

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

**Planning & Zoning
Commission**
November 15, 2012
City Hall
1101 Texas Avenue,
College Station, Texas

Workshop Meeting 6:30 PM
Regular Meeting 7:00 PM
Council Chambers



AGENDA
PLANNING & ZONING COMMISSION
WORKSHOP MEETING
NOVEMBER 15, 2012, AT 6:30 PM
CITY HALL COUNCIL CHAMBERS
1101 TEXAS AVENUE
COLLEGE STATION, TEXAS

1. Call the meeting to order.
2. Discussion of consent and regular agenda items.
3. Presentation, discussion, and possible action regarding the status of items within the 2012 P&Z Plan of Work and the development of the draft 2013 P&Z Plan of Work (see attached). (**J. Schubert**)
4. Presentation, discussion, and possible action regarding the P&Z Calendar of Upcoming Meetings.
 - Monday, November 19, 2012 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (**Liaison – J. Warner**)
 - Thursday, December 6, 2012 ~ Planning & Zoning 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, South Knoll Neighborhood Plan Resource Team, BioCorridor Committee, 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 November 15, 2012 at 6:30 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 November, 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. The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on November 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. Planning and Zoning Commission meetings are broadcast live on Cable Access Channel 19.



AGENDA
PLANNING & ZONING COMMISSION
REGULAR MEETING
NOVEMBER 15, 2012, AT 7:00 P.M.
CITY HALL COUNCIL CHAMBERS
1101 TEXAS AVENUE
COLLEGE STATION, TEXAS

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.
 - Jerome Rektarik ~ November 15 and December 6
 - 4.2 Consideration, discussion, and possible action to approve meeting Minutes.
 - November 1, 2012 ~ Workshop
 - November 1, 2012 ~ Regular
 - 4.3 Presentation, discussion, and possible action, on a Preliminary Plan for Lakeridge Townhomes consisting of one GC General Commercial lot on approximately 1.25 acres and one R-4 Multi-family lot on approximately 17.6 acres located at 1198 Jones Bulter Road, generally located at the intersection of Harvey Mitchell Parkway and Holleman Drive West. **Case # 12-00500202 (M. Hester)**

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 an ordinance amending the Comprehensive Plan –Future Land Use & Character Map from General Suburban to Suburban Commercial for the property located at 1402 Earl Rudder Freeway South; approximately 1.27 acres at the northwest corner of Earl Rudder Freeway South and University Oaks Boulevard. **Case #12-00500197 (J. Prochazka) (Note: Final action on this item is scheduled for the Monday, November 19, 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 15, 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 November, 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. The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on November ____, 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

Implementation of Adopted Plans	
<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>
Staff Assigned: P&DS Staff	Anticipated Completion: On-going

Medical District Plan	
<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>9/20/12: P&Z public hearing for recommendation of Plan to Council.</p> <p>10/11/12: Council adopted Plan.</p> <p>12/13/2012: Discussion of a Municipal Management District for Medical District Master Plan area at Council Workshop.</p>
Staff Assigned: J. Prochazka	Adopted: October 2012

BioCorridor Plan	
<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&Z meeting with Bryan.</p> <p>9/6/12: P&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>
Staff Assigned: M. Hitchcock, B. Cowell	Adopted: September 2012

Southside Area Neighborhood Plan	
<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>8/6/12: Plan recommendation at Bicycle, Pedestrian, and Greenways Advisory Board.</p> <p>8/16/12: P&Z public hearing for Plan recommendation to Council.</p> <p>9/13/12: Council adopted plan.</p> <p>10/18/12: P&Z recommended approval of UDO amendment for replatting and Area V parking standards.</p> <p>11/8/12: Public hearing at Council for UDO amendment for replatting and Area V parking standards.</p>
Staff Assigned: J. Prochazka, L. Hovde	Adopted: September 2012

Wellborn District Plan	
<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>11/13/12: Wellborn Area meeting at Wellborn Community Center at 6 pm.</p> <p>12/3/12: Wellborn Resource Team meeting at Greens Prairie Elementary at 7 pm.</p> <p>12/6/12: Plan update at P&Z Workshop.</p> <p>12/17/12: Wellborn Resource Team meeting at Greens Prairie Elementary at 7 pm.</p>
Staff Assigned: M. Robinson, L. Hovde	Anticipated Completion: Spring 2013

Economic Development Master Plan	
<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&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>12/13/12: Economic Development Master Plan Ph 2 presentation at Council Workshop.</p>
Staff Assigned: P&DS Staff	Anticipated Completion: Spring 2013

New Zoning Districts	
<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&Z Subcommittee meeting.</p> <p>7/20/12-8/17/12: Public comment period for draft zoning districts.</p> <p>9/20/12: P&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: J. Prochazka	Adopted: September 2012

Neighborhood Parking	
<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.</p> <p>8/29/12: Joint Task Force meeting.</p> <p>9/26/12: Stakeholder meetings for development interests and neighborhood groups.</p> <p>10/10/12: Joint Task Force meeting.</p> <p>11/14/12: Stakeholder meeting at 4 pm.</p> <p>11/28/12: Joint Task Force meeting at 5 pm.</p>
Staff Assigned: B. Cowell, T. Rogers	Anticipated Completion: Winter 2012/2013

South Knoll Area Neighborhood Plan	
<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> <p>12/10/12: Neighborhood Resource Team meeting at City Hall at 6:30 pm.</p> <p>12/20/12: Plan update at P&Z Workshop.</p>
Staff Assigned: J. Prochazka, M. Hester	Anticipated Completion: Summer 2013

Employment Diversification

Diversification of Employment Opportunities	
<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&Z Workshop.</p> <p>12/13/12: Economic Development Master Plan Ph 2 presentation at Council Workshop.</p>
Staff Assigned: P&DS Staff	Anticipated Completion:

Housing

Affordable Housing	
<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&Z Workshop, led by Community Development Division.</p> <p>8/2/12: Discussion of Community Development Action Plan at P&Z Workshop.</p> <p>8/9/12: Community Development Action Plan for Council approval.</p>
Staff Assigned: P&DS Staff	Anticipated Completion:

Role of Planning and Regulation	
<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:

Impact of Student Housing Market	
<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:

DRAFT 2013 Planning & Zoning Commission Plan of Work

Comprehensive Plan Implementation

Implementation of Adopted Plans	
<p>Summary:</p> <p>Implementation of adopted master plans and neighborhood, district, and corridor plans, namely: Central College Station, Eastgate, and Southside Area neighborhood plans, and Bicycle, Pedestrian, and Greenways, Parks and Recreation, Water, Waste Water, and Medical District master plans.</p>	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion: On-going

Wellborn District Plan	
<p>Summary:</p> <p>Development of a 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>	Project Dates:
Staff Assigned: M. Robinson, L. Hovde	Anticipated Completion: Spring 2013

Economic Development Master Plan	
<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>	Project Dates:
Staff Assigned: R. Heye	Anticipated Completion: Spring 2013

South Knoll Area Neighborhood Plan	
<p>Summary:</p> <p>Development of a 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>	Project Dates:
Staff Assigned: J. Prochazka, M. Hester	Anticipated Completion: Summer 2013

Neighborhood Parking	
<p>Summary:</p> <p>Analyze neighborhood parking issues by engaging stakeholders and working in a Joint Task Force Subcommittee with Council. Implement recommended solutions.</p>	Project Dates:
Staff Assigned: B. Cowell, T. Rogers	Anticipated Completion: Winter 2012/2013

Residential Zoning Districts	
Summary: Create and adopt new residential zoning districts to implement the future land use and character designations identified in the Comprehensive Plan.	Project Dates:
Staff Assigned: J. Prochazka, T. Rogers	Anticipated Completion:

Medical District Zoning Districts	
Summary: Create and adopt Medical and Urban Village zoning districts to implement the new future land use and character designations established by the Medical District Master Plan.	Project Dates:
Staff Assigned: J. Prochazka, M. Robinson	Anticipated Completion:

Research and Education

Plan Implementation	
Summary: The linkage between the Comprehensive Plan, Master Plans, and Neighborhood, District, and Corridor Plans. The linkage between regulations, funding, etc and plan implementation.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

Character and Urban Design	
Summary: The purpose and definition of community character, urban design, and the role they play in community vitality and success.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

Affordable Housing and Community Development	
Summary: Receive updates regarding affordable housing and other community development efforts.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion: On-going



CITY OF COLLEGE STATION
Planning & Development Services

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

Name Jerome Rektorik

Request Submitted on November 6, 2012

I will not be in attendance at the meeting on November 15, 2012
for the reason(s) specified: (Date)

Signature Jerome Rektorik



CITY OF COLLEGE STATION
Planning & Development Services

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

Name Jerome Rektorik

Request Submitted on November 6, 2012

I will not be in attendance at the meeting on December 6, 2012
for the reason(s) specified: (Date)

Signature Jerome Rektorik

MINUTES
PLANNING & ZONING COMMISSION
Workshop Meeting
November 1, 2012, 6:00 p.m.
City Hall Council Chambers
College Station, Texas

COMMISSIONERS PRESENT: Jodi Warner, Jim Ross, Jerome Rektorik, Bo Miles, Vergel Gay, Brad Carrier

COMMISSIONERS ABSENT: Mike Ashfield

CITY COUNCIL MEMBERS PRESENT: None

CITY STAFF PRESENT: Bob Cowell, Lance Simms, Molly Hitchcock, Jennifer Prochazka, Jason Schubert, Morgan Hester, Erika Bridges, Joe Guerra, Carla Robinson, Jordan Wood, and Brittany Caldwell

1. Call the meeting to order.

Acting Chairman Warner called the meeting to order at 6:00 p.m.

2. Discussion of consent and regular agenda items.

There was general discussion amongst the Commission regarding Regular Agenda Item 6.

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

- Final Plat ~ Minor Plat ~ Redmond Terrace ~ 317 & 321 Redmond Drive **(TR)**

Principal Planner Schubert reviewed the minor plat approved by Staff.

4. Presentation and discussion on the 2010 Census Demographic Profile Report. **(MTH)**

Staff Planner Hester gave a presentation regarding the 2010 Census Demographic Profile Report.

There was general discussion amongst the Commission regarding the Report.

5. 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 regarding the 2012 P&Z Plan of Work.

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)**

Executive Director Cowell asked if there was any follow up questions or comments regarding the Planning & Zoning Commission Retreat or tour.

Commissioner Gay asked if there is a way to regulate parking in the front of units.

Mr. Cowell stated that the project that Commissioner Gay was speaking about was The Barracks. He said that parking in the front of units could have been regulated in the Planned Development District. Eventually, he said that there would be a zoning district that would apply to that area General Suburban, and parking regulations would need to be addressed in the Unified Development Ordinance. He also mentioned that when the Joint Task Force on Neighborhood Parking makes their recommendation at the beginning of the year, it needs to be confirmed that these concerns are addressed.

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.

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

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.

Acting Chairman Warner reviewed the upcoming meeting dates with the Planning and Zoning Commission.

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.

Commissioner Miles expressed concern about not all stakeholders being notified of stakeholder meetings, specifically the Joint Task Force on Neighborhood Parking Issues Stakeholder meeting. He asked that the Planning & Zoning Commission be told who is being notified of these meetings.

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.

Commissioner Rektorik asked for a future agenda item regarding an explanation on how the region does transportation planning.

11. Adjourn.

The meeting was adjourned at 6:59 p.m.

Approved:

Jodi Warner, Acting Chairman
Planning & Zoning Commission

Attest:

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services

MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting
November 1, 2012, 7:00 p.m.
City Hall Council Chambers
College Station, Texas

COMMISSIONERS PRESENT: Jodi Warner, Jim Ross, Jerome Rektorik, Bo Miles, Vergel Gay, Brad Carrier

COMMISSIONERS ABSENT: Mike Ashfield

CITY COUNCIL MEMBERS PRESENT: Blanche Brick

CITY STAFF PRESENT: Bob Cowell, Lance Simms, Molly Hitchcock, Jennifer Prochazka, Jason Schubert, Morgan Hester, Erika Bridges, Joe Guerra, Carla Robinson, Jordan Wood, and Brittany Caldwell

1. **Call Meeting to Order**

Acting Chairman Warner called the meeting to order at 7:02 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 to approve meeting Minutes.

- October 18, 2012 ~ Workshop
- October 18, 2012 ~ Regular

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

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. 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)**

Staff Planner Hester presented the rezoning and recommended approval stating that the proposal results in redevelopment of the site, but said that Staff recognizes that the design of the site may differ from the intent of the Comprehensive Future Land Use and Character Map's Urban designation.

