

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

**Planning & Zoning  
Commission**  
**December 6, 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**  
**DECEMBER 6, 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 ~ Pebble Creek Phase 7-B2 Lots 30 & 31 Block 39  
(**M. Hester**)
4. 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**)
5. Presentation, discussion, and possible action regarding an update on the Wellborn Area Plan. (**M. Robinson**)
6. Presentation, discussion, and possible action regarding an update on the following items:
  - 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. The Planning & Zoning Commission heard this item on November 1 and voted 6-0 to recommend approval. The City Council heard this item on November 8 and voted 6-0 to approve the rezoning.
  - Amendments to the Unified Development Ordinance 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. The Planning & Zoning Commission heard this item on October 18 and voted 5-0 to recommend approval. The City Council heard this item on November 8 and voted 6-0 to approve the amendments.
7. Presentation, discussion, and possible action regarding the P&Z Calendar of Upcoming Meetings.
  - Thursday, December 13, 2012 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (**Liaison – M. Ashfield**)

- Thursday, December 20, 2012 ~ Planning & Zoning Meeting ~ College Station Utilities Training Facility ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
8. 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.
  9. Discussion and possible action on future agenda items – A Planning & Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
  10. 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 December 6, 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 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](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 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](http://www.cstx.gov). Planning and Zoning Commission meetings are broadcast live on Cable Access Channel 19.



**AGENDA**  
**PLANNING & ZONING COMMISSION**  
**REGULAR MEETING**  
**DECEMBER 6, 2012, AT 7:00 P.M.**  
**CITY HALL COUNCIL CHAMBERS**  
**1101 TEXAS AVENUE**  
**COLLEGE STATION, TEXAS**

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1. Call meeting to order.
2. **Pledge of Allegiance.**
3. **Hear Citizens.** At this time, the Chairman will open the floor to citizens wishing to address the Commission on planning and zoning issues not already scheduled on tonight's agenda. The citizen presentations will be limited to three minutes in order to accommodate everyone who wishes to address the Commission and to allow adequate time for completion of the agenda items. The Commission will receive the information, ask city staff to look into the matter, or will place the matter on a future agenda for discussion. (A recording is made of the meeting; please give your name and address for the record.)

*All matters listed under Item 4, Consent Agenda, are considered routine by the Planning & Zoning Commission and will be enacted by one motion. These items include preliminary plans and final plats, where staff has found compliance with all minimum subdivision regulations. All items approved by Consent are approved with any and all staff recommendations. There will not be separate discussion of these items. If any Commissioner desires to discuss an item on the Consent Agenda it will be moved to the Regular Agenda for further consideration.*

4. **Consent Agenda.**
  - 4.1 Consideration, discussion, and possible action on Absence Requests from meetings.
    - Bo Miles ~ December 20
  - 4.2 Consideration, discussion, and possible action to approve meeting Minutes.
    - November 12, 2012 ~ Joint Workshop Meeting with City of Bryan
    - November 15, 2012 ~ Workshop
    - November 15, 2012 ~ Regular

- 4.3 Presentation, discussion, and possible action on a Preliminary Plat for The Meadows Subdivision Phases 1A & 1B consisting of two lots on approximately 46.98 acres located at 19626 State Highway 6 South, generally located one mile east of Indian Lakes Subdivision, approximately one mile north of FM 159 in the City's Extraterritorial Jurisdiction. **Case # 12-00500234 (T. Rogers)**

**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 zoning amendment request from CI Commercial Industrial to GC General Commercial for approximately 1.2 acres on Lot 1R, Block 20 of the Ponderosa Place Subdivision located at 3800 State Highway 6 South. **Case # 12-00500236 (T. Rogers) (Note: Final action on this item is scheduled for the Thursday, January 10, 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 December 6, 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](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 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: \_\_\_\_\_

**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.**

## Brittany Caldwell

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**From:** BO MILES [milesconstruction@gmail.com]  
**Sent:** Monday, November 26, 2012 6:18 AM  
**To:** Brittany Caldwell; Bob Cowell  
**Subject:** P z December 20

Brittany

If you have a quorum for Dec 20 then I need to send you an absence request.

We are snow skiing for Christmas with Beth's family so are spending some time the week before with my folks and our son and daughter in law.

Bo

Sent from my iPhone

## 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>
Staff Assigned: P&DS Staff	Anticipated Completion: On-going

<b>Medical District Plan</b>	
<p>Summary:</p> <p>In partnership with the College Station Medical Center and other stakeholders, development of a plan focused on the creation of a healthcare and wellness district centered at the intersection of Rock Prairie Road and State Highway 6.</p>	<p>Project Dates:</p> <p>9/20/12: P&amp;Z public hearing for recommendation of Plan to Council.</p> <p>10/11/12: Council adopted Plan.</p> <p><b>12/4/2012:</b> Discussion of a Municipal Management District <b>and TIRZ</b> for Medical District area at Council Workshop.</p> <p><b>12/13/2012: Council consideration of Municipal Management District resolution and adoption of TIRZ for Medical District area.</b></p>
Staff Assigned: J. Prochazka	Adopted: October 2012

<b>BioCorridor Plan</b>	
<p>Summary:</p> <p>In collaboration with the City of Bryan and other stakeholders, development of a corridor plan near State Hwy 47 and Raymond Stotzer Pkwy to realize a unique research district where plant, animal, and human health may be studied in one place.</p>	<p>Project Dates:</p> <p>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><b>11/19/12: Council appointments to BioCorridor Board.</b></p>
Staff Assigned: M. Hitchcock, B. Cowell	Adopted: September 2012

<b>Southside Area Neighborhood Plan</b>	
<p>Summary:</p> <p>Development of neighborhood plan for a number of unique neighborhoods including Oakwood, College Park, portions of the Knoll, McCullough Subdivision, Redmond Terrace, and Wolf Pen Village. The plan area is generally bounded by George Bush Drive, Texas Avenue, and Wellborn Road.</p>	<p>Project Dates:</p> <p>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>10/18/12: P&amp;Z recommended approval of replatting and Area V parking standardsUDO amendment.</p> <p>11/8/12: Council <b>approved</b> UDO amendment for replatting and Area V parking standards.</p>
Staff Assigned: J. Prochazka, L. Hovde	Adopted: September 2012

<b>Wellborn District Plan</b>	
<p>Summary:</p> <p>Development of district plan for the recently annexed Wellborn area that contains elements of a rural historic community with a unique character that residents of the area desire to retain.</p>	<p>Project Dates:</p> <p>11/13/12: Wellborn Area meeting at Wellborn Community Center.</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&amp;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

