

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

**Planning & Zoning  
Commission**  
**November 1, 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**  
**NOVEMBER 1, 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. Discussion of Minor and Amending Plats approved by Staff.
  - Final Plat ~ Minor Plat ~ Redmond Terrace ~ 317 & 321 Redmond Drive **(TR)**
4. Presentation and discussion on the 2010 Census Demographic Profile Report. **(MTH)**
5. Presentation, discussion, and possible action regarding the status of items within the 2012 P&Z Plan of Work (see attached). **(JS)**
6. Presentation, discussion, and possible action regarding follow up on the 2012 Comprehensive Plan and Unified Development Annual Reviews and the Planning & Zoning Commission Retreat and Tour. **(BC)**
7. Presentation, possible action, and discussion regarding an update on the following items:
  - A zoning amendment request from PDD Planned Development District to PDD Planned Development District to revise meritorious modifications for approximately 0.7 acres at 1024 and 1026 Foster Avenue, generally located at the intersection of Foster Avenue and Francis Drive. The Planning & Zoning Commission heard this item on September 20 and voted 6-0 to recommend approval. The City Council heard this item on October 11 and voted 6-0 to approve the request.
  - 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. The Planning & Zoning Commission heard this item on September 20 and voted 6-0 to recommend approval. The City Council heard this item on October 11 and voted 5-1-1 to adopt the plan.
8. Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings.
  - Thursday, November 8, 2012 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.

- Monday, November 12, 2012 ~ Joint P&Z with City of Bryan ~ CSU Training Room ~ 11:30 a.m. to 1:00 p.m.
  - Thursday, November 15, 2012 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
9. Discussion, review and possible action regarding the following meetings: Design Review Board, Joint Parks / Planning & Zoning Subcommittee, South Knoll Neighborhood Plan Resource Team, BioCorridor Committee, Zoning District Subcommittee, Joint Task Force on Neighborhood Parking Issues, and Wellborn District Plan Resource Team.
  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 Workshop Meeting of the College Station Planning & Zoning Commission, College Station, Texas will be held on November 1, 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 October, 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 October 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**  
**NOVEMBER 1, 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 to approve meeting Minutes.
    - October 18, 2012 ~ Workshop
    - October 18, 2012 ~ Regular

**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 regarding a rezoning from O Office, R-2 Duplex Residential, and C-3 Light Commercial to GC General Commercial for approximately 1.1 acres located at 303 A & 303 B University Drive East, 410 Nimitz Street, and 411 & 413 Eisenhower Street. **Case # 12-00500166 (MTH) (Note: Final action on this item is scheduled for the November 8, 2012 City Council Meeting - subject to change)**

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

**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 November 1, 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 October, 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 October \_\_\_\_, 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: \_\_\_\_\_

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## 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>10/25/12: Joint meeting with Council for Comprehensive Plan annual review.</p>
<p>Staff Assigned: P&amp;DS Staff</p>	<p>Anticipated Completion: On-going</p>

<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 <b>adopted</b> Plan.</p> <p><b>11/8/2012: Discussion of a Municipal Management District for Medical District Master Plan area at Council Workshop.</b></p>
<p>Staff Assigned: JP</p>	<p><b>Adopted: October 2012</b></p>

<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 adopted of BioCorridor rezoning and ordinance amendments.</p>
<p>Staff Assigned: MH, BC</p>	<p>Adopted: September 2012</p>

<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>9/13/12: Council adopted plan.</p>
<p>Staff Assigned: JP, LH</p>	<p>Adopted: September 2012</p>

<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>11/12/12: Wellborn Resource Team meeting at Greens Prairie Elementary at 7 pm.</p> <p>11/13/12: Wellborn Area meeting at <b>Wellborn Community Center at 6 pm.</b></p> <p><b>12/3/12: Wellborn Resource Team meeting at Greens Prairie Elementary at 7 pm.</b></p> <p><b>12/17/12: Wellborn Resource Team meeting at Greens Prairie Elementary at 7 pm.</b></p>
Staff Assigned: MR, LH	Anticipated Completion: Spring 2013

<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> <p><b>11/8/12: Economic Development Master Plan Ph 2 presentation at Council Workshop.</b></p>
Staff Assigned: P&DS Staff	Anticipated Completion: <b>Spring 2013</b>

<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 adopted on new non-residential zoning districts.</p>
Staff Assigned: JP	Adopted: 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>6/27/12: Joint Task Force meeting at 5 PM.</p> <p>8/29/12: Joint Task Force meeting at 5 PM.</p> <p>9/26/12: Stakeholder meetings at 3:30 PM (development interests) and 5 PM (neighborhood groups).</p> <p>10/10/12: Joint Task Force meeting at 5 PM.</p> <p><b>11/14/12: Stakeholder meeting at 4 PM.</b></p> <p><b>11/28/12: Joint Task Force meeting at 5 PM.</b></p>
Staff Assigned: BC, TR	Anticipated Completion: Winter 2012/2013

<b>South Knoll Area Neighborhood Plan</b>	
<p>Summary:</p> <p>Development of neighborhood plan for a number of unique neighborhood areas. The plan area is generally bounded by Holleman Drive, Welsh Avenue, Wellborn Road, Harvey Mitchell Parkway, and Texas Avenue.</p>	<p>Project Dates:</p> <p>10/24/12: Plan Kick-Off meeting at South Knoll Elementary at 7 pm.</p> <p>11/5/12: Neighborhood Resource Team meeting.</p> <p>11/26/12: Issues and Opportunities meeting at South Knoll Elementary at 7 pm.</p>
Staff Assigned: JP, MTH	Anticipated Completion: Summer 2013