Acting Chairman Warner opened the public hearing.

Chuck Ellison, 2902 Camille Drive, College Station, Texas, stated that he was representing the applicant in the rezoning request. He introduced the applicant and Natalie Ruiz and said that they were available for questions.

Acting Chairman Warner closed the public hearing.

Commissioner Miles motioned to recommend approval of the rezoning. Commissioner Rektorik seconded the motion, motion passed (6-0).

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.

There was no discussion regarding future agenda items.

8. Adjourn.

The meeting was adjourned at 7:08 p.m.

Approved:

Jodi Warner, Acting Chairman
Planning & Zoning Commission

Attest:

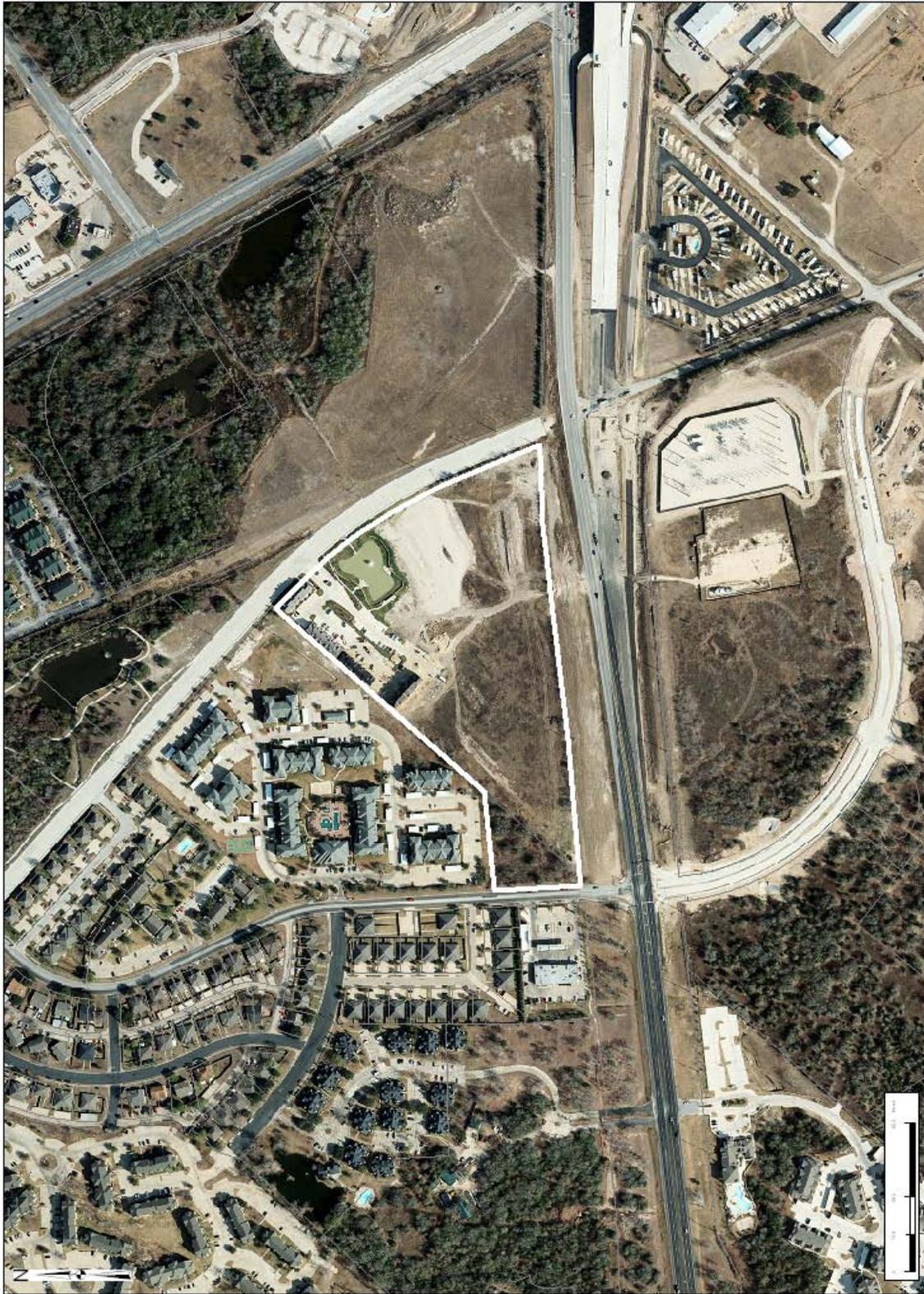
Brittany Caldwell, Admin. Support Specialist
Planning & Development Services



CITY OF COLLEGE STATION

**PRELIMINARY PLAN
for
Lakeridge Townhomes
12-00500202**

- SCALE:** Two lots on 17.6 acres
- LOCATION:** 1198 Jones Butler Rd, generally located at the intersection of Holleman Drive W and Harvey Mitchell Parkway
- ZONING:** GC General Commercial and R-4 Multi-Family
- APPLICANT:** Veronica Morgan, Mitchell & Morgan, LLP
- PROJECT MANAGER:** Morgan Hester, Staff Planner
mhester@cstx.gov
- PROJECT OVERVIEW:** This Preliminary Plan proposes to consolidate two lots, one unplatted 1.4 acre tract and one 16.2 acre R-4 Multi-Family property currently developing as Lakeridge Townhomes, in order to create a commercial development at the corner of Harvey Mitchell Parkway and Holleman Drive W and a point of access for Lakeridge Townhomes.
- RECOMMENDATION:** Staff recommends approval of the Preliminary Plan.



PRELIMINARY
PLAN

Case: 12-202

LAKERIDGE TOWNHOMES

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

Annexation: February 1970

Zoning: R-1 Single-Family Residential upon annexation in 1970
R-5 Apartment/Medium Density in April 1999
R-4 Multi-Family in April 2007
C-1 General Commercial in November 2011
Trade of C-1 General Commercial to R-4 Multi-Family in June 2012

Site development: The portion of the tract zoned R-4 Multi-Family is currently developing as Lakeridge Townhomes. The portion of the tract zoned GC General Commercial is currently undeveloped.

COMMENTS

Water: There are existing 4-inch, 6-inch, and 8-inch water lines within the Lakeridge Townhomes development, which are connected to a existing waterlines along Jones-Butler Road. The water system will be required to connect to the 8-inch waterline along Holleman Drive West with further development.