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

<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.</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: J. Prochazka	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.</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.</p> <p>11/28/12: Joint Task Force meeting.</p>
Staff Assigned: B. Cowell, T. Rogers	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.</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&amp;Z Workshop.</p>
Staff Assigned: J. Prochazka, M. Hester	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>12/13/12: Economic Development Master Plan Ph 2 presentation at Council Workshop.</p>
Staff Assigned: P&DS Staff	Anticipated Completion:

## Housing

<b>Affordable Housing</b>	
<p>Summary:</p> <p>Discuss how housing affordability is measured and provide information on affordability of homes in the College Station and Bryan housing markets.</p>	<p>Project Dates:</p> <p>3/1/12: Discussion at P&amp;Z Workshop, led by Community Development Division.</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:

# DRAFT 2013 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, Eastgate, and Southside Area neighborhood plans, and Bicycle, Pedestrian, and Greenways, Parks and Recreation, Water, Waste Water, and Medical District master plans.</p>	<p>Project Dates:</p>
<p>Staff Assigned: P&amp;DS Staff</p>	<p>Anticipated Completion: On-going</p>

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

<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>Staff Assigned: R. Heye</p>	<p>Anticipated Completion: Spring 2013</p>

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

<b>Neighborhood Parking</b>	
<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>	<p>Project Dates:</p>
<p>Staff Assigned: B. Cowell, T. Rogers</p>	<p>Anticipated Completion: Winter 2012/2013</p>

<b>Residential Zoning Districts</b>	
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:

<b>Medical District Zoning Districts</b>	
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**

<b>Plan Implementation</b>	
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:

<b>Character and Urban Design</b>	
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:

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

<b>Single-Family and Multi-Family Housing Markets</b>	
Summary: Discuss impact of large amount of new multi-family units and single-family dwellings being used for student rental purposes on the local housing market.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

**MINUTES**  
**PLANNING & ZONING COMMISSION**  
**Joint Workshop Meeting**  
**CITY OF COLLEGE STATION AND**  
**CITY OF BRYAN**  
**November 12, 2012, 11:30 a.m.**  
**College Station Utilities Meeting and Training Facility**  
**1603 Graham Road, College Station, Texas**

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1. Call the meeting to order.

Chairman Ashfield called the Planning & Zoning Commission to order at 11:46 a.m.

Chairman Beckendorf called the Planning and Zoning Commission to order at 11:47 a.m.

2. Introduction of City of College Station Planning and Zoning Commission and staff.

Commission Members Present: Chairman Mike Ashfield, Bo Miles, Jerome Rektorik, Jim Ross, Jodi Warner, Vergel Gay, Brad Corrier

Staff Members Present: Bob Cowell, Lance Simms, Molly Hitchcock, Jennifer Prochazka, Jason Schubert, Matt Robinson, Jenifer Paz, Morgan Hester, Teresa Rogers, Marcelo Arreola, Joe Guerra, Erika Bridges, Alan Gibbs, Carol Cotter, Carla Robinson, Deborah Grace-Rosier

3. Introduction of City of Bryan Planning and Zoning Commission and staff.

Commissioner Members Present: Chairman Michael Beckendorf, Pete Bienski, John Bond, Scott Hickle, Leo Gonzalez, Kevin Krolczky, Prentiss Madison, Bobby Guierrez

Staff Members Present: Lindsey Guindi, Martin Zimmermann, Meredith Riede, Matthew Hilgemeier, Maggie Dalton, Koly Sengupta, Paul Kaspar, Brett McCully

4. Presentation from a representative of the Texas Water Resources Institute, discussion, and possible action regarding the Carters Creek Watershed TMDL and TMDL- 1-Plan and how it relates to future planning, development, and redevelopment.

Lucas Gregory with TWRI gave a presentation.

There was a general discussion amongst the Commissioners.

5. Presentation, discussion, and possible action regarding an update on the status of the BioCorridor Planned Development District.

Director Guindi gave the Commissions an update on the BioCorridor.

6. Discussion and future joint meeting agenda items.

Commissioner Hickle suggested an item on Disaster Preparedness.

7. Adjourn.

The meeting was adjourned at 12:56 p.m.

**Approved:**

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

**Attest:**

\_\_\_\_\_  
Deborah Grace-Rosier, Staff Assistant  
Planning & Development Services

**MINUTES**  
**PLANNING & ZONING COMMISSION**  
**Workshop Meeting**  
**November 15, 2012, 6:30 p.m.**  
**City Hall Council Chambers**  
**College Station, Texas**

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**COMMISSIONERS PRESENT:** Mike Ashfield, Jodi Warner, Jim Ross, Bo Miles, Vergel Gay, Brad Carrier

**COMMISSIONERS ABSENT:** Jerome Rektorik

**CITY COUNCIL MEMBERS PRESENT:** Blanche Brick

**CITY STAFF PRESENT:** Bob Cowell, Lance Simms, Jennifer Prochazka, Jason Schubert, 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 6:30 p.m.

2. Discussion of consent and regular agenda items.

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

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**)

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

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.

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

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.

Commissioner Warner gave an update on the South Knoll Neighborhood Plan

Executive Director Cowell gave an update regarding the Joint Task Force on Neighborhood Parking and the Wellborn District Plan.

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.

Commissioner Ross asked for a future agenda item regarding the second phase of wayfinding signage.

7. Adjourn.

The meeting was adjourned at 6:52 p.m.

**Approved:**

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Mike Ashfield, Chairman  
Planning & Zoning Commission

**Attest:**

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Brittany Caldwell, Admin. Support Specialist  
Planning & Development Services

**MINUTES**  
**PLANNING & ZONING COMMISSION**  
**Regular Meeting**  
**November 15, 2012, 7:00 p.m.**  
**City Hall Council Chambers**  
**College Station, Texas**

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**COMMISSIONERS PRESENT:** Mike Ashfield, Jodi Warner, Jim Ross, Bo Miles, Vergel Gay, Brad Carrier

**COMMISSIONERS ABSENT:** Jerome Rektorik

**CITY COUNCIL MEMBERS PRESENT:** Blanche Brick

**CITY STAFF PRESENT:** Bob Cowell, Lance Simms, Jennifer Prochazka, Jason Schubert, 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**

Brad McCaleb, Bryan/College Station Metropolitan Planning Organization (MPO) Director, asked for the opportunity to make a presentation regarding the MPO at a future meeting.