## 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.</p> <p>7/5/12: Economic Development Master Plan update at P&amp;Z Workshop.</p> <p><b>11/8/12: Economic Development Master Plan Ph 2 presentation at Council Workshop.</b></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.</p> <p>8/2/12: Discussion of Community Development Action Plan at P&amp;Z Workshop.</p> <p>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:

**MINUTES**  
**PLANNING & ZONING COMMISSION**  
**Workshop Meeting**  
**October 18, 2012, 6:00 p.m.**  
**City Hall Council Chambers**  
**College Station, Texas**

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

**COMMISSIONERS ABSENT:** Bo Miles and James Benham

**CITY COUNCIL MEMBERS PRESENT:** Julie Schultz

**CITY STAFF PRESENT:** Bob Cowell, Lance Simms, Carol Cotter, Jennifer Prochazka, Jason Schubert, Lauren Hovde, Morgan Hester, Erika Bridges, Joe Guerra, Adam Falco, Jordan Wood, and Brittany Caldwell

1. Call the meeting to order.

Chairman Ashfield called the meeting to order at 6:03 p.m.

2. Discussion of consent and regular agenda items.

There was general discussion amongst the Commission regarding Consent Agenda Items 4.4 and Regular Agenda Items 6, 7, 9, and 10.

Commissioner Rektorik arrived at 6:15 p.m.

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

- Final Plat ~ Minor Plat ~ River Place (**TR**)
- Final Plat ~ Minor Plat ~ River Place 2 Lot 15R Block 1 (**TR**)
- Final Plat ~ Minor Plat ~ College Heights Addition Lot 8A Block A (**LH**)

There was no discussion regarding plats approved by staff.

4. Presentation, discussion, and possible action 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.

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

- Amendments to the UDO 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”. The Planning & Zoning Commission heard this item on September 20 and voted 6-0 to recommend approval. The City Council heard this item on September 27 and voted 6-1 to approve the amendments.

- A rezoning of 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. The Planning & Zoning Commission heard this item on September 6 and voted 7-0 to recommend approval. The City Council heard this item on September 27 and voted 5-2 to approve the rezoning.
- Amendments to the UDO regarding the establishment of a BioCorridor Planned Development District. The Planning & Zoning Commission heard this item on September 6 and voted 7-0 to recommend approval. The City Council heard this item on September 27 and voted 6-1 to approve the amendments.

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

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

- Thursday, October 25, 2012 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (P&Z Liaison – Rektorik)
- Monday, October 29, 2012 ~ P&Z Retreat ~ Wolf Pen Creek Green Room ~ 4:00 p.m. to 8:00 p.m.
- Tuesday, October 30, 2012 ~ Tour of Developments within City of College Station ~ 3:00 p.m. to 6:00 p.m.
- Thursday, November 1, 2012 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.

Executive Director Cowell reviewed the upcoming meeting dates and stated that the October 25 City Council meeting would be a joint meeting with the Planning and Zoning Commission.

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

Commissioner Hall and Senior Planner Robinson gave an update regarding the Wellborn District Plan.

Chairman Ashfield gave an update regarding items approved by the Design Review Board.

Executive Director Cowell stated that since Commissioner Hall and Benham would no longer be serving on the Commission there would need to be replacements appointed to serve on the Wellborn District Plan Resource Team and the South Knoll Neighborhood Plan Resource Team.

Chairman Ashfield volunteered to serve on the Wellborn District Plan Resource Team and Commissioner Warner volunteered to serve on the South Knoll Neighborhood Plan Resource Team.

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

Chairman Ashfield asked for a future agenda item regarding the time period messages are allowed to appear on marquee signs.

Commissioner Hall expressed concern regarding mixed-use developments and the retail portion being unsuccessful.

Executive Director Cowell stated that some of Commissioner Hall's concerns would be covered in the P&Z Retreat.

9. Adjourn.

The meeting was adjourned at 6:50 p.m.

**Approved:**

\_\_\_\_\_  
Mike Ashfield, Chairman  
Planning & Zoning Commission

**Attest:**

\_\_\_\_\_  
Brittany Caldwell, Admin. Support Specialist  
Planning & Development Services

**MINUTES**  
**PLANNING & ZONING COMMISSION**  
**Regular Meeting**  
**October 18, 2012, 7:00 p.m.**  
**City Hall Council Chambers**  
**College Station, Texas**

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

**COMMISSIONERS ABSENT:** Bo Miles and James Benham

**CITY COUNCIL MEMBERS PRESENT:** Julie Schultz

**CITY STAFF PRESENT:** Bob Cowell, Lance Simms, Carol Cotter, Jennifer Prochazka, Jason Schubert, Lauren Hovde, Morgan Hester, Erika Bridges, Joe Guerra, Adam Falco, Jordan Wood, and Brittany Caldwell

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. **Consent Agenda**

*All items approved by Consent are approved with any and all staff recommendations.*