Sewer: There is currently a 15-inch sanitary sewer line along Holleman Drive West and the northern side of the property available to serve the property.

Off-site Easements: No off-site easements are being proposed at this time.

Drainage: Drainage is generally to the east within the Bee Creek drainage basin.

Flood Plain: There is no FEMA regulated Special Flood Hazard Area located on this tract.

Greenways: No greenway dedication is proposed or required.

Pedestrian Connectivity: A sidewalk is proposed on Holleman Drive W and will connect with a 6-foot sidewalk located along Harvey Mitchell Parkway that is required with the Lakeridge Townhomes development.

Bicycle Connectivity: No bicycle facilities are proposed or required.

Streets: The subject tract has frontage off of Harvey Mitchell Parkway. The Lakeridge Townhomes development has access to Jones Butler Road and this Preliminary Plan will provide frontage and potential access to Holleman Drive W.

Oversize Request: N/A

Parkland Dedication Fees: No Parkland Dedication is proposed or required with this plat but will be due with building permits for Lakeridge Townhomes.

Impact Fees: There are no Impact Fees required for this tract.

REVIEW CRITERIA

1. **Compliance with Comprehensive Plan and Unified Development Ordinance:** The site is designated Urban on the Comprehensive Plan Future Land Use and Character Map and is zoned GC General Commercial and R-4 Multi-Family. The zoning enables the property to be utilized with multiple uses appropriate in Urban.
2. **Compliance with Subdivision Regulations:** The Preliminary Plan is in compliance with the Subdivision Regulations as the apply in the City of College Station.

STAFF RECOMMENDATION

Staff recommends approval of the Preliminary Plan.

SUPPORTING MATERIALS

1. Application
2. Copy of Preliminary Plan (provided in packet)



FOR OFFICE USE ONLY	
CASE NO.:	<u>12-202</u>
DATE SUBMITTED:	<u>9-13-12</u>
TIME:	<u>3:30</u>
STAFF:	<u>PK</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 N/A

NAME OF PROJECT Lakeridge Townhomes

ADDRESS 1198 Jones-Butler Road

SPECIFIED LOCATION OF PROPOSED SUBDIVISION:

Generally located at the corner of Holleman Drive West and Harvey Mitchell Parkway South.

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

Name Mitchell & Morgan, LLP C/O Veronica Morgan, PE E-mail v@mitchellandmorgan.com

Street Address 511 University Drive East, Suite 204

City College Station State Texas Zip Code 77840

Phone Number 979-260-6963 Fax Number 979-260-3564

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

Name Lakeridge Living LP, A Texas Limited Partnership E-mail jimstewart@gmail.com

Street Address P.O. box 10028

City College Station State Texas Zip Code 77842

Phone Number 979-739-9944 Fax Number 979-694-3774

ARCHITECT OR ENGINEER'S INFORMATION:

Name Mitchell & Morgan, LLP C/O Veronica Morgan, PE E-mail v@mitchellandmorgan.com

Street Address 511 University Drive East, Suite 204

City College Station State Texas Zip Code 77840

Phone Number 979-260-6963 Fax Number 979-260-3564

Total Acreage 17.61 Total No. of Lots 2 R-O-W Acreage 0.17

Number of Lots By Zoning District 1 / PDD 1 / R-4 1 /

Average Acreage Of Each Residential Lot By Zoning District:

 / / / /

Floodplain Acreage 0

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

Are you proposing to dedicate park land by acreage or fee in lieu of land? N/A-No parkland required for PDD commercial tract

Are you proposing to develop the park dedicate the development fee? (Check one) multifamily park dedication fee paid at time of building permit.

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):

N/A

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.

N/A

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

N/A

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.

N/A

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.

N/A

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

1. ~~N/A~~ An alternative pedestrian way or multi-use path has been or will be provided outside the right-of-way;
2. ~~N/A~~ 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. ~~N/A~~ 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. ~~N/A~~ Existing streets constructed to rural section that are not identified on the Thoroughfare Plan with an estate / rural context;
5. ~~N/A~~ When a sidewalk is required along a street where a multi-use path is shown on the Bicycle, Pedestrian, and Greenways Master Plan;

- 6. ~~N/A~~ 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. ~~N/A~~ 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
MANAGING GEN PTR

9-13-2012

Date

PRELIMINARY PLAN APPLICATION ADDITIONAL OWNER INFORMATION

Name: SF Business Investments, LLC C/O Fateh Ali "Frank" Rajan

Street Address: 2001 South College Avenue

City: Bryan State: Texas Zip Code: 77801

Email Address: frankarajan@yahoo.com

Phone Number: 979-823-2410 Fax Number: 979-822-6501

By:  _____ Date: 9/12/12

Fateh Ali "Frank" Rajan



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

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

Existing Proposed

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

LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
L1	S42°42'02"W	87.45	L28	S80°09'34"W	8.95	L57	S06°45'58"E	12.01
L2	N42°25'49"E	22.00	L29	N32°41'19"W	7.00	L58	S83°14'02"W	10.00
L3	N47°34'11"W	6.22	L30	N52°58'32"E	6.98	L59	N06°45'58"W	12.00
L4	N47°34'11"W	15.00	L31	N32°23'58"W	48.59	L60	S83°09'22"W	13.66
L5	N42°25'49"E	31.54	L32	S35°45'08"E	92.98	L61	S13°02'17"E	58.52
L6	N46°46'02"W	11.73	L33	S13°02'17"E	29.53	L62	N71°34'13"E	20.33
L7	S41°13'58"W	10.00	L34	S71°34'13"W	24.59	L63	S18°29'47"E	8.92
L8	S46°46'02"E	64.95	L35	N18°00'58"W	54.53	L64	S71°34'13"W	19.75
L9	N44°03'08"W	53.53	L36	N44°17'58"E	16.84	L65	S22°36'54"E	56.82
L10	S45°35'45"W	9.61	L37	N83°09'22"E	15.04	L66	S44°17'58"W	51.14
L11	N44°24'15"W	7.00	L38	N22°36'54"W	57.77	L67	N83°13'33"E	15.92
L12	N45°35'45"E	15.00	L39	S71°34'13"W	29.24	L68	S33°09'22"W	119.55
L13	N46°55'42"W	45.39	L40	S18°00'58"W	51.84	L69	N83°09'14"E	161.93
L14	N46°55'42"W	52.24	L41	N18°00'58"W	61.82	L70	S05°15'35"E	15.00
L15	S49°50'02"E	48.70	L42	S72°50'43"W	20.95	L71	N85°24'51"E	54.95
L16	S53°32'11"W	36.81	L43	N17°09'17"W	10.00	L72	S04°14'54"E	15.00
L17	N49°50'02"E	65.34	L44	N72°50'43"E	20.81	L73	S85°24'51"W	8.69
L18	S54°53'52"E	3.12	L45	N18°00'58"W	6.95	L74	S24°31'11"E	33.03
L19	N64°43'01"E	17.30	L46	S71°59'02"W	13.00	L75	S85°26'49"W	15.00
L20	S25°16'58"E	15.00	L47	N18°00'58"W	10.00	L76	N04°33'11"W	33.02
L21	S83°01'52"W	17.93	L48	N71°59'02"E	13.00	L77	S85°24'51"W	30.02
L22	N85°49'36"W	3.24	L49	N18°00'58"W	36.19			
L23	S42°13'01"W	48.03	L50	S83°09'22"W	8.89			
L24	N46°55'42"E	33.31	L51	N06°50'45"W	5.50			
L25	N48°53'38"E	33.90	L52	N44°17'58"E	51.17			
L26	N32°45'08"W	92.76	L53	N83°09'14"E	80.45			
L27	S32°23'58"E	110.64	L54	S05°50'36"E	15.00			
L28	N32°23'58"W	81.16	L55	S83°09'22"W	55.35			