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.

- Jerome Rektorik ~ 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)**

**Commissioner Miles motioned to approve Consent Agenda Items 4.1 – 4.3. Commissioner Warner 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 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.)**

Commissioner Miles recused himself because he is the owner of the property.

Principal Planner Prochazka presented the Comprehensive Plan Amendment and recommended approval.

Chairman Ashfield opened the public hearing.

Sherry Ellison, 2705 Brookway Drive; Paul Burnham, 1700 Dominik Drive; Marlene Cogwin, 1502 Tara Court; Glenn Schroeder, 1612 Dominik Drive; Paul Martinez, 1222 April Bloom; Bill McConnell, 2809 Manzano Court; and Mike Kriger, 1403 Tara Court; all of College Station, Texas. The citizens expressed concern about drainage, lighting, and vegetation being removed from the property.

There was general discussion amongst the Commission and Staff regarding the amendment.

Glen Jones, J4 Engineering, stated that the general concept for the property is an office complex with executive-type suites nestled in the existing vegetation.

Chairman Ashfield closed the public hearing.

The Commission continued to have discussion regarding the amendment.

**Commissioner Warner motioned to recommend approval of the Comprehensive Plan Amendment. Commissioner Corrier seconded the motion, motion passed (5-0).**

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 7:45 p.m.

**Approved:**

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

**Attest:**

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



**PRELIMINARY PLAT  
for  
THE MEADOWS PH 1A & 1B  
12-00500234**

- SCALE:** Two lots on 46.98 acres
- LOCATION:** 19626 State Highway 6 South, generally located one mile east of Indian Lakes Subdivision, approximately one mile north of FM 159 in the City's Extraterritorial Jurisdiction
- ZONING:** N/A (ETJ)
- APPLICANT:** John E. McFarlane, Peach Creek Development Corp.
- PROJECT MANAGER:** Teresa Rogers, Staff Planner  
trogers@cstx.gov
- PROJECT OVERVIEW:** The subject property received Master Plan approval in December 2007 and again in January 2010 with revised phasing. The Preliminary Plat for development was approved in November 2011. This revision of the Preliminary Plat is to divide Phase 1 into two phases.
- RECOMMENDATION:** Staff recommends approval of the Preliminary Plat.



PRELIMINARY  
PLAT

Case: 12-234

THE MEADOWS PH 1A & 2B

DEVELOPMENT REVIEW



## DEVELOPMENT HISTORY

**Annexation:** N/A (ETJ)  
**Zoning:** N/A (ETJ)  
**Site development:** Vacant

## COMMENTS

**Water:** Water service will be provided by Wellborn Special Utility District. The water system will be required to be designed in accordance with the BCS Unified Development Guidelines.

**Sewer:** Sanitary sewer service will be provided by individual On-Site Sewage Facilities. These facilities will be permitted through the Brazos County Health Department.

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

**Drainage:** Drainage is generally to the south within the Peach Creek Drainage Basin. Development must be in accordance with Brazos County drainage regulations.

**Flood Plain:** Portions of the subject property lie within the FEMA regulated floodplain – Zone A, which are considered special flood hazard areas.

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

**Pedestrian Connectivity:** This tract is located in the ETJ and no specific facilities for pedestrian connectivity are proposed or required.

**Bicycle Connectivity:** This tract is located in the ETJ and no specific facilities for bicycle connectivity are proposed or required.

**Streets:** Private street system will be built to public standards. The Preliminary Plat includes a 70-foot Common Area with a Public Access Easement and Public Utility Easement within it. The private streets will be owned and maintained by the Home Owners Association.

**Oversize Request:** N/A

**Parkland Dedication Fees:** This development was approved as a Master Plan in 2007 prior to Parkland Dedication requirements being applicable in the ETJ; therefore, no parkland dedication is required.

**Impact Fees:** N/A

## **REVIEW CRITERIA**

1. **Compliance with Comprehensive Plan and Unified Development Ordinance:** The subject property is classified as Rural and Natural Areas – Reserved on the Comprehensive Land Use Plan. While the subject property is being developed as a subdivision, the City does not have zoning or land use authority in the City's Extraterritorial Jurisdiction.
2. **Compliance with Subdivision Regulations:** The Preliminary Plat is in compliance with the Subdivision Regulations as they apply to this project in the Extraterritorial Jurisdiction.

## **STAFF RECOMMENDATION**

Staff recommends approval of the Preliminary Plat.

## **SUPPORTING MATERIALS**

1. Application
2. Copy of Preliminary Plat



FOR OFFICE USE ONLY	
CASE NO.:	<u>12,234</u>
DATE SUBMITTED:	<u>10.30.12</u>
TIME:	<u>8:28</u>
STAFF:	<u>JS</u>

## PRELIMINARY PLAN APPLICATION

### MINIMUM SUBMITTAL REQUIREMENTS:

- \$932 Preliminary Plan Application Fee.
- \$233 Waiver Request to Subdivision Regulations Fee (if applicable). *Not required; refunded 11/19/12 BG*
- 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 \_\_\_\_\_

NAME OF PROJECT The Meadows, Phase 1A & 1B

ADDRESS 19626 S.H. 6 South, College Station, Texas

**SPECIFIED LOCATION OF PROPOSED SUBDIVISION:**

West of the intersection of Peach Creek and State Highway 6 in south Brazos County.

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

Name John e. McFarlane, Jr. / Peach Creek Development Corp. E-mail jmcfarlane@rockbarncorp.com

Street Address P.O. Box 591

City Millican State Texas Zip Code 77866

Phone Number 979-595-5151 Fax Number 979-859-2017

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

Name Peach Creek Partners, LTD. E-mail jmcfarlane@rockbarncorp.com

Street Address P.O. Box 591

City Millican State Texas Zip Code 77866

Phone Number 979-595-5151 Fax Number 979-859-2017

**ARCHITECT OR ENGINEER'S INFORMATION:**

Name J. Dale Browne, Jr., P.E. / McClure & Browne Engr./Surv., Inc. E-mail daleb@mcclurebrowne.com

Street Address 1008 Woodcreek Drive, Suite 103

City College Station State Texas Zip Code 77845

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

Total Acreage 46.64 Total No. of Lots 2 R-O-W Acreage None

Number of Lots By Zoning District N.A. / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Average Acreage Of Each Residential Lot By Zoning District:

N.A. / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Floodplain Acreage Approx. 28.6 acres.

