

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

**Planning & Zoning
Commission**
May 16, 2013
City Hall Council Chambers
1101 Texas Avenue
College Station, Texas

Workshop Meeting 6:00 PM
Regular Meeting 7:00 PM



AGENDA

PLANNING & ZONING COMMISSION

WORKSHOP MEETING

MAY 16, 2013, 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 ~ Amending ~ Castlegate Sect. II Ph 2 B2 L16 & 17 ~ 2 R-1 Lots ~ 2135 Rockcliffe Loop (**M. Robinson**)
 - Final Plat ~ Minor ~ Indian Lakes Ph 1 B11 L5R & 5RB (ETJ) ~ 3361 Arapaho Ridge Drive (**M. Hester**)
 4. Presentation, discussion, and possible action regarding the status of items within the 2013 P&Z Plan of Work (see attached). (**J. Schubert**)
 5. Presentation, discussion, and possible action regarding an update on the following items:
 - Adoption of the Wellborn Community Plan – The Planning & Zoning Commission heard this item on April 4 and voted 6-0 to recommend approval. The City Council heard this item on April 25 and voted 5-0 to adopt the plan.
 - A rezoning of approximately 14.2 acres for the property located at 2381 Earl Rudder Freeway South, generally located north of Raintree Drive and south of Horse Haven Estates, from PDD Planned Development District to approximately 7 acres NAP Natural Areas Preserve and approximately 7 acres SC Suburban Commercial. The Planning & Zoning Commission heard this item on April 18 and voted 5-2 to recommend approval. The City Council heard this item on May 9 and voted 6-1 to approve the rezoning request.
 6. Presentation, discussion, and possible action regarding an overview of character and community design. (**B. Cowell**)
 7. Presentation, discussion, and possible action regarding the P&Z Calendar of Upcoming Meetings.
 - Thursday, May 23, 2013 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (**Liaison – Gay**)

- Thursday, June 6, 2013 ~ P&Z Meeting ~ Council Chambers ~ 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 Area Neighborhood Plan Resource Team, BioCorridor Board, and Zoning District Subcommittee.
 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.



AGENDA
PLANNING & ZONING COMMISSION
REGULAR MEETING
MAY 16, 2013, 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.
 - Mike Ashfield ~ May 16, 2013
- 4.2 Consideration, discussion, and possible action to approve meeting Minutes.
 - May 2, 2013 ~ Workshop
 - May 2, 2013 ~ Regular

Regular Agenda

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

6. Presentation, discussion, and possible action regarding a waiver to Section 12-8.3.K.2 Sidewalks of the Unified Development Ordinance and public hearing, presentation, discussion, and possible action on a Final Plat for Randall's University Park Lots 1R and 4 being a replat of Randall's University Park Lot 1, consisting of 2 lots on approximately 9.3 acres located at 615 University Drive. **Case #13-00900069 (M. Hester)**
7. Public hearing, presentation, discussion, and possible action regarding an amendment to Chapter 12, "Unified Development Ordinance, Section 4.2, "Official Zoning Map" of the Code of Ordinances of the City of College Station, Texas by rezoning approximately 3.7 acres from A-O Agricultural Open to SC Suburban Commercial, for the property located at 2301 Barron Road, generally located at the southeast corner of the intersection of Barron Road and Victoria Avenue. **Case #13-00900076 (M. Hester)**
8. Presentation, discussion, and possible action regarding the methodology for a Single-Family and Multi-Family market assessment. **(B. Cowell)**
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.

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>	<p>Project Dates:</p> <p>2/14/13: Council discussion regarding board compositions for Medical District MMD #1 & #2.</p>
Staff Assigned: P&DS Staff	Anticipated Completion: On-going

Wellborn Community 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>	<p>Project Dates:</p> <p>3/5/13: Open House at Wellborn Community Center. 3/21/13: Draft plan delivered at P&Z Workshop. 3/28/13: Draft plan delivered at Council Workshop. 4/1/13: Bicycle, Pedestrian, and Greenways Advisory Board recommended approval of the Plan. 4/4/13: After a public hearing, P&Z recommended approval. 4/25/13: After public hearing Council adopted plan.</p>
Staff Assigned: M. Robinson	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>2/7/13: Master Plan update at P&Z Workshop.</p>
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>	<p>Project Dates:</p> <p>2/12/13: Public meeting regarding biking and walking. 2/19/13: Public meeting regarding HOAs and neighborhood associations. 2/26/13: Public meeting regarding on-street parking. 3/19/13: Neighborhood Resource Team meeting. 4/2/13: Neighborhood Resource Team meeting. 4/23/13: Neighborhood Resource Team meeting. 5/7/13: Neighborhood Resource Team meeting. 5/21/13: Neighborhood Resource Team meeting at City Hall at 6:30 pm.</p>
Staff Assigned: J. Prochazka, M. Hester	Anticipated Completion: Summer 2013