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

- James Benham ~ October 18, 2012
- Mike Ashfield ~ November 1, 2012

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

- September 20, 2012 ~ Workshop
- September 20, 2012 ~ Regular

- 4.3 Presentation, discussion, and possible action on a Final Plat for the Caprock Crossing Subdivision, consisting of seven commercial lots on approximately 35 acres located at 950 William D. Fitch Parkway. **Case # 12-00500174 (MR)**
- 4.4 Presentation, discussion, and possible action on a Preliminary Plan for the College Station Medical + Senior Living Subdivision, consisting of four PDD lots on approximately 17.1 acres located at 1401 Arnold Road, more generally located west of the College Station Medical Center and south of the Southwood Community Park. **Case # 12-00500194 (JS)**

**Commissioner Rektorik motioned to approve Consent Agenda Items 4.1 – 4.4. Commissioner Warner seconded the motion, motion passed (5-0).**

### **Regular Agenda**

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

No items were removed from the Consent Agenda.

6. Presentation, discussion, and possible action regarding a waiver request to Section 8.2.I.2.a.2 “Minimum Utility Easements for Rural Residential Subdivisions” of the Unified Development Ordinance, and presentation, discussion, and possible action on a Preliminary Plan for Williams Creek Subdivision Phase 6, consisting of 22 single-family residential lots on approximately 61.9 acres located at 9500 Rock Prairie Road. **Case # 12-00500129 (TR)**

Staff Planner Rogers presented the waiver request to forgo the rear ten-foot public utility easements and recommended approval. She stated that if the waiver request was approved Staff recommended approval of the Preliminary Plan.

There was general discussion amongst the Commission regarding the waiver request.

**Commissioner Warner motioned to approve the waiver request. Commissioner Rektorik seconded the motion, motion passed (5-0).**

**Commissioner Warner motioned to approve the Preliminary Plan. Commissioner Rektorik seconded the motion, motion passed (5-0).**

7. Presentation, discussion, and possible action on a Preliminary Plan for the Barracks II Subdivision, consisting of 343 PDD lots on approximately 91 acres located at 3100 Haupt Road and more generally located between Old Wellborn Road and Holleman Drive South, north of the Buena Vida Subdivision. **Case # 12-00500141 (MR)**

Senior Planner Robinson presented the Preliminary Plan and recommended approval.

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

**Commissioner Rektorik motioned to approve the Preliminary Plan. Commissioner Ross seconded the motion, motion passed (5-0).**

8. Public hearing, presentation, discussion, and possible action on a Final Plat for Sandstone Addition Subdivision Lots 5R-1 and 5R-2 being a replat of Sandstone Addition Subdivision Lot 5R, consisting of two single-family residential lots on approximately 2.6 acres located at 2008 Oakwood Trail. **Case # 12-00500144 (LH)**

Staff Planner Hovde presented the replat and recommended approval of the proposed plat with the associated discretionary item as the proposed remote emergency access will improve safety conditions in the area, and the lots are not able to provide a separate street access on the site.

Paul Leventis, 9007 Sandstone Drive, College Station, Texas, stated that he was available to answer questions.

Chairman Ashfield opened the public hearing

Micah Flippen, 1003 Hemingway Drive, College Station, Texas, spoke in favor of the replat.

Chairman Ashfield closed the public hearing.

**Commissioner Ross motioned to approve the replat. Commissioner Warner seconded the motion, motion passed (5-0).**

9. Presentation, discussion, and possible action regarding waiver requests to Section 8.2.H.2. "Platting and Replatting within Older Residential Subdivisions" of the Unified Development Ordinance, and public hearing, presentation, discussion, and possible action on a Final Plat of Lots 1R-B and 2R-B Block 5 being a replat of Lots 1R and 2R Block 5 West Park Addition consisting of two single-family residential lots on 0.34 acres located at 315 Fidelity Street. **Case # 12-00500178 (MTH)**

Staff Planner Hester presented the waiver requests to lot size and width and recommended denial. She stated that if the waiver requests were denied the replat must be denied.

There was general discussion amongst the Commission regarding the waiver requests.

Michael Cone, 409 Montclair, College Station, Texas, stated that he was the potential buyer and that he needed the Commission's approval to move forward with the purchase of the property.

Chairman Ashfield opened the public hearing.

Bill Bingham, 404 Fairview; George Dresser, 501 Fairview; Linda Harvell, 504 Guernsey; Jerry Cooper, 602 Bell; and Quint Floyd, 302 Fidelity; all of College Station, Texas, spoke in opposition to the replat stating that the request was premature and the neighborhood integrity needed to be respected.

Senior Planner Prochazka spoke to the Commission regarding the Southside Neighborhood Plan.

**Commissioner Rektorik motioned to deny the waiver requests. Commissioner Ross seconded the motion, motion passed (4-1). Commissioner Hall was in opposition.**

**Commissioner Rektorik motioned to deny the replat. Commissioner Ross seconded the motion, motion passed (5-0).**

10. Public hearing, presentation, discussion, and possible action regarding an amendment to Chapter 12, "Unified Development Ordinance," Article 5, "District Purpose Statement and Supplemental Standards," Article 7, "General Development Standards," and Article 8, "Subdivision Design and Improvements" of the Code of Ordinances of the City of College Station, Texas related to platting and replatting in older residential subdivisions not designated as Neighborhood Conservation in the City's Comprehensive Plan; and minimum parking requirements for new construction in the area described as Area V of the Southside Area Neighborhood Plan. **Case # 12-00500195 (LH) (Note: Final action on this item is scheduled for the November 8, 2012 City Council Meeting - subject to change)**

Staff Planner Hovde presented the ordinance amendments.

