity or displays "specific anatomical areas" is provided to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons who pay money or any form of consideration.
- Office:** A room or group of rooms used for conducting the affairs of a business, profession, service, industry or government and generally furnished with desks, tables, files, and communication equipment.
- One Ownership:** Property which although belonging to one or more owners, has not been partitioned or subdivided so as to be owned separately by more than one person, whether or not related or participating in a joint enterprise.
- Outdoor Storage:** The keeping, in an unenclosed area, of any goods, junk, material or merchandise in the same place for more than twenty-four hours and not actively being sold.
- Outdoor Display:** The placement of goods for active sale outside the building.
- Overlay:** A zoning district that encompasses one or more underlying zones and that imposes additional requirements above those required by the underlying zone.
- Pad Site:** The portion of a building plot that is located on the periphery of the site and has at least 75 feet of frontage on a public street classified as a collector or greater on the Thoroughfare Plan. A pad site contains a stand alone, single or multiple tenant structure and meets all site plan requirements within the pad site area. The total area of all pad sites within a defined building plot may not be more than 1/3 of the total area of the building plot.
- Parking, Interior:** Parking rows which are not located on the periphery of the proposed project site and further, where none of the parking spaces abut any property line associated with the proposed project site.
- Parking, Peripheral:** Parking rows which abut the periphery or property lines associated with the proposed project site.
- Parking, Overflow:** Parking in excess of the minimum required by this ordinance and in excess of what is utilized on a regular basis by the development.
- Parking, Row, Single:** A single row of spaces for the parking of motor vehicles.
- Parking, Row, Double:** Two parallel rows of spaces for the parking of motor vehicles arranged so that when parked, the front end of each motor vehicle faces the front end of another motor vehicle.
- Parking, Side or Rear Yard:** Required parking that is provided, in its entirety, behind a setback line of one-half of the applicable zoning district's minimum lot depth.
- Parking Space:** A space used for the parking of a motor vehicle not on the paved or regularly traveled portion of a public street or within private access easements and which meets the requirements of this UDO as to size, location, and configuration.
- Pasturage:** Land used primarily for the grazing of animal stock.
- Pavement Width:** The portion of the surface of the street available for vehicular traffic; where curbs are used, it is the portion between the back of curbs.
- Permitted Use:** A use specifically allowed in one or more of the various districts without the necessity of obtaining a use permit.
- Person:** Every natural person, firm, partnership, joint venture, association, corporation, or other group which conducts activities regulated hereunder as a single entity, whether same be a legal entity or not, venture, or trust.
- Personal Service Shop:** An establishment which provides services related to grooming, appearance, care, or repair of personal apparel; and which may sell products used or recommended for those same purposes incidental to the services provided.
- Place of Worship:** A building or structure, or group of buildings or structures, that by design and construction are primarily intended for conducting organized religious services and associated accessory uses.
- Plan, Preliminary:** A conceptual plan of a subdivision intended for planning purposes showing the location and boundaries of individual parcels of land subdivided into lots, with streets, alleys, easements, etc., generally drawn to scale and meeting the requirements of this UDO but not intended for final action in recordable form filed with the applicable county records.
- Per Ordinance No.2011- 3308 (January 13, 2011)**

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**Planning and Zoning Commission:** The duly appointed Planning and Zoning Commission of the City of College Station, Texas.

**Plat:** A map of a subdivision intended to be filed for record with the applicable county records showing the location and boundaries of individual parcels of land subdivided into lots, with streets, alleys, easements, etc., drawn to scale; includes a final plat, replat, amending plat, minor plat, development plat, and vacating plat meeting the requirements of this UDO.

**Per Ordinance No. 2011-3308 (January 13, 2011)**

**Plat, Minor:** As defined by Section 212.0065 of the Texas Local Government Code. A subdivision involving four or fewer lots fronting on an existing street and that does not require the creation of any new street or the extension of municipal facilities.

**Plot Plan:** See "Site Plan."

**Porch:** A roofed open area that projects from the main wall of a building that may be unenclosed or screened and may or may not use columns or other ground supports for structural purposes.

**Portable Storage:** Any unit, including but not limited to a trailer, box, or other enclosed shipping container, which is used primarily as storage space whether the unit is located at a facility-owned establishment or operated by the owner at another location designated by the tenant.