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

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

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

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

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

Yes

No

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

Project Name: Peach Creek

City Project Number (in known): 07-00500266

Date / Timeframe when submitted: 10/26/2007

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

See attached variance request letter.

Regarding the waiver request, explain how:

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

*See attached variance request letter.*

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

*See attached variance request letter.*

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

*See attached variance request letter.*

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

*See attached variance request letter.*

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

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

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

Detailed explanation of condition identified above:

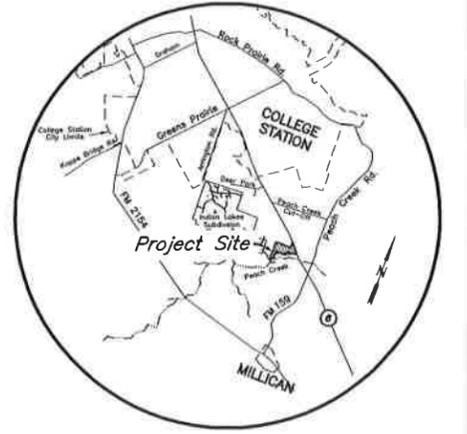
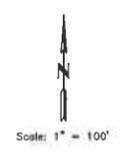
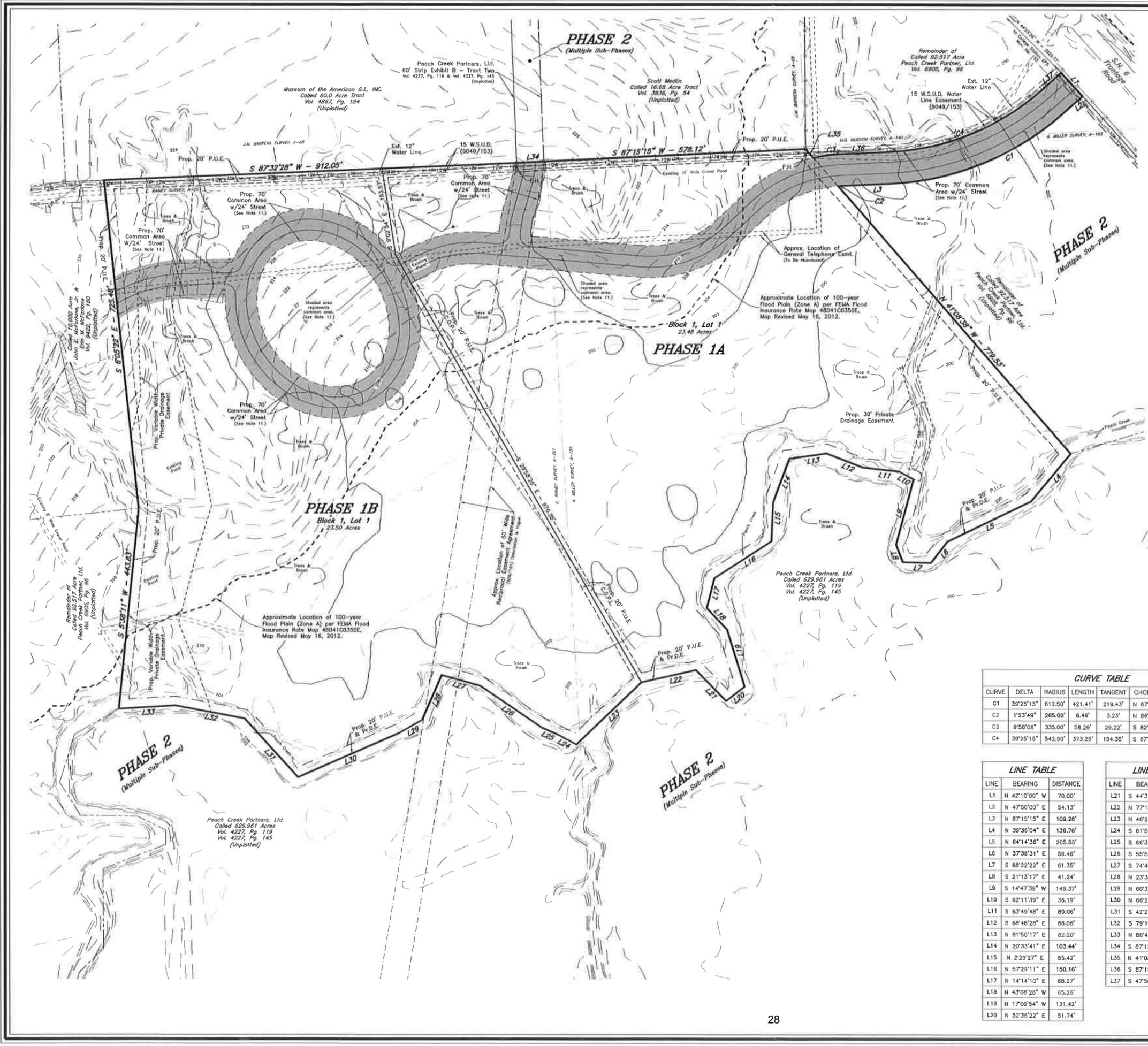
NOTE: A waiver to the sidewalk requirements and fee in lieu of sidewalk construction shall not be considered at the same time by the Planning & Zoning Commission.

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

  
\_\_\_\_\_  
Signature and title

10/29/12  
\_\_\_\_\_  
Date

Peach Creek Partners, Ltd.  
By: John E. McFarlane, Jr.  
President  
Peach Creek Development Corp.  
General Partner