Chairman Ashfield opened the public hearing.

George Dresser, 501 Fairview; Scott McDermott, 500 Fairview; Trey Guseman, owner of multiple lots in Southside area; Shirley Dupriest, 400 Fairview; Keith Sewell, 1113 Langford; and Quint Floyd, 302 Fidelity; all of College Station, Texas, spoke in favor of the ordinance amendments. Mr. Floyd asked that a limitation be put on the size of houses that can be built on the lots.

Bill Bingham, 404 Fairview; Linda Harvell, 504 Guernsey; and Jerry Cooper, 602 Bell; all of College Station, Texas, stated that the neighborhood integrity needed to be maintained and the history needed to be respected. Mr. Cooper stated that 5,000-square-foot lots would cause the neighborhood to deteriorate.

Chairman Ashfield closed the public hearing.

There was general discussion amongst the Commission regarding parking.

**Commissioner Warner motioned to recommend approval of the amendments as presented. Commissioner Rektorik seconded the motion, motion passed (5-0).**

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

There was no discussion regarding future agenda items.

12. Adjourn.

The meeting was adjourned at 8:47 p.m.

**Approved:**

\_\_\_\_\_  
Mike Ashfield, Chairman  
Planning & Zoning Commission

**Attest:**

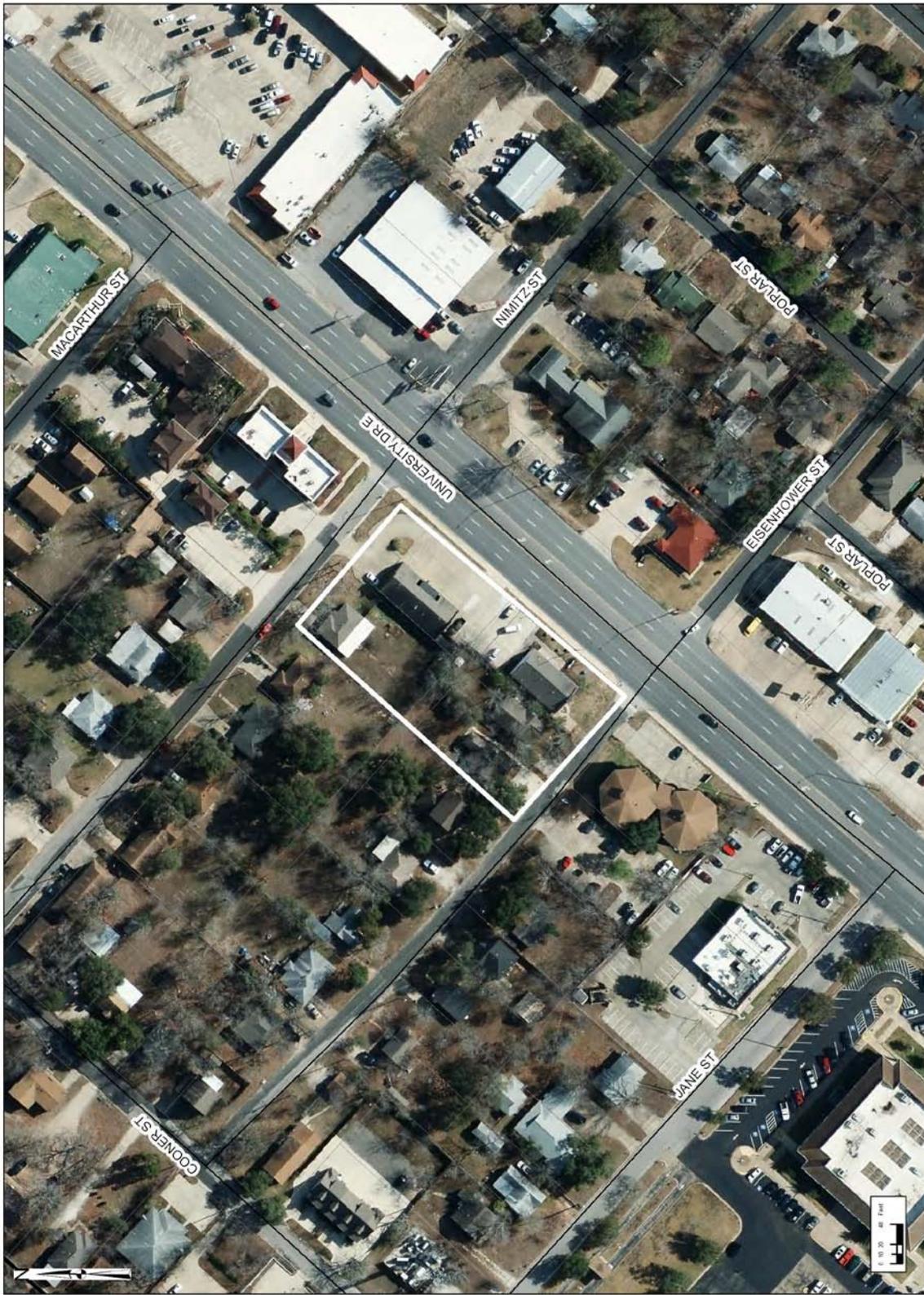
\_\_\_\_\_  
Brittany Caldwell, Admin. Support Specialist  
Planning & Development Services