**Premises:** An area of land planned and designed as a single comprehensive project, considered from the time the plan is first submitted to the Development Services Department either at plat stage or site plan stage.

**Project Plan:** Drawings and related information illustrating a proposed project for which a use permit, site plan permit, or parking area/landscape approval is sought.

**Public, Civic & Institutional structure:** Structures used principally to serve a public need, such as places of worship, hospitals, public or private schools, libraries, museums, post offices, polices and fire stations, public utilities, governmental services, and other public services.

**Public Uses/Facilities:** A use or facility belonging to or used by the public for the transaction of public or quasi-public business including, but not limited to, uses such as and similar to libraries and public parks.

**Public Way:** A Public Way provides circulation and through movement similar to a public street but is a privately maintained drive, constructed to certain street standards, and granted unrestricted access via a public access easement. The drive shall be designed to the geometric design, construction standards, and driveway spacing of a Commercial Street according to the *Bryan/College Station Unified Design Guidelines* with the following modifications. A Public Way shall have a minimum pavement structure constructed to City's fire lane standards, a minimum drive width of twenty-four feet (24') back-to-back when no parking is provided, and a minimum horizontal curve radius of two hundred feet (200'). No head-in parking is permitted but parallel parking is allowed if the drive is widened an additional ten feet (10') for each row of parallel parking provided. Parking on the drive may count toward the minimum off-street parking requirements of this UDO. Five-foot (5') sidewalks shall be provided on each side of the drive and placed a minimum three feet (3') from the back of curb. The public access easement shall be a minimum of forty feet (40') in width or wider to incorporate the entire width of the pavement section and sidewalks on each side.



**Per Ordinance No. 2011-3308 (January 13, 2011)**

**Quoin:** Units of stone or brick used to accentuate the corners of a building.

**Recyclable Materials:** Those materials specifically listed at a particular site as acceptable. Such materials may include, but are not limited to, aluminum products, clean glass containers, bimetal containers, newspapers, magazines, periodicals, plastic containers, yard waste, paper and cardboard, phone books, and scrap metal.

**Recycling:** The separation, collection, processing, recovery and sale of metals, glass, paper, plastics, and other materials which would otherwise be disposed of as solid waste, which are intended for reuse, re-manufacture, or re-constitution for the purpose of using the altered form.

**Recycling Bin:** A container used to collect recyclable materials, at which no fee is collected from the person depositing the materials.

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**Recycling Facility, Large:** A recycling facility located on an independent site, or larger than 500 square feet, where limited mechanical processing may or may not occur, depending on the zoning district in which the facility is located.

**Recycling Facility, Small:** A facility that occupies no more than 500 square feet, and provides containers for collection only of source separated recyclables, with no power-driven processing equipment on site. Small collection facilities are normally located on parking lots of the host use. These may include, but are not limited to, bulk reverse vending machines, a grouping of reverse vending machines that exceed 50 square feet, kiosk-type structures that may include permanent structures, and unattended recycling bins placed for the donation of recyclable materials.

**Redevelopment:** The revision or replacement of an existing land use or existing site through the acquisition or consolidation, and the clearance and rebuilding of this area according to a comprehensive plan.

**Registered Professional Engineer:** A person duly authorized and licensed under the provisions of the Texas Engineering Practice Act, to practice the profession of engineering.

**Rehabilitation:** The process of returning a structure to a state of utility, through repair or alteration, which make possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural value.

**Related:** Persons are related when they are within the first or second degree of consanguinity or affinity. Persons are not related by affinity unless lawfully married, and any asserted common law marriage must be subject to an affidavit of record under the family code, or a judicial determination.

**Religious Institution:** See "Place of Worship."

**Remote Emergency Access:** An emergency access consists of a semi-permanent all-weather surface according to the City of College Station Site Design Standards. An access is remote when the two access points are placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between the points.

#### ***Per Ordinance No. 2011-3308 (January 13, 2011)***

**Repair Shops:** A shop exclusively for the repair of household goods and home equipment, within a building with no outdoor storage of items or equipment, and where no noise, dust, or vibration is discernible beyond the property line.

**Replat:** A replat is required in cases where new lots are formed within an existing subdivision. A replat follows the procedure for a final plat and must conform with applicable zoning.

**Research Laboratory:** An establishment or facility used for carrying on investigation in the natural, physical or social sciences, which may include engineering and product development.