Neighborhood Parking	
Summary: Analyze neighborhood parking issues by engaging stakeholders and working in a Joint Task Force Subcommittee with Council. Implement recommended solutions.	Project Dates: 2/21/13: Task Force Final Report presented at P&Z Regular meeting. 2/28/13: Task Force Final Report presented at Council Regular meeting.
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: 2/7/13: Outline presented at P&Z Regular meeting. 2/22/13: P&Z Subcommittee meeting. 3/22/13: P&Z Subcommittee meeting. 4/9/13: Public meeting regarding single family and duplex zoning concepts in Council Chambers from 12:30-2:00 pm. 4/19/13: P&Z Subcommittee meeting. 5/31/13: P&Z Subcommittee meeting at 8:30am.
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: 5/2/13: Presentation regarding Plan implementation at P&Z Workshop.
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. <ul style="list-style-type: none"> • Overview of concept – provide a review of how this system is built in College Station and intended to be used (link between vision, comprehensive plan, strategic plan, etc). • Link between Comprehensive Plan and Master Plans – this would include an overview of each of the adopted Master Plans and a demonstration of how for example we plan wastewater to serve the proposed land use and how for example the BPG Master Plan, if implemented responds to the desired character of the City, etc. 	Project Dates: 5/2/13: Discussion at P&Z Regular meeting. 5/2/13: Discussion at P&Z Regular meeting.

<ul style="list-style-type: none"> · Link between adopted plans and regulations/ standards – this would include examples of how we use regs (for example new zoning districts or block length) to further the objectives/goals contained in the policy documents/plans and to help highlight how the success of those plans is impacted by the regs selected (or not) – for example how a certain type of block length yields a certain development pattern and connectivity whereas a different block length will yield a different pattern. · Link between plans and funding – this would include how the plans have been fiscally constrained and how funding plays a role in their successful implementation and how if not adequately funded they will fall short of expectations. 	
Staff Assigned: P&DS Staff	Anticipated Completion:

Character and Community Design	
<p>Summary:</p> <p>The purpose and definition of community character, community design, and the role they play in community vitality and success.</p> <ul style="list-style-type: none"> · Overview of community character (versus just a focus on land use/protection from incompatible uses) – this would include an overview of what our plans say about this and again what best practices are in these areas. · Link between community design and livability – this would be an overview of what the principles of good community design are, where these principles have (or have not) been used in College Station and where livability has been improved (or negatively impacted) as a result. · Link between community design and economic vitality – this would be an overview of how community design impacts land values (and thus tax revenues) creates new economic opportunities, etc. 	<p>Project Dates:</p> <p>5/16/2013: Discussion at P&Z Workshop.</p>
Staff Assigned: P&DS Staff	Anticipated Completion:

Affordable Housing and Community Development	
<p>Summary:</p> <p>Receive updates regarding affordable housing and other community development efforts.</p> <ul style="list-style-type: none"> · Overview of the City's current approach to addressing affordable housing needs. · Overview of the Department's revised approach to community development – this would be an overview of a Community Development Master Plan. · On-going updates as needed (annual action plan, Community Development Master Plan, etc). 	<p>Project Dates:</p> <p>7/18/13: Discussion at P&Z Workshop.</p>
Staff Assigned: P&DS Staff	Anticipated Completion: On-going

Single-Family and Multi-Family Housing Markets

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.

- Overview of the issue/questions – this would be an overview of what the perceived issues/questions are and what others might have looked at in other communities when asking similar questions to devise a methodology.

- Overview of the new multi-family market – this would be what is being built, by whom, how are they performing, who is moving into them, etc. may include surveys, focus groups, guest speakers, etc.

- Overview of existing multi-family market – this would be what exists, who owns it, what are they doing to maintain and rent it, how are they performing, who is moving into them, etc. may include surveys, focus groups, guest speakers, etc.

- Overview of the single-family rental market – what is being built, who is managing what and how, who is renting, what are the implications/benefits of this market, etc. may include surveys, focus groups, guest speakers, etc.

- What, if any, response are needed/appropriate by the City to address issues.

Project Dates:

5/16/13: Discussion of methodology and scope at P&Z Regular meeting.

Staff Assigned: P&DS Staff

Anticipated Completion:



1101 Texas Avenue, PO Box 9960
College Station, Texas 77842
Phone 979.764.3570 / Fax 979.764.3496

MEMORANDUM

May 9, 2013

To: Planning & Zoning Commission
From: Robert S. Cowell, Jr., AICP, CNU-A
Executive Director – Planning & Development Services
RE: Overview of Character & Community Design

At the May 16th Planning & Zoning Commission meeting, staff will present an overview of the Character and Community Design item identified in the Planning & Zoning Commission's annual Plan of Work. This item (which will be the first of three) will focus on an overview of what is meant by Community Character versus land use regulations or an emphasis on separation of incompatible uses. Further, this item will provide an overview of what the Comprehensive Plan and other adopted City plans state about character and community design as well as an overview of best practices found in other communities. For background purposes, I have included a copy of the Chapter of the Comprehensive Plan that addresses the issue of community character and design.