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

**REZONING REQUEST  
FOR  
AGGIELAND OUTFITTERS  
12-00500166**

- REQUEST:** O Office, C-3 Light Commercial, and R-2 Duplex Residential to GC General Commercial.
- SCALE:** Five lots on approximately 1.1 acres.
- LOCATION:** 303 A & B University Drive East, 410 Nimitz Street, 411 & 413 Eisenhower Street
- APPLICANTS:** Natalie Ruiz, AICP, IPS Group
- PROJECT MANAGER:** Morgan Hester, Staff Planner  
mhester@cstx.gov
- PROJECT OVERVIEW:** The current property owner has consolidated five lots zoned O Office, C-3 Light Commercial, and R-2 Duplex Residential to redevelop the property. The future plan is to demolish the existing structures and develop one new GC General Commercial zoned property.
- RECOMMENDATION:** The Comprehensive Plan Future Land Use and Character Map designates this area as Urban and part of Redevelopment Area II along an image corridor in the core of College Station. Staff recommends approval as the proposal results in redevelopment of the site but recognizes that the design of the site may differ from the intent of the Comprehensive Future Land Use and Character Map's Urban designation.



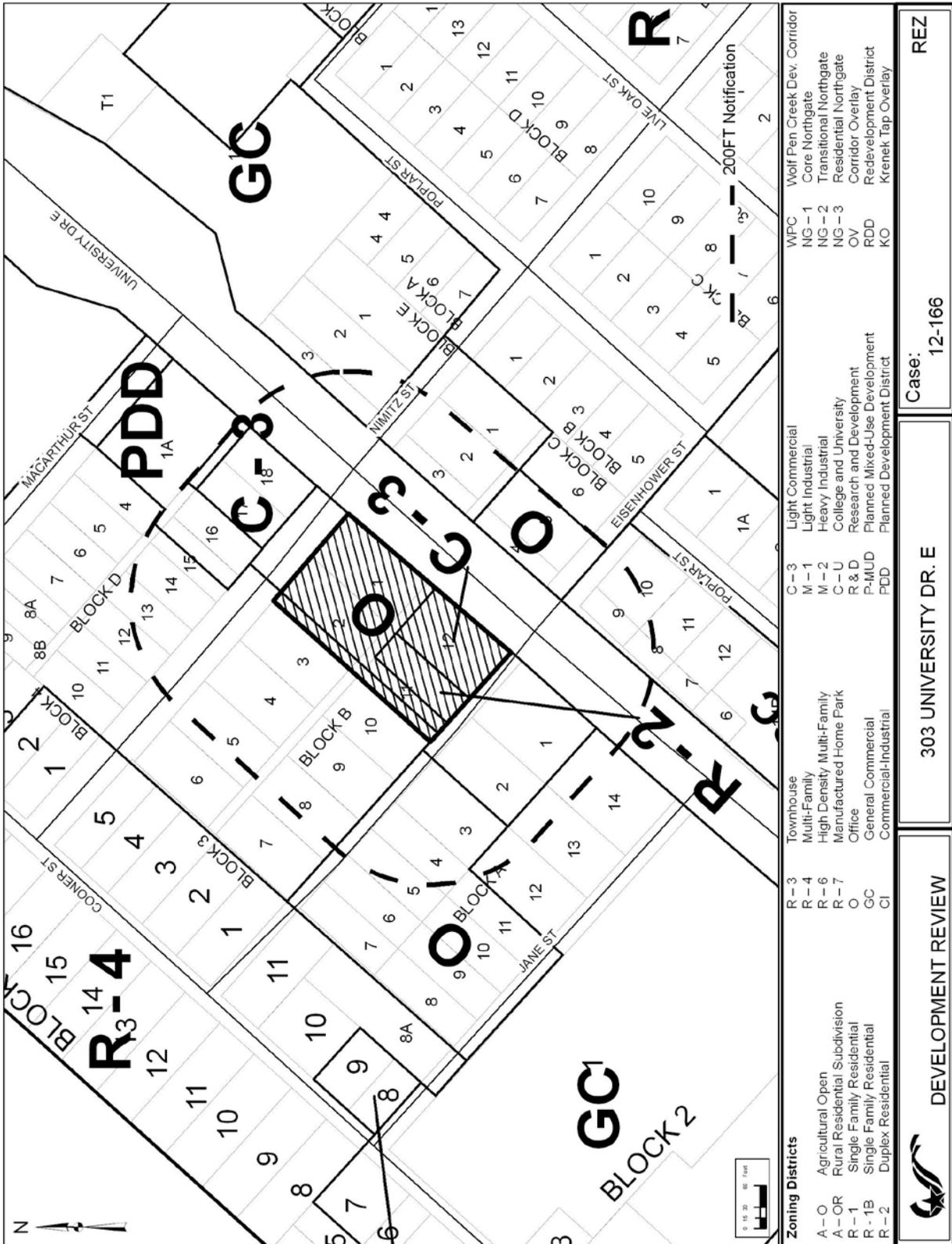
REZ

Case: 12-166

303 UNIVERSITY DR. E

DEVELOPMENT REVIEW





Zoning Districts	WPC	Wolf Pen Creek Dev. Corridor
A-O	NG-1	Core Northgate
A-OR	NG-2	Transitional Northgate
R-1	NG-3	Residential Northgate
R-1B	OV	Corridor Overlay
R-2	RDD	Redevelopment District
	KO	Krenek Tap Overlay
R-3		
R-4		
R-6		
R-7		
O		
GC		
CI		
Townhouse		
Multi-Family		
High Density Multi-Family		
Manufactured Home Park		
Office		
General Commercial		
Commercial-Industrial		
C-3		
Light Commercial		
M-1		
M-2		
C-U		
R&D		
P-MUD		
PDD		
Planned Mixed-Use Development		
Planned Development District		