**Residential Sales Office:** See "Model Home."

**Restaurant:** An establishment that serves food and beverages primarily to persons seated within the building. This includes, but is not limited to, cafes, tea rooms, and outdoor cafes.

**Restaurant, Casual Dining:** A restaurant with a market segment between Fast Food and Fine Dining restaurants usually characterized by table service, a relatively fully-stocked and full-service bar, and a bill per dinner averaging \$10 - \$30 for an evening meal and slightly less for lunch and does not provide drive-thru service.

**Restaurant, Fast Food:** An establishment that offers quick food which is accomplished through a limited menu of items already prepared and held for service, or prepared quickly. Orders are not generally taken at a customer's table and food is generally served in disposable wrapping or containers.

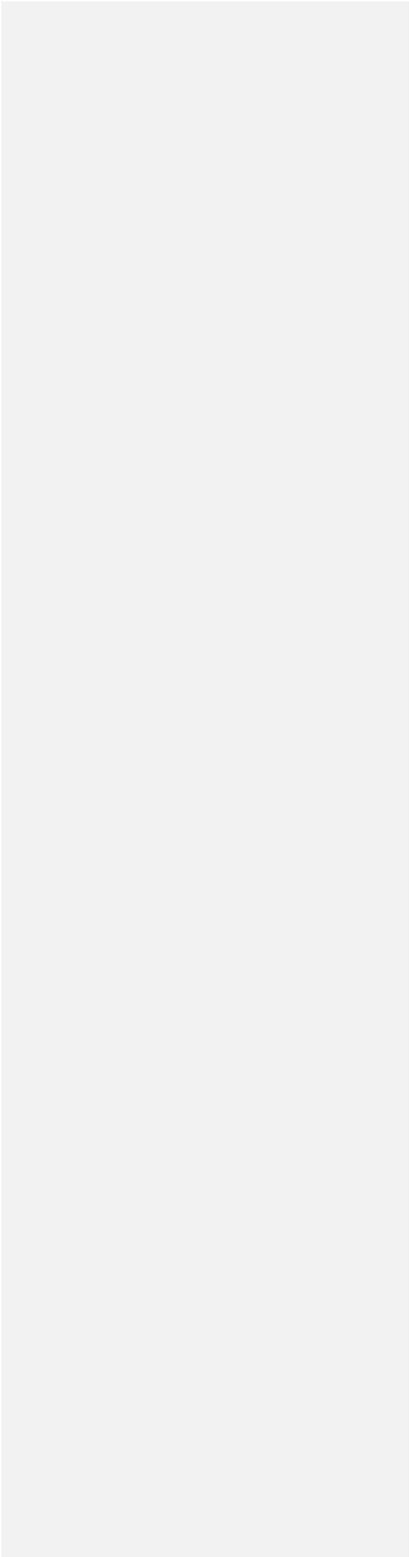
**Restaurant, Fine Dining:** A restaurant serving formal-style dinner, and services where food and drink are prepared and served. Customer turnover rates are typically one hour or longer. Such establishments serve dinner but generally do not serve breakfast and may or may not serve lunch or brunch. These restaurants usually have a dress code and do not provide drive-thru service.

**Retail Sales:** Establishments engaged in selling goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods.

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**Retail Sales, Alcohol:** Establishments, except nightclubs and restaurants as defined, engaged in selling beer, wine, or other alcoholic beverages for where more than 75% of sales is derived from the sale of such beverages for off-premise consumption. Exempt from this definition are temporary retail sales of alcohol associated with special events, or events held on City-owned property.

**Retention:** The storage of stormwater flows in a facility that has a permanent pool of water.

**Retention Facility:** A facility that provides for the storage of stormwater flows by means of a permanent pool of water or permanent pool in conjunction with a temporary storage component.

**Reverse Vending Machine:** An automated mechanical device which accepts at least one or more types of beverage containers including, but not limited to, aluminum cans, glass and plastic bottles, and which issues a cash refund or a redeemable credit slip. Sorting and processing occurs entirely within the machine.

**Reverse Vending Machine, Bulk:** A reverse vending machine that is larger than 50 square feet and is designed to accept more than one container at a time and to pay by weight. For the purpose of these restrictions, bulk reverse vending machines will be considered small collection facilities.