Vicinity Map

- GENERAL NOTES:**
- Owner: Remainder of Called 92.517 Acre Tract - Vol. 6905, Pg. 96  
Peach Creek Partners, Ltd.  
P.O. Box 591, Millican, Texas 77866  
Phone: 979-595-5151
  - Proposed Land Uses are for the property is Rural Residential
  - Property is in the ETJ and not currently Zoned.
  - ORIGIN OF BEARING SYSTEM: Bearings shown hereon are based on NAD 83 Grid North (Texas State Plane Coordinate System - Central Zone) from GPS Observations.
  - Corners will be marked with 1/2" iron rod with a plastic cap stamped with "K. McClure 5650", unless noted otherwise.
  - Existing ground contours shown on this drawing were obtained from the City of College Station aerial contours mapping program (2011).
  - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 46041C0350E (Map Revised May 16, 2012), a portion of this property is located in a 100-year flood hazard area (Zone A).
  - Water service will be provided by Wellborn Special Utility District.
  - Electrical Service to be provided by Bryan Texas Utilities (BTU).
  - Notes from Brazos County Health Department:
    - All lots served by an OSSF must comply with county and state regulations. No OSSF may be installed on any lot without the issuance of an "authorization to construct" issued by the Brazos County Health Department under the provisions of the commissioners court of Brazos County, pursuant to the provisions of section 21.084 of the Texas Water Code. No OSSF drain field is to encroach on the 100-foot sanitary zoned private water wells or 150 feet of public water wells.
    - All lots will be required to have a site/soil evaluation on file with the Brazos county health department before on-site sewage facility may be constructed.
    - On-site sewage facilities disposal areas shall not encroach the 100 foot or the 150 foot sanitary zone of a private or public well, respectively.
  - The lot owner shall be responsible for controlling stormwater runoff from respective property in accordance with all federal, state and local requirements.
  - Common Area shall serve as a public access easement and public utility easement.
  - Common Areas shall be owned and maintained by the Property/Homeowners' Association.
  - Drainage Easements shall be owned and maintained by the Property/Homeowners' Association. No structures or fencing shall be placed across drainage easements that would block or inhibit the flow of water to such extent that would impact upstream property owners.
  - 24' Street to be constructed within the Common Area shall be constructed to public standards.

**Legend**

—	BW	Proposed Phase Line
—	12W	Proposed Water Line w/size
—	—	Existing Water Line w/size
—	—	Boundary Line
—	—	Proposed Lot Line
—	—	Overhead Electrical Line
—	—	Wire Fence

C.O.P.L.	Centered on Property Line
F.H.	Fire Hydrant
W.S.U.D.	Wellborn Special Utility District Esmt.
P.U.E.	Public Utility Easement
Pr.D.E.	Private Drainage Easement

—200	Existing Contour Line
—	Existing Tree/Bush Line
+	Proposed Fire Hydrant
—	Guy Anchor
□	Concrete R.O.W. Marker With Brass Cap
⊙	5/8" Iron Rod With Brass Cap
⊙	3/8" Iron Rod Found
⊙	1/2" Iron Rod Found
+	Power Pole
⊙	Telephone Pedestal
⊙	Water Meter
⊙	Water Valve

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	39°25'15"	612.50'	421.41'	218.43'	N 67°32'38" E	413.15'
C2	1°23'49"	265.00'	6.46'	3.23'	N 86°33'21" E	6.46'
C3	9°58'08"	335.00'	58.29'	29.22'	S 82°16'12" W	58.21'
C4	39°25'15"	542.50'	373.25'	194.35'	S 67°32'38" W	365.93'

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 42°10'00" W	70.00'
L2	N 47°50'00" E	54.13'
L3	N 87°15'15" E	109.26'
L4	N 39°36'04" E	136.76'
L5	N 64°14'38" E	205.55'
L6	N 37°38'31" E	59.48'
L7	S 88°22'22" E	61.35'
L8	S 21°13'17" E	41.24'
L9	S 14°47'39" W	149.37'
L10	S 62°11'39" E	36.19'
L11	S 83°49'48" E	80.06'
L12	S 68°48'28" E	88.06'
L13	N 81°50'17" E	82.20'
L14	N 20°33'41" E	103.44'
L15	N 2°29'27" E	85.42'
L16	N 57°29'11" E	150.16'
L17	N 14°14'10" E	68.27'
L18	N 43°08'28" W	65.26'
L19	N 17°09'54" W	131.42'
L20	N 52°36'22" E	51.74'

**LINE TABLE**

LINE	BEARING	DISTANCE
L21	S 44°32'46" E	95.07'
L22	N 77°13'59" E	122.45'
L23	N 46°26'38" E	198.57'
L24	S 81°54'21" E	45.88'
L25	S 66°33'42" E	38.95'
L26	S 55°57'45" E	184.60'
L27	S 74°40'54" E	67.32'
L28	N 23°35'16" E	107.65'
L29	N 60°37'09" E	57.99'
L30	N 86°21'24" E	243.49'
L31	S 42°27'18" E	174.79'
L32	S 79°19'24" E	154.91'
L33	N 86°44'19" E	124.93'
L34	S 87°15'15" W	60.00'
L35	N 41°08'38" W	25.59'
L36	S 87°15'15" W	109.26'
L37	S 47°50'00" W	54.13'

NOT FOR RECORD

**PRELIMINARY PLAT**

**THE MEADOWS**  
**PHASE 1A, Block 1, Lot 1**  
**&**  
**PHASE 1B, Block 1, Lot 1**  
**46.98 ACRES**  
 Out of Called 96.694 Acre  
 H.G. HUDSON SURVEY, A-140  
 C. RAINEY SURVEY, A-201  
 A. MILLER SURVEY, A-165  
 BRAZOS COUNTY, TEXAS  
 October 26, 2012  
 Revised: November 19, 2012  
 Scale: 1" = 100'

Developer: Peach Creek Development Corp.  
 P.O. Box 591  
 Millican, TX 77866  
 (979) 595-5151

Prepared By: McClure & Browne Engineering/Surveying, Inc.  
 1008 Woodcreek Dr., Suite 103  
 College Station, Texas 77845  
 (979) 693-3838  
 Firm Reg. No. F-498