**DEVELOPMENT REVIEW**

**303 UNIVERSITY DR. E**

**Case: 12-166**

**REZ**

**NOTIFICATIONS**

Advertised Commission Hearing Date: November 1, 2012  
 Advertised Council Hearing Dates: November 8, 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:  
 None

Property owner notices mailed: Twenty-three  
 Contacts in support: N/A  
 Contacts in opposition: N/A  
 Inquiry contacts: Three at the time of this report.

**ADJACENT LAND USES**

Direction	Comprehensive Plan	Zoning	Land Use
North	Urban & Redevelopment	R-2 Duplex Residential	Single-Family Residences
South (Across University Drive)	Urban & Redevelopment	O Office	Offices
East (Across Nimitz Street)	Urban & Redevelopment	PDD Planned Development District, C-3 Light Commercial	Montelongo's , Benjamin Knox Gallery
West (Across Eisenhower Street)	Urban & Redevelopment	O Office	Offices

**DEVELOPMENT HISTORY**

**Annexation:** April 1951  
**Zoning:** A-P Administrative Professional in September 1976  
 R-2 Duplex Residential in January 1989  
**Final Plat:** College Heights 1938  
**Site development:** The property zoned C-3 Light Commercial (303 University A), is being utilized as Aggieland Outfitter's retail store. Currently located at 303 University B, zoned O Office, is an office building. Behind this property, 410 Nimitz Street and 411 and 413 Eisenhower Street are being utilized as residential rental properties.

**REVIEW CRITERIA**

- 1. Consistency with the Comprehensive Plan:** The subject properties are designated as Urban and are a part of Redevelopment Area II on the Comprehensive Plan Future Land Use and Character Map. The Comprehensive Plan defines Urban as:  
 This land use designation is generally for areas that should have a very intense level of development activities. These areas will tend to consist of townhomes, duplexes, and high-density apartments. General commercial and office uses,

business parks, and vertical mixed-use may also be permitted within growth and redevelopment areas.

Redevelopment Area II: Texas Avenue, University Drive, and Harvey Road is described by the Comprehensive Plan as:

This area includes a number of underperforming land uses that, due to their proximity to two of the busiest corridors in the City, are poised for redevelopment. Much of the area is currently subdivided into small lots, making it difficult to assemble land for redevelopment....The proximity of existing neighborhoods and the Texas A&M University campus requires careful site planning and appropriate building design. These efforts should be complimentary to the Area V: Hospitality corridor plan, the neighborhood plan for the Eastgate area, and the Texas A&M University Campus Master Plan and should focus on bringing vertical mixed use and other aspects of urban character to this portion of the City.

The proposed GC General Commercial rezoning plans to consolidate five underperforming lots into one commercial development which is consistent with some of the objectives of the Comprehensive Plan, though urban development is unlikely with a GC General Commercial zoning.

- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The existing zoning and conforming uses of nearby property are consistent with the proposed uses. The scale of the proposed use, however, is intended to be highly visible from University Drive and developed more intensely than the nearby residential and office uses.
- 3. Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment:** By consolidating the mix of zonings on the five properties, the property will be able to be developed with uses permissible in GC General Commercial. The proposed rezoning will allow for redevelopment. GC General Commercial zoning will be compatible with the adjacent uses of office and retail; however, development should be sensitive to the existing R-2 Duplex Residential zoning to the North and may deviate from the planned urban character of the corridor.
- 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:** Due to the fragmented zoning, the opportunity to develop on these five lots is difficult. The location on University Drive and Urban designation calls for more intense development.
- 5. Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** With the existing zonings of O Office, R-2 Duplex Residential, and C-3 Light Commercial and their location along University Drive, the properties are not as marketable as they would be if consolidated under one zoning allowing more compatible uses with the surrounding properties.
- 6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** There are existing 6-inch water mains available to serve this property. There are also existing 6- and 8-inch sanitary sewer lines

which may provide service to the site. Drainage is mainly to the northeast within the Burton Creek Drainage Basin. Access to the site will be available via Eisenhower Street or Nimitz Street, depending on the site's layout which will come with the site planning stage. No access will come from University Drive. Drainage and any other infrastructure required with site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. Existing infrastructure with proposed modifications appear to be adequate for the proposed use.

### **STAFF RECOMMENDATION**

The Comprehensive Plan Future Land Use and Character Map designates this area as Urban and part of Redevelopment Area II along an image corridor in the core of College Station. Staff recommends approval as the proposal results in redevelopment of the site but recognizes that the design of the site may differ from the intent of the Comprehensive Future Land Use and Character Map's Urban designation.