**Reverse Vending Machine, Single Feed:** A reverse vending machine that accepts materials one item at a time.

**Rooming/Boarding House:** A group of rooms provided for persons other than members of the occupant family (see definition of family) for compensation either in a converted single-family home or in a structure specifically designed for such purpose where there are no cooking facilities provided in individual living units and where meals may be provided daily.

**Roof Types:**



(1) **Flat Roof:** A roof with only enough pitch to allow drainage.



(2) **Gable Roof:** A ridged roof having one (1) or two (2) gabled ends (gable: the portion of the end of a building that extends from the eaves to the peak or ridge of the roof).



(3) **Gambrel Roof:** A roof whose slope on each side is interrupted by an obtuse angle that forms two pitches on each side, the lower slope being steeper than the upper.



(4) **Hip Roof:** A roof formed by several adjacent inclining planes, each rising from a different wall of building, and forming hips at their adjacent sloping sides.



(5) **Mansard Roof:** A roof with a double pitch on all four sides, the lower level having the steeper pitch.



(6) **Shed Roof:** A roof having a single-sloping plane.

**Salvage Yard:** A facility or area for storing, keeping, selling, dismantling, shredding, compressing, or salvaging material or equipment. Materials include, but are not limited to, lumber, pipes, metal, paper, rags, tires, bottles, motor vehicle parts, machinery, structural steel, equipment/vehicles, and appliances.

**Satellite Dish:** A broadcast receiver that receives signals directly from a satellite rather than another broadcast system, and amplifies the signal at a focal point in front of the receiving component.

**School:** A building where persons regularly assemble for the purpose of instruction or education, together with playgrounds, dormitories, stadia and other structures or grounds used in conjunction therewith and is limited to public and private schools used for primary, secondary or college education. This includes any facility where tutoring of more than 10 students at one time takes place on a regular basis.

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**Sediment:** Soils or other surficial materials transported or deposited by the action of wind, ice, or gravity as a product of erosion.

**Service Line:** Any line, wire, or cable and appurtenances used to distribute, transmit, or deliver a utility service from a source of supply, feeder line, or lateral line directly to an end user.

**Service Provider:** Any company, corporation, alliance, individual, or other legal entity that provides a wireless telecommunication service directly to the public for a fee or to such classes of users as to be effectively available directly to the public regardless of the facilities used; services include, but are not limited to, portable phones, car phones, pagers, digital data transmission, or radio or television communications.

**Setback Line:** A line which marks the minimum distance a structure must be located from the property line, and establishes the minimum required front, side, or rear yard space of a building plot.

**Sexually-Oriented Books and Videos:** Books, magazines, pamphlets, pictures, drawings, photographs, video tapes, digital video disks, motion picture films, or sound recordings, or printed, visual or audio material of any kind, which are characterized by their emphasis on the description or depiction of specified anatomical areas or specified sexual activities.

**Sexually-Oriented Business:** Any business whether in public, semi-public, or private premises which offers the opportunity to feel, handle, touch, paint, be in the presence of, or be entertained by the unclothed body or the unclothed portion of the body of another person, or to observe, view, or photograph any such activity. Except as provided herein, this definition is not intended to regulate:

- (1) Any business operated by or employing licensed psychologists, licensed physical therapists, licensed athletic trainers, licensed cosmetologists, or licensed barbers performing functions authorized under the licenses held.
- (2) Any business operated by or employing licensed physicians, licensed practical nurses, or licensed chiropractors engaged in practicing the healing arts.
- (3) Any bookstore, movie theater, or video store, unless that business includes sexually-oriented materials.

Sexually-oriented businesses include, but are not limited to, adult retail stores, limited adult retail stores, adult arcade, adult cabarets, adult movie theaters, adult theaters, adult motels, body rub parlors, nude modeling studios, sexual encounter centers, and escort agencies.

**Sexually-Oriented Materials:** All sexually-oriented toys and novelties and sexually-oriented books and videos.

**Sexually-Oriented Toys and Novelties:** Instruments, devices, or paraphernalia either designed as representations of human genital organs or female breasts, or designed or marketed primarily for use to stimulate human genital organs, except medical devices approved by the Food and Drug Administration.

**Shopping Center:** A building plot developed or ultimately to be developed with two or more stores, shops, or commercial enterprises, and which has shared parking facilities or access.