JEFFERSON AT THE ZONE, LP
 LOT 2, BLOCK A
 HOLLEMAN VILLAGE ADDITION
 (VOL. 3613, PG. 285
 D.R.B.C.T.)
 Zoning: R-4
 Land Use: Multi-Family

BRAZOS COUNTY
 CRAWFORD BURNETT
 2.68 ACRES ABANDONED
 R.R. R.O.W.
 (NOT PLATTED)
 Zoning: R-1 & M-2
 Land Use: N/A



VICINITY MAP

GENERAL NOTES:
 1. BASIS OF BEARINGS: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, (NAD 83).
 2. NO PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN.
 ACCORDING TO MAP No. 48041C0305E, EFFECTIVE MAY 16, 2012, ISSUED BY FEMA FOR BRAZOS COUNTY TEXAS.

LEGEND:

Property Line (Boundary)	TxDOT Monument Marker Found (Type I)
Property Line (Interior)	IRON ROD FOUND/SET
Property Line (Others)	FIRE HYDRANT
Public Utility Easements	SANITARY SEWER MANHOLE
Existing Contours	ELECTRICAL POWER POLE
Water Lines	WATER VALVE
Sanitary Sewer	
Electrical Conduit	
Underground Electrical	
Existing Fence	

HOLLEMAN DRIVE (60' R.O.W.)

JONES-BUTLER RD
 95' R.O.W.

HARVEY MITCHELL PARKWAY (FM 2818)
 R.O.W. VARIES

60' WIDE ELECTRICAL EASEMENT TO THE CITY OF BRYAN
 VOL. 187, PG. 379
 RELEASED PER VOL. 3499, PG. 205 B.C.O.R.

60' WIDE ELECTRICAL EASEMENT TO THE CITY OF BRYAN
 VOL. 3499, PG. 199
 B.C.O.R.

CA=26°01'59"
 R=1679.66'
 L=763.18'
 CB = S35°04'44"E
 CL = 756.63'

LOT 1R A
 BLOCK 1
 16.19 ACRES
 Zoning: R-4
 Proposed Land Use:
 Multi-Family

LOT 2
 BLOCK 1
 1.25 ACRES
 Zoning: C-1
 Land Use:
 General Commercial

PRELIMINARY PLAN
 of
 LAKERIDGE SUBDIVISION
 LOT 1R A & LOT 2
 BLOCK 1
 17.61 Acres

SCALE: 1" = 60'

OWNER:
 SF BUSINESS INVESTMENTS, LLC
 2001 S COLLEGE AVE
 BRYAN, TEXAS 77801
 PHONE (979) 823-2410
 Fax (979) 822-6501

COLLEGE STATION
 Brazos County, Texas

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:
 JOSEPH BEAVERS R.P.L.S.
 LANDESIGN SERVICES INC.
 555 ROUND ROCK WEST DRIVE
 BUILDING D, SUITE 170
 ROUND ROCK, TX 78681
 (512) 238-7901

NOT FOR RECORD

12-2008
 11-1-12
 10:20
 PK



**COMPREHENSIVE PLAN AMENDMENT
FOR**
Earl Rudder Freeway at University Oaks Boulevard

REQUEST: Amend the Comprehensive Plan Future Land Use and Character Map of from General Suburban to Suburban Commercial