### **SUPPORTING MATERIALS**

1. Application
2. Rezoning Map



<b>FOR OFFICE USE ONLY</b>	
CASE NO.:	_____
DATE SUBMITTED:	_____
TIME:	_____
STAFF:	_____

## ZONING MAP AMENDMENT (REZONING) APPLICATION GENERAL

**MINIMUM SUBMITTAL REQUIREMENTS:**

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

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

Date of Optional Preapplication Conference \_\_\_\_\_

NAME OF PROJECT Aggieland Outfitters

ADDRESS 303A & 303B University Drive East, 410 Nimitz Street, 411 & 413 Eisenhower Street

LEGAL DESCRIPTION (Lot, Block, Subdivision) College Heights Subdivision - see attached

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:  
Approximately 1.10 acres located along the north side of University Drive and bound on two sides by Eisenhower Street & Nimitz Street.

TOTAL ACREAGE 1.10 acres

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

Name Natalie Ruiz, AICP - IPS Group E-mail natalie@ipsgroup.us

Street Address 511 University Drive East, Suite 204

City College Station State Texas Zip Code 77840

Phone Number 979.846.9259 Fax Number 979.260.3564

**PROPERTY OWNER'S INFORMATION:**

Name Fad Kalaouze, Kalgroup Properties, LP & 303A Properties, LLC E-mail fadi@kalcorp.com

Street Address 360 Graham Road

City College Station State Texas Zip Code 77845

Phone Number 979.775.8855 Fax Number 979.823.8338

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

Name Chuck Ellison, Ellison Law E-mail chuck@ellisonlaw.com  
Street Address 302 Holleman Drive East #76  
City College Station State Texas Zip Code 77840  
Phone Number 979.696.9889 Fax Number \_\_\_\_\_

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

Existing Zoning C-3, A-P and R-2 Proposed Zoning C-1

Present Use of Property Retail facility, office and residential uses.

Proposed Use of Property Commercial building.

**REZONING SUPPORTING INFORMATION**

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

*The current property owner has consolidated 5 tracts of land within 3 separate zoning districts to redevelop the property. The plan is to demolish the two existing commercial buildings and three rental homes to develop one ne commercial building.*

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

*The City's Comprehensive Plan designates this area as Urban within a Redevelopment District along a Primary Image Corridor. The rezoning request is in compliance with the City's Plan. Rezoning the property will allow all five tracts to be consolidated under one zoning district to encourage the redevelopment of an under-performing property. Developing the subject property to modern standards will improve the quality of development along University Drive and the Primary Image Corridor. The property owner intends to create a retail destination for residents and visitors.*

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

*The proposed development is compatible with the character of the neighborhood including the recently redeveloped Montelongo's Jewelry and Benjamin Knox Gallery. The regulations in the City's UDO including residential height protection standards, non-residential architectural standards, streetscaping and landscaping will ensure that the proposed development is compatible with the character of the neighborhood.*

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

*The property is suitable for commercial land uses as outlined in the C-1 General Commercial zoning district. The existing Aggieland Outfitters retail facility currently operating on the property will simply be expanded into a larger, more modern facility. The location along University Drive is highly desirable for retail land uses as demonstrated by the retail uses currently located on either side of the subject property and across University Drive.*

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

*The current zoning districts of C-3 Planned Commercial, A-P Administrative Professional and R-2 Duplex within approximately 1 acre of land will continue the piecemeal pattern of development. Consolidating the properties under one zoning district and one development plan will allow the redevelopment of the entire tract. Under the current zoning districts, redevelopment is extremely challenging and highly unlikely.*

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

*Marketing the current land uses is challenging given the age of the existing structures and overall property layout. The existing Aggieland Outfitters retail facility has been extremely successful and driving the need for expansion. The existing office market demand is extremely low City-wide. Consolidating the entire property into one zoning district improves the overall marketability of the tract.*