**Shooting Range:** A facility to be utilized for discharging firearms for purpose of testing the firearm or ammunition, developing or enhancing shooter skills for recreation or other need, which is organized and equipped for safety of persons utilizing the facility and the general public.

**Shrub:** A woody perennial plant differing from a perennial herb by its more woody stem and from a tree by its low stature and habit of branching from the base.

**Single-Family:** A residential unit providing complete, independent living facilities for one family including permanent provisions for living, sleeping, cooking, eating and sanitation.

**Sign:** Any written or graphic representation, decoration, form, emblem, trademark, flag, banner, or other feature or device of similar character which is used for the communication of commercial information, or communication of ideas or subjects of political significance, and which:

- (1) **Architectural Element:** an element, design, or motif, that is installed, attached, painted, or applied to the exterior of a building or structure for the purpose of

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- ornamentation or artistic expression, and not relating to a specific sign, logo, or identity of any specific business tenant.
- (2) **Apartment/Condominium/Manufactured Home Park Identification Sign:** An attached sign or a freestanding monument sign with permanent foundation or moorings, designed for identification of a multi-family residential project or a manufactured home park project, and where adequate provision is made for permanent maintenance.
  - (3) **Area Identification Sign:** A freestanding monument or wall sign with permanent foundation or moorings, designed for identification of subdivisions of ten to 50 acres, or identification of a distinct area within a subdivision, and where adequate provision is made for maintenance.
  - (4) **Attached Sign:** A sign attached to, or applied on, and totally supported by a part of a building or mounted to site lighting poles located on private property
- Per Ordinance No. 2011-3302 (January 11, 2011)**
- (5) **Banner/Flag:** A piece of fabric used for decoration (contains no copy or logo) or for identification (contains copy and/or logo).
  - (6) **Campus/Wayfinding:** A sign utilized as a traffic control device in off-street or access areas whose primary purpose is to direct traffic within planned development district (PDD) or unified development, that may include the names of tenants or businesses, but does not contain any commercial logo or graphics.
- Per Ordinance No. 2011-3348 (May 26, 2011)**
- (7) **Commercial Banner:** A sign made of cloth, canvas, or other flexible material which directs attention to a business, commodity, service, entertainment, or attraction sold, offered, or existing.
  - (8) **Commercial Sign:** A sign which directs attention to a business, commodity, service, entertainment, or attraction sold, offered, or existing.
  - (9) **Development Sign:** A sign announcing a proposed subdivision or a proposed building project.
  - (10) **Directional Traffic Control Sign:** A sign utilized as a traffic control device in off-street parking or access areas whose primary purpose is not for advertisement.
  - (11) **Freestanding Commercial Sign:** A sign supported by one or more columns, poles or bars extended from the ground or from an object on the ground, or that is erected on the ground; the term includes all signs which are not substantially supported by a building or part thereof, or which are substantially supported by a building or part thereof, when the sole significant purpose of the building or part thereof, is to support or constitute the sign.
  - (12) **Fuel Price Sign:** A sign used to advertise the current price of fuel at locations where fuel is sold.
  - (13) **Home Occupation Sign:** A sign used to identify the name and occupation of a person with a legal home occupation.
  - (14) **Low Profile Sign:** A sign with a permanent foundation which is not attached to a building, but is a stand-alone sign and which does not exceed 60 S.F. in area and four feet in height.
  - (15) **Non-Commercial Sign:** A work of art or message which is political, religious, or pertaining to a point of view, expression, opinion, or idea that contains no reference to the endorsement, advertising of, or promotion of patronage, of a business, commodity, service, entertainment, or attraction that is sold, offered, or existing.
  - (16) **Off-Premise Commercial Sign:** A sign which directs attention to a business, commodity, service, entertainment, or attraction sold, offered, or existing elsewhere than upon the premises where such sign is displayed.
  - (17) **On-Premise Commercial Sign:** A sign which directs attention to a business, commodity, service, entertainment, or attraction sold, offered, or existing upon the premises where such sign is displayed.
  - (18) **Political Sign:** Any sign which promotes a candidate for any public office or which advocates a position on any social issue as its primary purpose. Political signs shall be