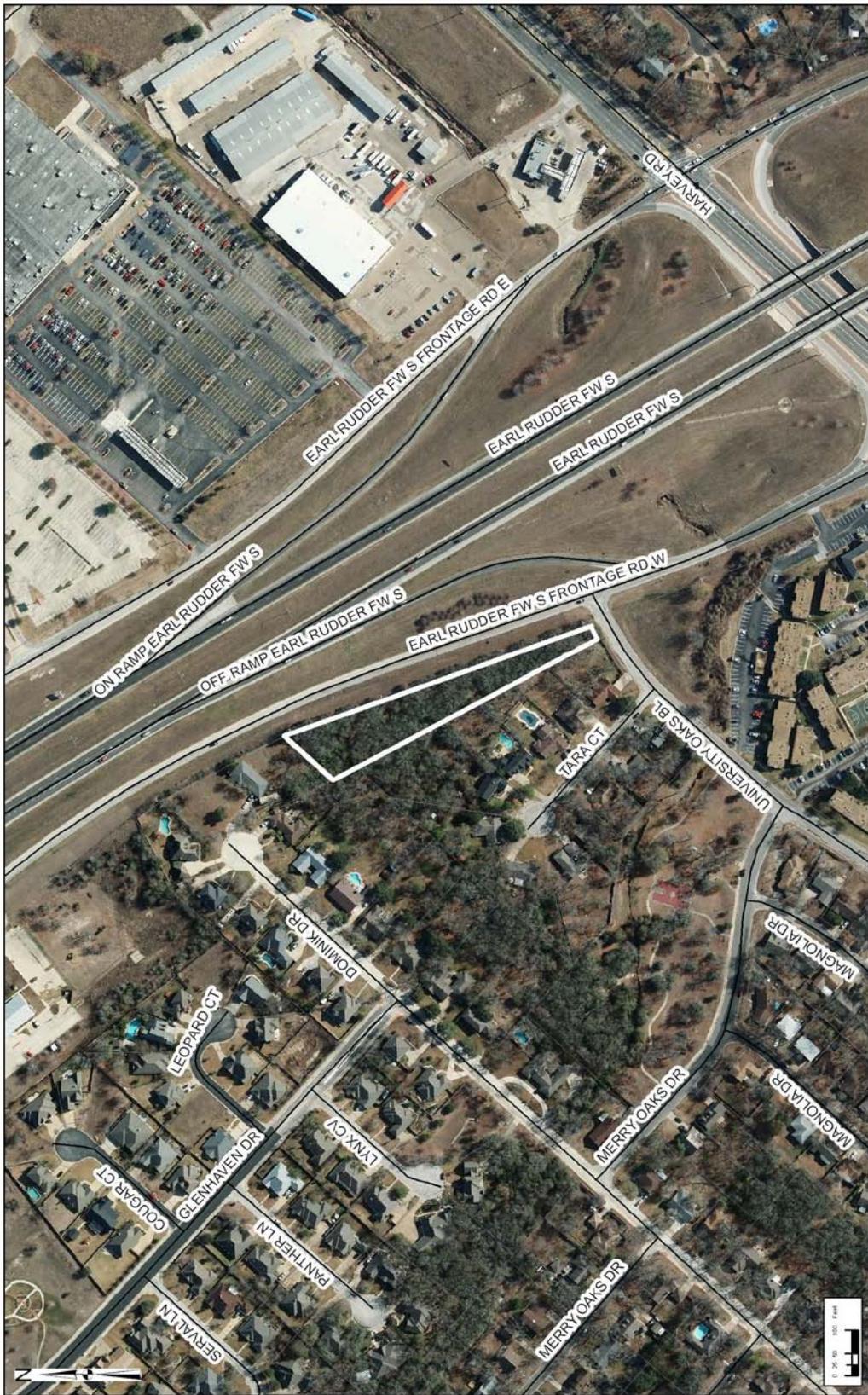
SCALE: Approximately 1.3 acres

LOCATION: 1402 Earl Rudder Freeway South

APPLICANT: City of College Station

PROJECT MANAGER: Jennifer Prochazka, AICP, Principal Planner
jprochazka@cstx.gov

RECOMMENDATION: Approval



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

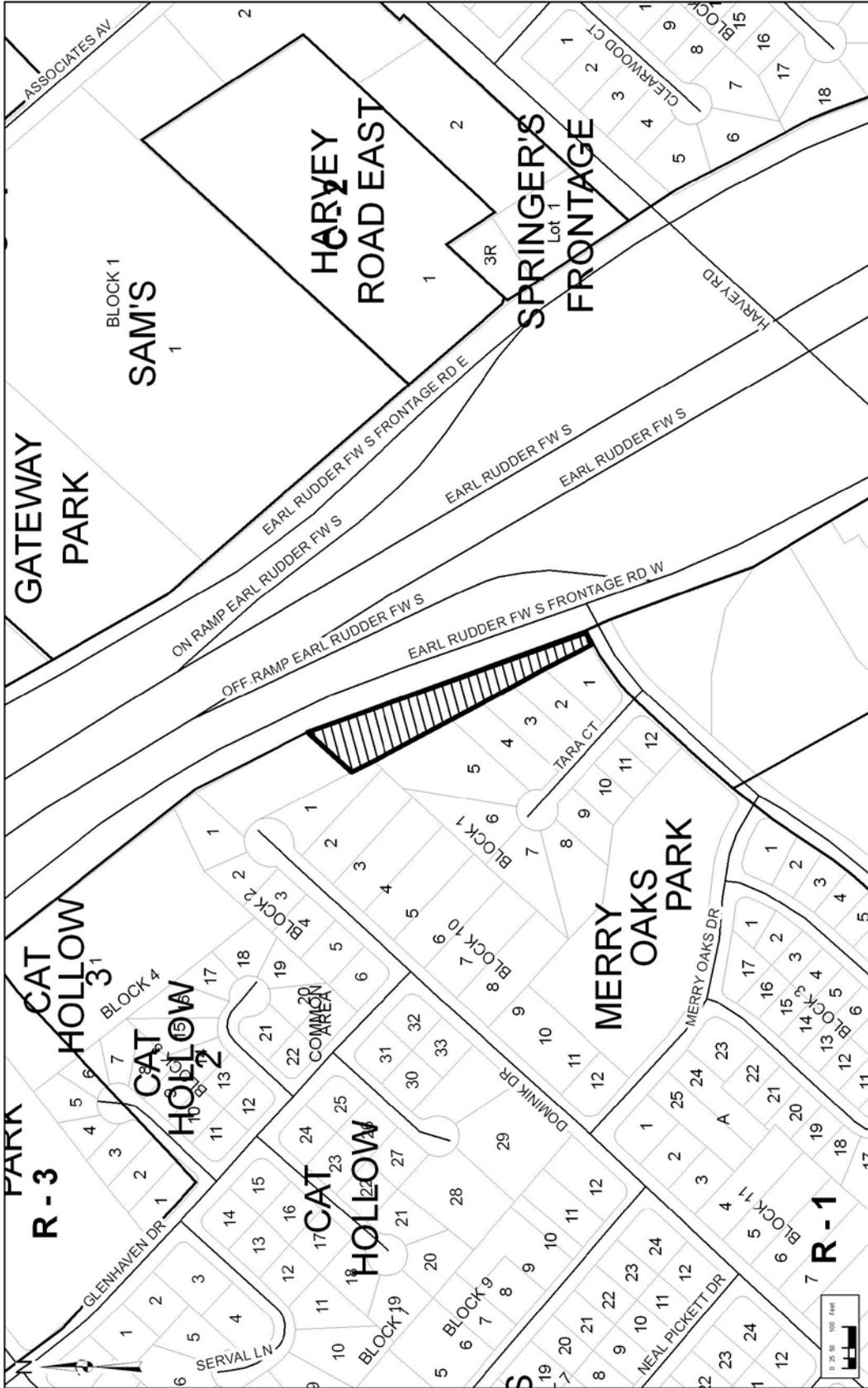


DEVELOPMENT REVIEW

1402 EARL RUDDER FWY

Case: 12-197

COMP PLAN



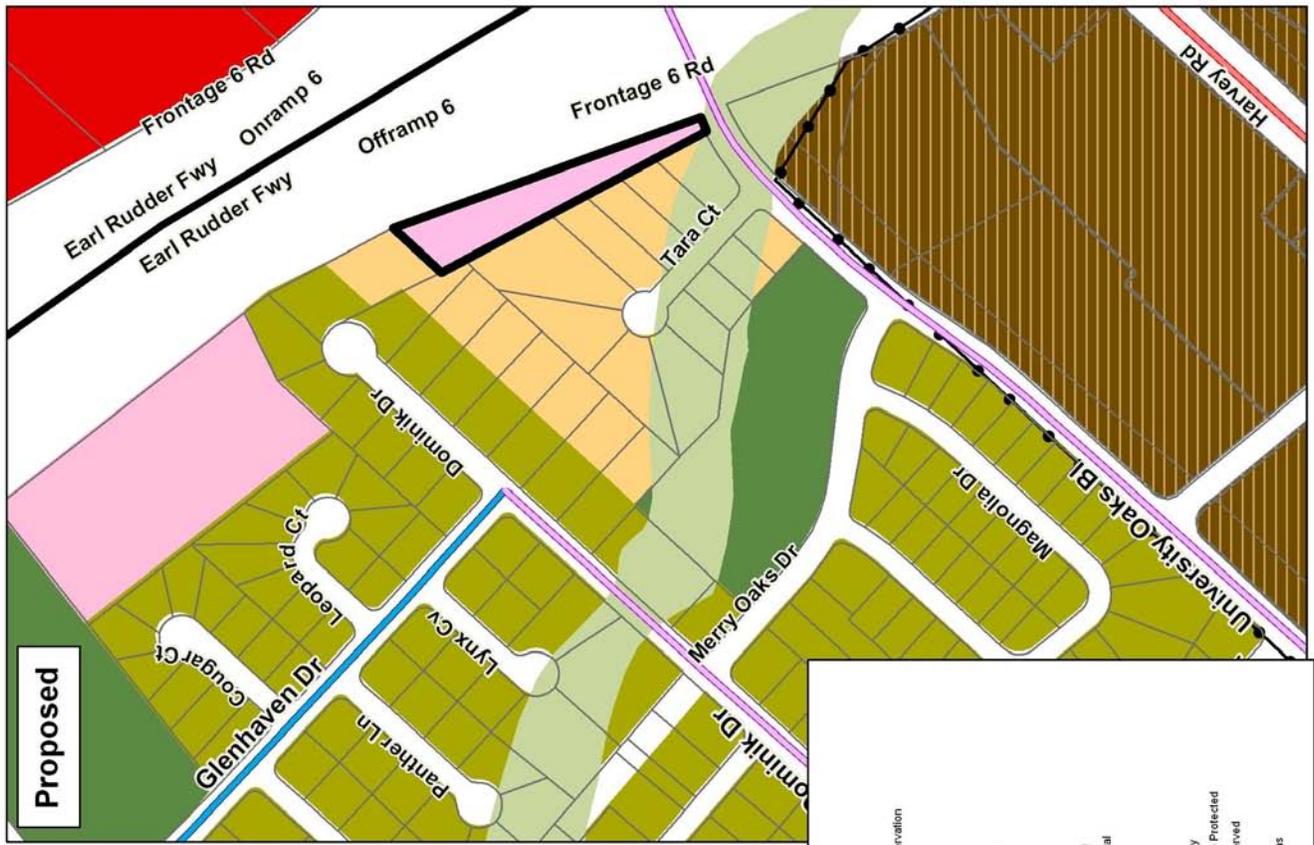