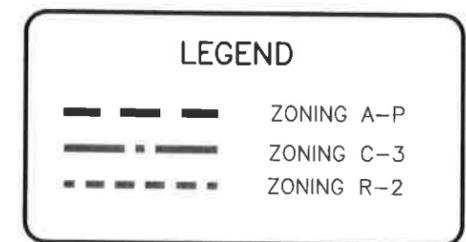
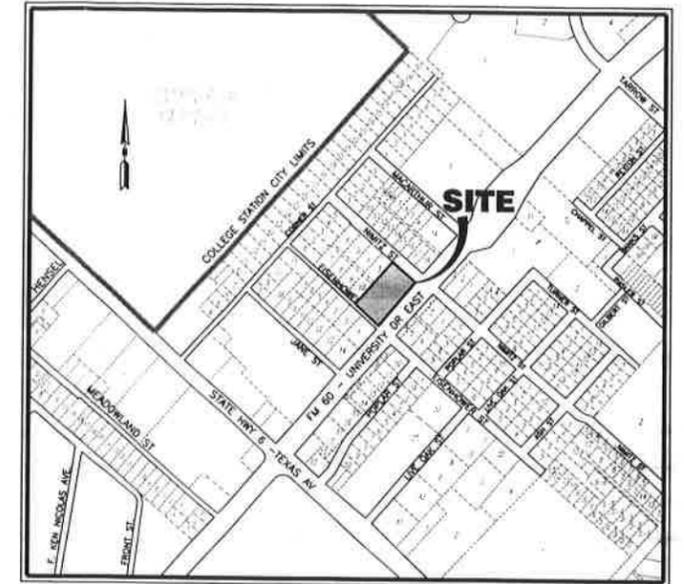
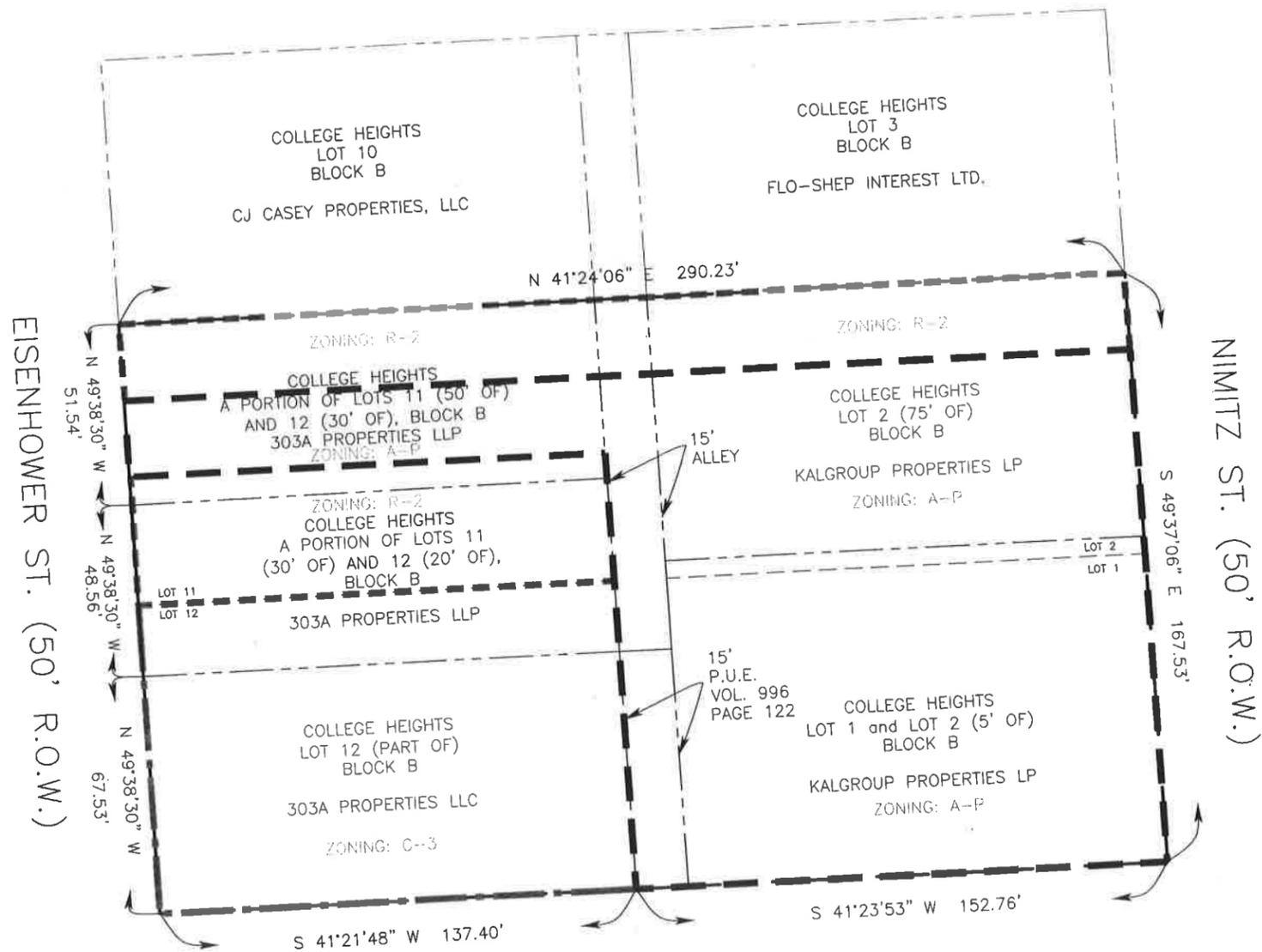
7. List any other reasons to support this zone change.

*In order to allow the redevelopment of the subject property, a rezoning must occur to consolidate all five properties. Allowing the redevelopment of the subject property, will encourage additional reinvestment in the neighborhood and potentially higher densities.*

*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

*10/1/12*  
\_\_\_\_\_  
Date



**GENERAL NOTES**  
 1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

UNIVERSITY DR. FM 60 (R.O.W. VARIES)

**REZONING OF 1.120 ACRES**

**BEING ALL OF COLLEGE HEIGHTS LOTS 1, 2, 11 & 12, BLOCK B AND A PORTION OF A 15' ALLEY**

**REZONING TO GC-GENERAL COMMERCIAL**

**OWNER:**  
 Kalgrou Properties, LP  
 360 Graham Rd.  
 College Station, TX 77845  
 Phone (979) 775-8855

**COLLEGE STATION**  
 Brazos County, Texas

**DATE: AUGUST 2012**

**ENGINEER:**  
 Mitchell & Morgan, L.L.P.  
 511 University Dr. E, Ste. 204  
 College Station, TX 77840  
 Phone (979) 260-6963  
 Fax (979) 260-3564

**SURVEYOR:**  
 Brad Kerr  
 Kerr Surveying L.L.C.  
 409 N. Texas Avenue  
 Bryan, Texas 77803  
 Phone (979) 268-3195

12-166  
 10-12-12  
 11:28  
 PK