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- considered in the category of non-commercial signs except where there are regulations pertaining to their removal after an election.
- (19) **Portable Sign:** A sign which is not affixed or attached to real property by poles, stakes, or other members which are placed into the ground, or upon some other type of permanent foundation; trailer signs, any sign with wheels or skids, and any sign which is constructed so as to sit upon the surface of the ground, without subsurface attachment or extension.
  - (20) **Real Estate, Finance, and Construction Sign:** An attached or freestanding sign erected upon a lot or parcel of land for the purpose of advertising same for sale or lease, or for advertising the furnishing of interim or permanent financing for a project, or for the furnishing of labor, materials or the practice of crafts on the job site.
  - (21) **Roof Sign:** An outdoor advertising display sign erected, constructed, or maintained on the roof of a building or which is wholly dependent upon a building for support, and which projects above the point of a building with a flat roof, six feet above the eave line of a building with a shed, gambrel, gable or hip roof, or the deck line of a building with a mansard roof.
  - (22) **Special District Identification Sign:** An official, permanent, on-premise sign authorized by the City of College Station, which is used to identify a pedestrian or vehicular entrance to a Design District or Overlay District, as out lined in Article 5.6 Design Districts and 5.8 Overlay Districts. The sign shall be used to display only the name, logo, or identifying information about the district, and no other commercial information.
  - (23) **Subdivision Identification Sign:** A freestanding monument or wall sign with permanent concrete foundation or moorings, designed for permanent identification of a subdivision of greater than 50 acres, and where adequate provision is made for permanent maintenance.
  - (24) **Subdivision Marker:** A subdivision logo of no more than one square foot in area, that is attached to an architectural element such as a column, fence post, wall, mail kiosk, bus stop, or similar community structure, and whose purpose is to provide continuity and identity throughout the subdivision.
- Site Development:** Any excavation, landfill or land disturbance, including new construction, reconstruction, relocation, or change of use.
- Site Plan:** A site development plan showing the use of the land including locations of buildings, drives, sidewalks, parking areas, drainage facilities, and other structures to be constructed, and any other details required by the City in Section 3.6, Design District Site Plan Review, of this UDO. Also called a plot plan.
- Sitwall:** A combination or seating with perimeter protection and/or screening in a subtle, attractive, and functional way.
- Specified Anatomical Area:** Any showing of the human male or female genitals, pubic area, or buttocks with less than a fully opaque covering, or showing of the female breast with less than a fully opaque covering of any portion thereof below the top of the areola, or the depiction of covered male genitals in a discernibly turgid state.
- Specified Sexual Activities:** Actual or simulated acts of masturbation, sexual intercourse, oral or anal copulation or sadomasochism; fondling or other erotic touching of or physical contact with one's own or another's genitals, pubic area, buttocks, or female breasts, whether clothed or unclothed; human male or female genitals when in a state of sexual stimulation or arousal; or excretory functions or acts with animals as part of or in conjunction with any of the activities set forth herein. Activities which are commonly referred to by the slang terms "lap dance," "straddle dance," "face dance," or "table dance" shall be included in this definition. For purposes of this definition, "sadomasochism" means infliction of pain, flagellation, or torture, or the condition of being bound, fettered, or otherwise physically restrained.
- Start of Construction:** Includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, placement, or other improvement was within 180 days of the permit date. The actual start means the first placement of permanent construction of a structure on a site, such as the pouring of a slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation, or the placement of a HUD-code manufactured home on a foundation.

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Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as a dwelling unit and not part of the main structure.

**State:** The State of Texas.

**Stealth Antenna:** A telecommunication antenna located on an alternative mounting structure that is effectively camouflaged or concealed from view and blends into the surrounding environment. Examples include architecturally screened roof-mounted antennas, building-mounted antennas painted and/or textured to match the existing structure, and antennas integrated into architectural elements.

**Stealth Technology or Facility:** Design technology that blends the wireless telecommunications facility into the surrounding environment; examples of stealth facilities include, but are not limited to, architecturally-screened roof-mounted antennas, building-mounted antennas painted and/or textured to match the existing structure, antennas integrated into architectural elements such as church spires or window wall, and antenna structures designed to resemble light poles or flag poles.

**Stealth Tower:** A man-made tree, clock tower, church steeple, bell tower, utility pole, light standard, identification pylon, flagpole, or similar structure, that is camouflaged to be unrecognizable as a telecommunications facility, designed to support or conceal the presence of telecommunication antennas and blends into the surrounding environment.