Zoning Districts	Light Commercial	Research and Development	Planned Development District	Commercial-Industrial	Multi-Family	High Density Multi-Family	Manufactured Home Park	Administrative/Professional	General Commercial	Commercial-Industrial	Townhouse	Light Industrial	Heavy Industrial	College and University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

DEVELOPMENT REVIEW

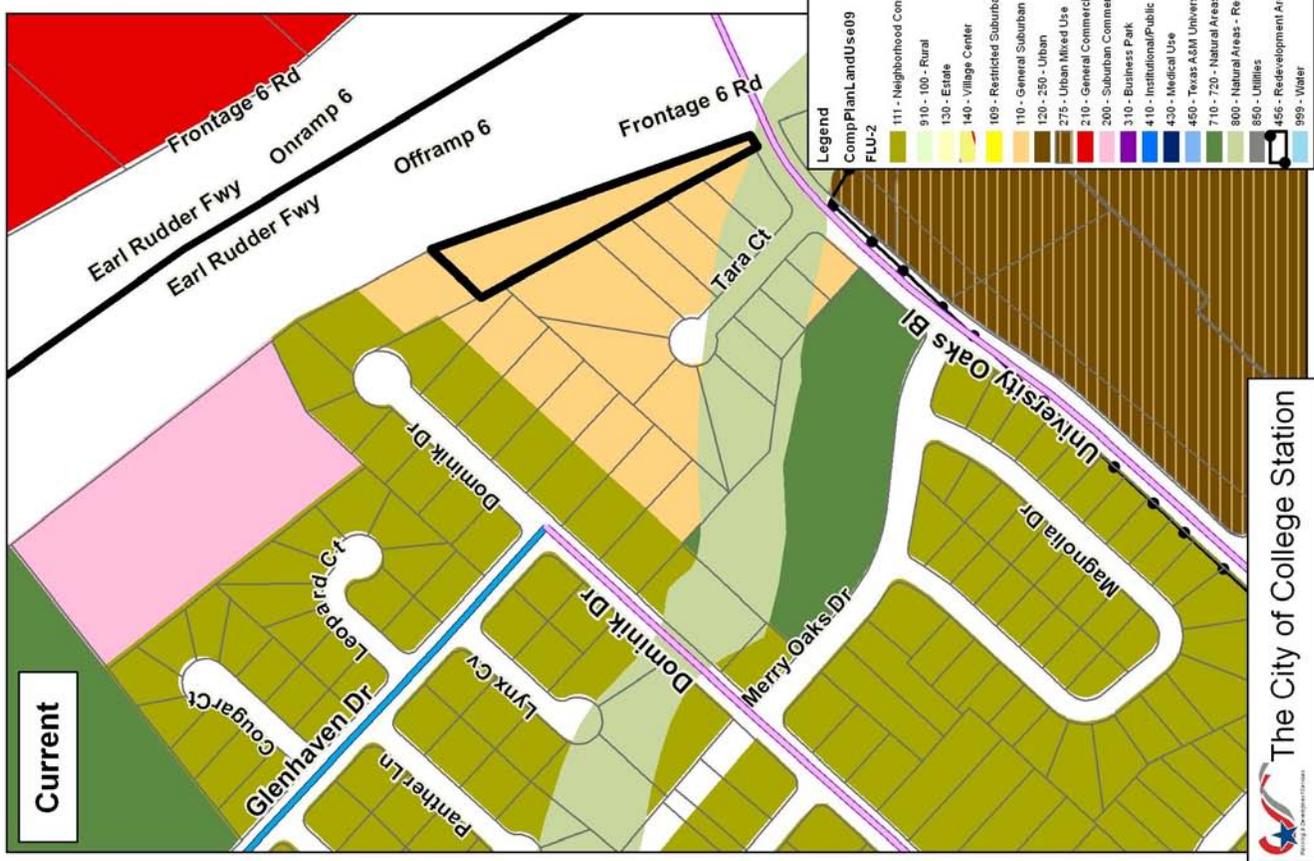
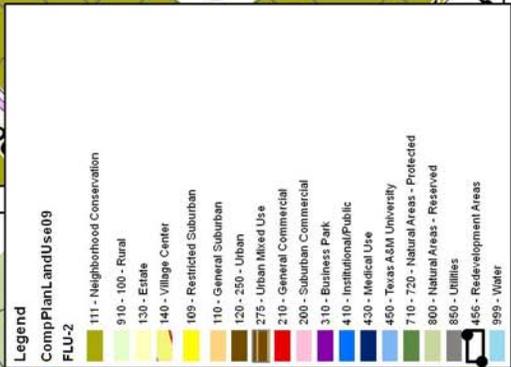
1402 EARL RUDDER FWY