12-234  
 11-19-12  
 9:40  
 RK



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

**REZONING  
FOR  
EMPORIUM CENTER  
12-00500236**

**REQUEST:** CI Commercial Industrial to GC General Commercial

**SCALE:** 1.24 acres of an approximately 2.05 acre lot.

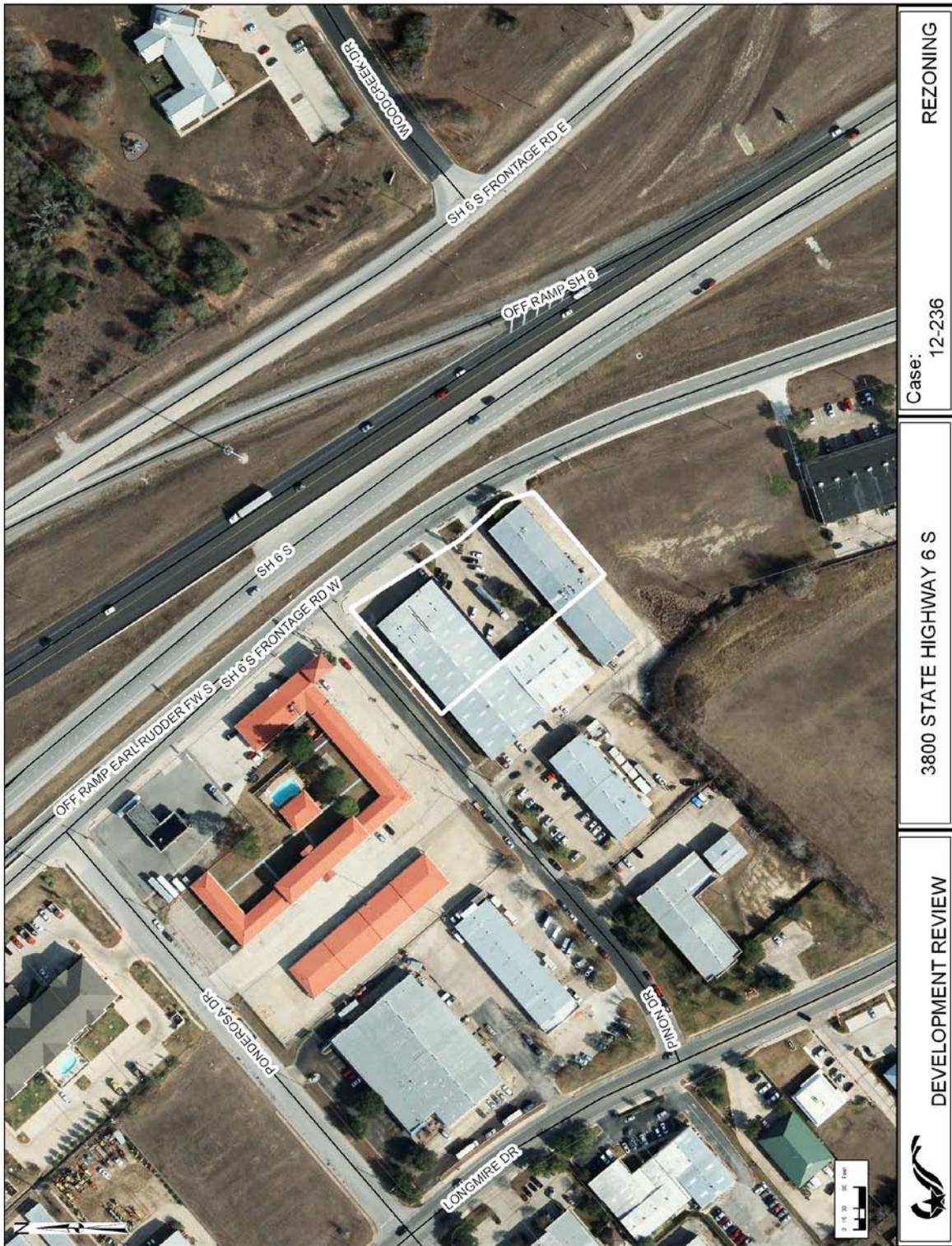
**LOCATION:** 3800 State Highway 6 South

**APPLICANTS:** Jason Seal, Clarke & Wyndham

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

**PROJECT OVERVIEW:** The request is to rezone a 1.24 acre portion of the property located adjacent to State Highway 6 South, so that GC General Commercial uses may be located in the front portion of an existing shopping center. The property has frontage on State Highway 6 South and Pinon Drive. There are existing buildings located on the property currently being utilized as warehouse and commercial uses.

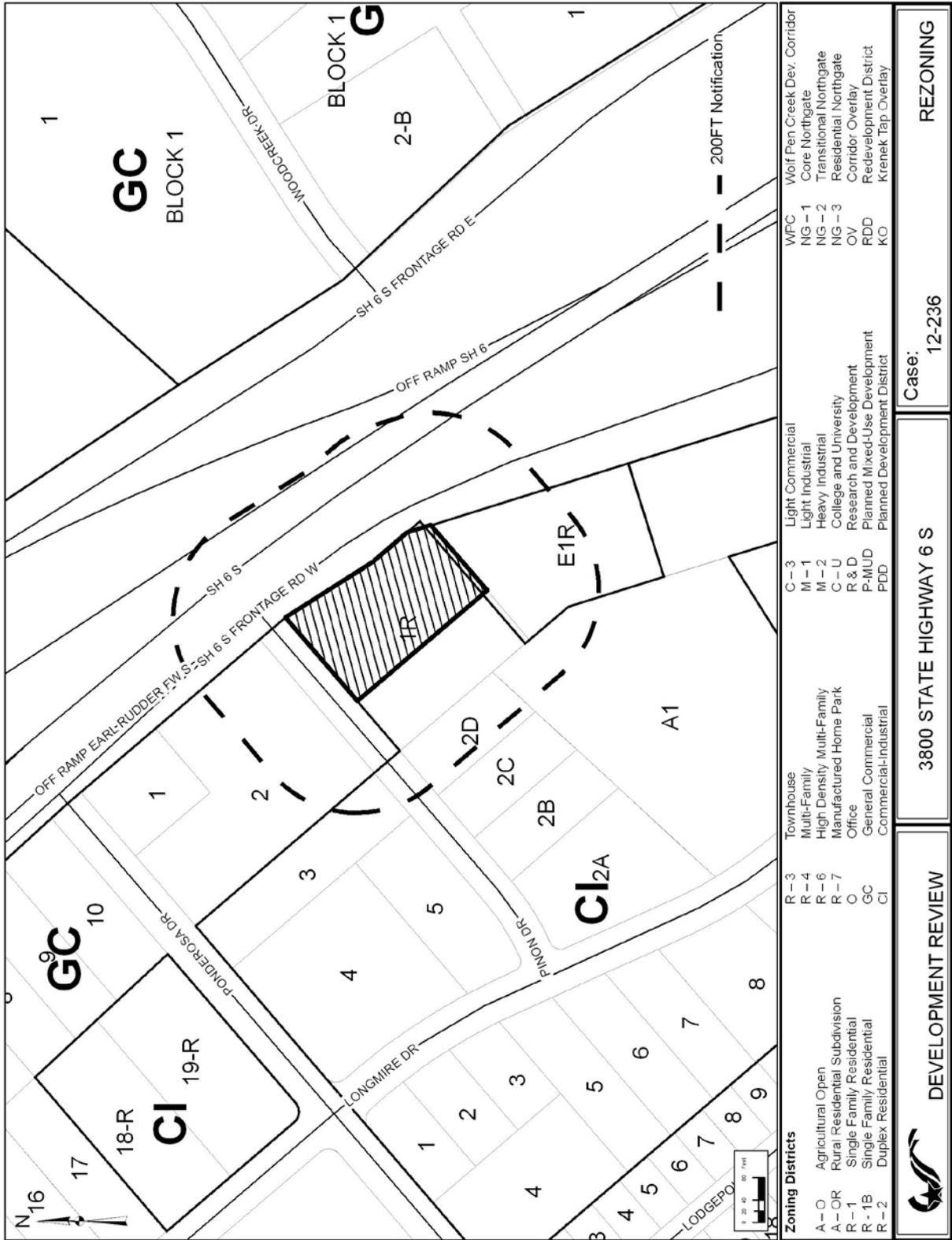
**RECOMMENDATION:** Staff recommends approval of the proposed rezoning based on its compatibility with the Comprehensive Plan Future Land Use and Character Map and with the surrounding land uses.