**Storage Garage:** A "storage garage" is any premises and structure used exclusively for the storage of more than five automobiles.

**Storage, Outdoor:** See "Outdoor Storage."

**Storage, Self Service:** A structure containing separate, individual, and private storage spaces of varying sizes.

**Stormwater Management:** All ordinances, standards, plans, and studies to insure the timely and effective construction of:

- (1) a system of vegetative and structural measures that control the increased volume and rate of surface runoff caused by man-made changes to the land; and
- (2) a system of vegetative, structural, and other measures that reduce or eliminate pollutants that might otherwise be carried by surface runoff.

**Street:** A way for vehicular traffic to move, whether designated as a highway, arterial street, collector street, or local street.

**Street, Minor Arterial:** A street that collects traffic from the collector system and connects with the major arterial system.

**Street, Major Arterial:** A street that collects traffic from the collector and minor arterial system and connects with the freeway system.

**Street, Collector:** A street that collects traffic from local streets and connects with minor and major arterials. This includes minor and major collectors.

**Street, Local:** A street that provides vehicular access to abutting property.

**Stringcourse:** A narrow, continuous ornamental band set in the face of a building as a design element; also known as a cordon.

**Stripping:** Any activity which removes or significantly disturbs the vegetative surface cover, including clearing and grubbing operations.

**Structure:** Anything constructed, built, or erected.

**Structure, Principal:** The principal structure which fulfills the purpose for which the building plot is intended.

**Subdivider:** Any person or persons, firm, or corporation subdividing a tract or parcel of land to be sold or otherwise handled for his own personal gain or use.

**Subdivision:** The division of a lot, tract, or parcel of land into two or more parts, lots, or sites, for the purpose, whether immediate or future, of sale, division of ownership, or building development. This also includes the resubdivision of land or lots which are a part of a previously recorded subdivision. Divisions of land for agricultural purposes, where no building construction is involved, in parcels of five acres or more, shall not be included within this



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definition, unless such subdivision of five acres or more includes the planning or development of a new street or access easement. An addition is a subdivision as is defined herein.

**Subdivisions, Minor:** A division of land into four or fewer lots on an existing street which does not require the creation of any new street or the extension of municipal facilities.

**Subdivision, Rural Residential:** A subdivision that is predominately single-family lots and where one (1) acre is the minimum lot size of the base zoning district. Included are developments where lots are clustered to smaller than one (1) acre as permitted by the zoning district and/or the cluster development provision.

**Per Ordinance No. 2011-3308 (January 13, 2011)**

**Substantial Improvement:** Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either:

- (1) Before the improvement or repair is started, or
- (2) If the structure has been damaged and is being restored, before the damage occurred.

For the purposes of this definition, "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include either:

- (1) Any projects for improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions, or
- (2) Any alterations of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.

**Surveyor:** A person duly authorized and licensed under the Texas Professional Land Surveying Practices Act to practice the profession of land surveying, either as a Registered Professional Land Surveyor or a Licensed State Land Surveyor.

**Taxicab service:** Any business associated with the storage or dispatch of vehicles for the transportation of passengers for hire.

**Taxicab, Commercial Vehicle:** Any motorized passenger vehicle permitted or should be permitted pursuant to the provisions of Chapter 4 of the City of College Station Code of Ordinances.

**Per Ordinance No. 3281 (September 9, 2010)**

**Theater:** A building or part of a building devoted to showing motion pictures or for dramatic, dance, musical, or other live performances.

**Townhouse:** One of a group of no less than three, no more than twelve, attached dwelling units, each dwelling unit located on a separate lot and thereby distinguished from condominium units.

**Tree, Canopy:** An overstory tree that exhibits a layer or multiple layers of branches and foliage at its top or crown and extending a distance outward from its trunk or trunks. This tree's overall appearance is dominated by its tall stature (often over 80'), its broad canopy, and the shade that it produces.

**Tree, Non-Canopy:** A tree that may reach canopy tree height, but does not have the same dominance of canopy as the canopy tree, OR an understory tree that does not reach canopy tree height, but does exhibit a similar dominance of canopy size and structure.