Case: **12-197**

COMP PLAN



Proposed



Current

The City of College Station



NOTIFICATIONS

Advertised Commission Hearing Date: November 15, 2012

Advertised Council Hearing Dates: November 19, 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

Contacts in support: None as of date of staff report

Contacts in opposition: None as of date of staff report

Inquiry contacts: None as of date of staff report

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	General Suburban	R-1 Single-Family	Single-Family
South	Natural Areas Reserved, Urban Mixed-Use	GC General Commercial	Vacant, Plantation Oaks Apartments
East (Across Hwy 6)	General Commercial	GC General Commercial	Large-scale retail (Sam’s Club)
West	General Suburban	R-1 Single-Family	Single-Family

DEVELOPMENT HISTORY

Annexation: 1958

Zoning: R-1 Single-Family Residential

Final Plat: Not platted

Site development: Vacant

REVIEW CRITERIA

- 1. Changed or changing conditions in the subject area or the City:** The Future Land Use and Character map designates future land uses for 50 square miles within the City limits. The proposed amendment is not a result of changed or changing conditions in the City; rather, it is the result of closer examination of the proposed future land uses in this portion of the City. Due to the property’s location, size, configuration, and access, the property’s current General Suburban designation (calling for residential development) is not appropriate.
- 2. Scope of the request:** The request is an amendment to the Future Land Use and Character Map to re-designate a 1.3 acre tract located along Earl Rudder Freeway from General Suburban to Suburban Commercial. This request was included in the Annual Review of the

Comprehensive Plan that was presented to the Planning & Zoning Commission and City Council last month.

3. **Availability of adequate information:** Due to the size of the property, additional uses permitted by the Suburban Commercial designation will have negligible effects on existing infrastructure and services. Adequate information is available to act on the land use amendment.
4. **Consistency with the goals and strategies set forth in the Plan:** The Comprehensive Plan calls for further refinement of the Future Land Use and Character Map through both planning studies and periodic reviews. The proposed amendment was identified during the Annual Review of the Comprehensive Plan.

The Suburban Commercial designation was created to ensure that infill development adjacent to established neighborhoods is compatible. The City recently adopted the new Suburban Commercial zoning district that requires compatible architecture, specific height-setback ratios, increased buffering, and limited building size.

5. **Consideration of the Future Land Use & Character and/or Thoroughfare Plans:** The City's Comprehensive Plan describes the proposed Suburban Commercial designation in the following way: "This land use designation is generally for concentrations of commercial activities that cater primarily to nearby residents versus the larger community or region. Generally, these areas tend to be small in size and located adjacent to major roads. Design of these structures is compatible is size, roof type and pitch, architecture, and lot coverage with the surrounding single-family residential uses."

The existing General Suburban Designation is described as being "for areas that should have an intense level of development activities. These areas will tend to consist of high-density single-family residential lots (minimum 5,000 square feet)."

The property has frontage on the Earl Rudder Freeway frontage road and its only access will be from the frontage road. Consideration was given to the linear shape of the property and its minimal depth. The development of single-family lots on the subject tract is not desirable.

6. **Compatibility with the surrounding area:** The property is currently zoned R-1 Single-Family Residential and was likely designated similarly upon annexation in the 1950s. State Highway 6 was constructed adjacent to (or through) this property in the 1960s creating its odd shape. The surrounding residential subdivisions developed in the 1970s. This property has remained undeveloped.

The property is located between a residential cul-de-sac and a freeway frontage road. Its only access is to Earl Rudder Freeway frontage road. The existing General Suburban designation is compatible with the surrounding General Suburban designation, however, the property's location, access, and shape does not lend itself to single-family development. The proposed Suburban Commercial designation is also compatible with the surrounding General Suburban designation and the existing single-family residential uses.

7. **Impacts on infrastructure including water, wastewater, drainage, and the transportation network:** Due to the size of the property, effects on existing infrastructure are negligible.
8. **Impact on the City's ability to provide, fund, and maintain services:** Due to the size of the property, effects on existing service levels are negligible.
9. **Impact on environmentally sensitive and natural areas:** No environmentally sensitive areas exist on or adjacent to the subject tract.
10. **Contribution to the overall direction and character of the community as captured in the Plan's vision and goals:** The proposed re-designation of the property to Suburban Commercial allows the property to be developed with a viable use that is compatible with the neighboring single-family residential development.

STAFF RECOMMENDATION

Staff recommends approval.

SUPPORTING MATERIALS

N/A