Case: 12-236  
REZONING

3800 STATE HIGHWAY 6 S

DEVELOPMENT REVIEW



Zoning Districts	Development Review	Case:	Rezoning
A-O Agricultural Open	3800 STATE HIGHWAY 6 S	12-236	REZONING
A-OR Rural Residential Subdivision			
R-1 Single Family Residential			
R-2 Duplex Residential			
R-3 Townhouse			
R-4 Multi-Family			
R-6 High Density Multi-Family			
R-7 Manufactured Home Park			
O Office			
GC General Commercial			
CI Commercial-Industrial			
R-3 R-4 R-6 R-7 O GC CI			
C-3 Light Commercial			
M-1 Light Industrial			
M-2 Heavy Industrial			
C-U College and University			
R&D Research and Development			
P-MUD Planned Mixed-Use Development			
PDD Planned Development District			
C-3 M-1 M-2 C-U R&D P-MUD PDD			
WPC Woif Pen Creek Dev. Corridor			
NG-1 Core Northgate			
NG-2 Transitional Northgate			
NG-3 Residential Northgate			
OV Corridor Overlay			
RDD Redevelopment District			
KO Krenek Tap Overlay			
WPC NG-1 NG-2 NG-3 OV RDD KO			

**NOTIFICATIONS**

Advertised Commission Hearing Date: December 6, 2012

Advertised Council Hearing Dates: January 10, 2013

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: Seven.  
Contacts in support: None at the time of this report.  
Contacts in opposition: None at the time of this report.  
Inquiry contacts: None at the time of this report.

**ADJACENT LAND USES**

Direction	Comprehensive Plan	Zoning	Land Use
North (Across Pinon Drive)	General Commercial	GC General Commercial	Hotel
South	General Commercial	GC General Commercial	Offices
East (Across State Highway 6)	Suburban Commercial	GC General Commercial	Place of Worship
West	General Commercial	CI Commercial Industrial	Vacant

**DEVELOPMENT HISTORY**

**Annexation:** February 1971 and October 1980  
**Zoning:** A-O Agricultural-Open upon annexation  
C-1 General Commercial in March 1974  
C-2 Commercial Industrial in May 1987  
**Final Plat:** Ponderosa Place, 1979  
Replat in April 2008  
**Site development:** The property contains three buildings currently being used for warehouse and commercial uses

**REVIEW CRITERIA**

**1. Consistency with the Comprehensive Plan:** The subject property is designated as General Commercial and part of the Medical District on the Comprehensive Plan Future Land Use and Character Map. The proposed rezoning is consistent with this designation in addition to the land use designation surrounding the subject tract of General Commercial.

2. **Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The proposed rezoning will enable the development of general commercial uses, such as Personal Service Shops, closest to State Highway 6 and will be consistent with the zoning and land uses of properties to the north and south. The back portion of the property will maintain the existing CI Commercial Industrial zoning.
3. **Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment:** The proposed land uses permitted through the rezoning are well suited for this site, given its proximity to State Highway 6 and also to the adjacent commercial and light industrial uses.
4. **Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The current CI Commercial Industrial zoning district is better suited at the rear portion of the property, due to the presence of State Highway 6 and its associated high level of activity at the front portion of the property.
5. **Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The existing zoning of CI Commercial Industrial makes the property less marketable than it would be as GC General Commercial. The subject property is also located between an existing commercial site and a vacant property zoned for commercial uses.
6. **Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** There are existing 6- and 12-inch water mains serving this property. There is also an existing 8-inch sanitary sewer line which currently provides service to the site. Drainage is mainly to the north within the Bee Creek Drainage Basin. Access to the site is available via State Highway 6 or Pinon Drive. Existing infrastructure appears to be adequate for the proposed use.

#### **STAFF RECOMMENDATION**

Staff recommends approval of the proposed rezoning based on its compatibility with the Comprehensive Plan Future Land Use and Character Map and with the surrounding land uses.

#### **SUPPORTING MATERIALS**

1. Application
2. Rezoning Map



FOR OFFICE USE ONLY	
CASE NO.:	<u>18-2316</u>
DATE SUBMITTED:	<u>10-31-18</u>
TIME:	<u>9:13</u>
STAFF:	<u>PK</u>

## ZONING MAP AMENDMENT (REZONING) APPLICATION GENERAL

MINIMUM SUBMITTAL REQUIREMENTS:	
<input checked="" type="checkbox"/>	\$1,165 Rezoning Application Fee.
<input checked="" type="checkbox"/>	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.
<input checked="" type="checkbox"/>	Traffic Impact Analysis or calculations of projected vehicle trips showing that a TIA is not necessary for the proposed request.
<input checked="" type="checkbox"/>	One (1) copy of a fully dimensioned map on 24" x 36" paper showing: <ul style="list-style-type: none"> <li>a. Land affected;</li> <li>b. Legal description of area of proposed change;</li> <li>c. Present zoning;</li> <li>d. Zoning classification of all abutting land; and</li> <li>e. All public and private rights-of-way and easements bounding and intersecting subject land.</li> </ul>
<input checked="" type="checkbox"/>	Written legal description of subject property (metes & bounds or lot & block of subdivision, whichever is applicable).
<input type="checkbox"/>	A CAD (dxf/dwg) - model space State Plane NAD 83 or GIS (shp) digital file (e-mailed to <a href="mailto:P&amp;DS_Digital_Submittal@cstx.gov">P&amp;DS_Digital_Submittal@cstx.gov</a> ).