**Transmission Tower:** A wireless telecommunications support structure designed primarily of the support and attachment of a wireless telecommunications facility. Transmission towers include:

- (1) Monopole Tower - A self-supporting structure composed of a single spire used to support telecommunications antenna and/or related equipment;
- (2) Lattice Tower - A self-supporting three or four sided, open, steel frame structure used to support telecommunications antenna and/or related equipment; and
- (3) Guyed Tower - An open, steel frame structure that requires wires and anchor bolts for support.

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**Transom:** Horizontal opening or window element framed across a window or door forming part of the frame.

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**Truck Stop:** Any building, premises, or land in which or upon which a business, service, or industry involving the maintenance, servicing, storage, or repair of commercial vehicles is conducted or rendered, including the dispensing of motor fuel or other petroleum products directly into motor vehicles and the sale of accessories or equipment for trucks and similar commercial vehicles. A truck stop also may include overnight accommodations and restaurant facilities primarily for the use of truck crews. For the purposes of this definition, a use is classified as a truck stop when more than 10 fuel pumps are used.

**Two-Family Home:** Two dwelling units on a single platted lot, either side-by-side or upstairs and downstairs. Also known as a duplex.

**Use:** The actual use(s) of a parcel of ground, whether conducted within or without structures, buildings, or improvements. An unoccupied and unused structure is not a use, irrespective of its design, purpose, or utility.

**Utility Easement:** An interest in land granted to the City, to the public generally, and/or to a private utility company, for installation or maintenance of utilities across, over, or under private land, together with the right to enter thereon with machines and vehicles as necessary for maintenance of such utilities.

**Utility Facility:** Infrastructure services and structures necessary to deliver basic utilities essential to the public health, safety, and welfare. This includes all lines and facilities provided by a public or private agency and related to the provision, distribution, collection, transmission or disposal of water, storm and sanitary sewage, oil, gas, power, information, telephone cable, electricity and other services provided by the utility. This does not include facilities regulated by Section 6.3.P, Wireless Telecommunication Facilities.

**Variance:** The modification of a specific standard in this UDO.

**Vehicle Repair and Service Shop:** Any premises or structures when used for the servicing and/or repair of motor vehicles, including paint and body work, engine rebuilding and minor maintenance activities, irrespective of commercial gain derived therefrom. Excepted from this definition are residential premises where not more than two motor vehicles belonging to the lawful residents thereof are involved in such activities at any one time, and not in operating condition, or where not more than one motor vehicle, whether or not in operating condition, and not belonging to the lawful residents thereof is involved in such activities for a period of more than one week, and only one motor vehicle may be serviced and/or repaired each month.

**Vehicle Sales and Rental:** Any premises or structures used for the sale and or rental of motor vehicles.

**Violation:** The failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required by this chapter is presumed to be in violation until such time as that documentation is provided.

**Water Surface Elevation:** The height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929 (or other datum if specified), of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

**Watercourse:** Any natural or artificial stream, river, creek, ditch, channel, canal, conduit, culvert, drain, waterway, gully, ravine, or wash, in and including any area adjacent thereto, which is subject to inundation by reason of overflow of flood water.

**Wireless Telecommunication Facility (WTF):** An unstaffed facility operating for the transmission and reception of low-power radio signals consisting of an equipment shelter or cabinet, a support structure, antennas, and related equipment.

**Wholesale Sales:** Establishments or places of business primarily engaged in selling merchandise to retailers; to industrial, commercial, institutional, or professional business users; to other wholesalers; or acting as agents or brokers and buying merchandise for, or selling merchandise to, such individuals or companies.

**Yard:** Open spaces on the lot or building plot on which a building is situated and which are open and unobstructed to the sky by any structure except as herein provided.

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- (1) **Front Yard.** A yard facing and abutting a street and extending across the front of a lot or building plot between the side property lines and having a minimum horizontal depth measured from the front property line to a depth of the setback specified for the district in which the lot is located.
- (2) **Rear Yard.** A yard extending across the rear of the lot or building plot between the side property lines and having a minimum depth measured from the rear property line as specified for the district in which the building plot is located.
- (3) **Side Yard.** A yard located on a lot or building plot extending from the required rear yard to the required front yard having a minimum width measured from the side property line as specified for the district in which the building plot is located.

**Zoning:** A method of land use control requiring the categorization of land use of every tract of land within a particular jurisdiction according to a zoning ordinance or code and usually in accordance with a land use plan which is intended to preserve the quality of life and orderly development of that jurisdiction.

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