**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 Not Applicable

NAME OF PROJECT The Emporium Center

ADDRESS 3800 State Highway 6 South

LEGAL DESCRIPTION (Lot, Block, Subdivision) Lot 1R, Block 20, Ponderosa Place, Phase 1

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:

TOTAL ACREAGE 2.05 Acres

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

Name Jason Seal E-mail jseal@clarkewyndham.com

Street Address 3608 East 29th Street, Suite 100

City Bryan State TX Zip Code 77802

Phone Number 979.846.4384 Fax Number 979.846.1461

**PROPERTY OWNER'S INFORMATION:**

Name Sendero Commercial Investments, Emporium L.P. E-mail georghshaw@satx.rr.com

Street Address 8833 Tradeway Street

City San Antonio State TX Zip Code 78217

Phone Number 210.822.3900 Fax Number \_\_\_\_\_

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

Name Travis Martinek E-mail travis@clarkewyndham.com  
Street Address 3608 East 29th Street, Suite 100  
City Bryan State TX Zip Code 77802  
Phone Number 979.846.4384 Fax Number 979.846.1461

This property was conveyed to owner by deed dated 9/28/2005 and recorded in Volume 6955, Page 057 of the Brazos County Official Records.

Existing Zoning Commercial Industrial Proposed Zoning General Commercial/Commercial Industrial  
Present Use of Property Retail Sales/Service, Flex-Warehouse  
Proposed Use of Property Retail Sales/Service, Flex-Warehouse

### REZONING SUPPORTING INFORMATION

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

*The improvements on the subject tract were constructed in the mid-1970s. During the time since construction the uses within the improvements were consistent with the zoning ordinances under the City's policy of "cumulative zoning". In recent times the City has backed away from the policy of cumulative zoning and has adhered more strictly to the uses under the specific zoning classification that a property exists. The improvements on the subject tract are constructed in such a manner that strict adherence to the current zoning designation, without applying cumulative zoning, provides a hardship for portions of the property. In general terms, the front portion of the property is best suited as General Commercial, while the rear portion of the property is best suited to remain Commercial Industrial.*

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 requested zone change is consistent with the City's Comprehensive Land Use Plan. The subject tract, as well as the surrounding property, is designated as General Commercial.*

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 two adjacent tracts, north and south, that front Highway 6 are currently zoned General Commercial. We believe that allowing the rezoning of the front portion of the subject tract will be consistent with that of the neighboring tracts along the frontage road of Hwy 6. We also maintain that allowing the western portion of the subject tract to remain Commercial Industrial is constant with that of the neighboring property adjacent to the west.*

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

*The portion of the subject tract that the applicant is requesting rezoning is very suitable for uses permitted within the General Commercial zoning district. The improvements located on this portion of the property are primarily composed of glass store front, retail oriented space, which is typical of most structures located in General Commercial zoning districts.*

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

*The suitability of the subject tract under the current Commercial Industrial zoning district is ideal for a portion of the property but not all. The improvements were originally designed to accommodate light industrial, flex warehouse space on the western portion of the subject tract and retail use for the eastern portion of the property that faces Highway 6. Therefore, zoning the eastern portion of the subject tract as General Commercial will create a list of permitted uses more suitable for that area of the property.*

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

*The marketability of the property under the current Commercial Industrial zoning district is not well suited for the eastern portion of the property. This portion of the property is limited in its marketability by the current zoning district. The western portion of the property is marketable under the current zoning district but would become unmarketable if the entire property was to be rezoned to General Commercial.*

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

*None at this time.*

*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.*

*(REFER TO ATTACHED SIGNATURE PAGE)*

Signature and title

Date

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

[Empty text box for question 4]

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

[Empty text box for question 5]

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

[Empty text box for question 6]

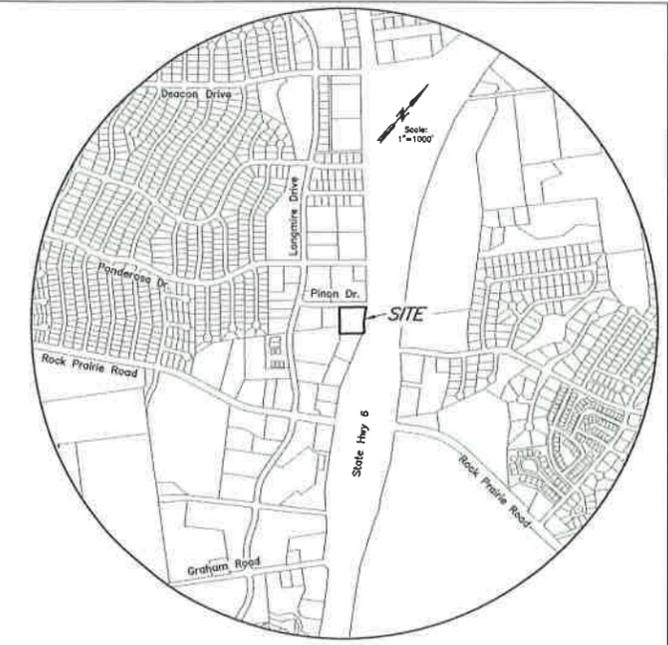
7. List any other reasons to support this zone change.

[Empty text box for question 7]

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.

George Shaw III Manager      10/17/12  
Signature and title      Date

George Shaw III



Vicinity Map



SH 6 S. Frontage Road W.  
R.O.W. Verifies ~ 35' Asphalt Pmnt.

- General Notes:
- The bearing system is consistent with the recorded plat in Volume 8955, Page 136, Official Records of Brazos County, Texas.
  - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0310E, Map Revised May 16, 2012, this property is not located in a Special Flood Hazard Area.

**REZONING MAP**  
SCALE: Hor: 1" = 30'

**REZONING MAP**

**1.24 ACRES** 12.230  
OUT OF 11.282  
TRACT 1R ~ 2.05 ACRE  
ACCORDING TO THE REPLAT OF 9.07  
TRACT "E" PONDEROSA PLACE SECTION TWO AND  
LOT 1, BLOCK 20 PONDEROSA PLACE SECTION 4-A  
RECORDED IN VOLUME 8955, PAGE 136

ROBERT STEVENSON SURVEY, A-54  
COLLEGE STATION, BRAZOS COUNTY, TEXAS

OCTOBER, 2012  
SCALE: 1" = 30'

CARRIS  
Sendero Commercial Investments  
8833 Tradeway Street  
San Antonio, TX 78217-6114
 

 SUDANAS  
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(979) 693-3838