As noted there will be subsequent P&Z Commission items on this topic over the next several months, including a discussion on the link between community design and livability and the link between community design and economic vitality.

If you have any questions or need additional information please let me know.

Attachment:

Chapter 2 Community Character of the Comprehensive Plan

COMMUNITY CHARACTER



2

College Station has experienced substantial growth and change since the adoption of the 1997 Comprehensive Plan. Investments by the City in infrastructure, facilities, public safety, and services combined with private investments supported the growing community and contributed to its character and identity. More than 12,000 new residences were constructed to house the growing population. New commercial development and rehabilitation of older commercial areas brought new shopping, dining, and lodging opportunities to residents and visitors.

Looking now to the future, the City of College Station embarks on a new Comprehensive Plan to identify, preserve, create, and connect places of distinction – those unique areas that set College Station apart from other cities. With growing concerns over natural resource management, the City is faced with the additional task of balancing its future growth with environmental sustainability.



A more distinct urban character is emerging in Northgate as redevelopment activity continues.

The Comprehensive Plan and associated implementation tools must address housing a growing and diversifying population; protecting natural features and resources subjected to ever-increasing pressures; accommodating redevelopment and infill to better utilize land and strengthen the core of the City; and expanding the parks and bicycle and pedestrian system to offer more recreational opportunities and mobility options – all of which must contribute to a character and identity unique to and appropriate for College Station. Residents, public officials, and development interests all seek greater assurance of acceptable, desired outcomes. This chapter serves as the foundation of this Plan in that it encompasses many inter-related components and is closely linked to the other chapters in the Plan.

This chapter promotes the creation and enhancement of places of distinction. Whether new development or redevelopment, and whether private or public construction, how land is used – including its intensity, appearance, and physical arrangement – contributes significantly to the community's character and its sense of place with far-reaching and long-term impact. Through its strategies and actions, this chapter establishes an approach for managing development and redevelopment activity that emphasizes accommodating market opportunities; protecting and enhancing neighborhood character; creating and protecting unique

districts and corridors; and protecting natural features and the rural character of certain areas in and surrounding the City.

PURPOSE

This chapter establishes strategies and actions that enable effective planning for future growth, neighborhood protection, new development, and redevelopment. Sound planning ensures that opportunities are created to accommodate needed development, that development can be adequately served with public services, and that its impacts can be managed to maintain compatibility and to promote the desired character and identity.

Along with the text and illustrations in this chapter, **Map 2.1, Concept Map**, and **Map 2.2, Future Land Use & Character**, depict the strategies visually.

PLANNING CONSIDERATIONS

Through the planning process, participants identified various issues and opportunities regarding land use planning, protection of natural features, and enhanced community identity and aesthetics. The considerations highlighted in this section were used in the development of the goal, strategies, and action recommendations that follow.

Growth and Development

College Station is poised for significant population growth in the upcoming decades. This growth will bring with it significant demands for additional housing, shopping, recreation, public facilities and services, and transportation. How land is used and development occurs to serve this increasing population will have significant and long lasting impacts on the community.

The population of the City of College Station is projected to increase by approximately 40,000 for a total population of approximately 134,000 by 2030. The housing demand associated with this population increase is projected to equate to an additional 20,000 dwelling units. If current trends prevail about one-fourth or 5,000 of these will be new single-family homes and the remainder will consist of duplexes or apartment units. This projected increase in housing necessitates the availability of nearly 3,000 to 4,000 acres for new construction in greenfield areas or through redevelopment and infill development.

Though students continue to make up a large portion of the population, College Station is diversifying in age. Those aged 50 and over represent a small percentage of the population but are the fastest growing cohort. This diversity will continue to offer market opportunities for development while representing challenges as a larger portion of

the community is permanent residents with differing expectations and standards than a more transient population.

If population and housing demands continue to increase and the challenges associated with the physically expanding the City's boundaries persist, then the population density of College Station will likely increase. The current population density of the City is estimated at slightly more than 1,800 persons per square mile. Since 1940, the City's population density has ranged from a low of 856 persons per square mile (1940) to a high of 2,211 persons per square mile (1999). Though the population density remains quite low in comparison to other metropolitan areas, increasing population density offers opportunities for new building types, such as condominiums, townhomes and vertical mixed use. It also presents the need for more effective land use planning and capital investments.

Character and Identity

The City's planning efforts and implementation actions should directly address character and identity. College Station residents are interested in the character of their neighborhoods, special districts, corridors, and natural areas, and they have expressed the following considerations.

- **Protection and enhancement of existing neighborhoods:** Protect existing neighborhoods from undesirable and incompatible change. This includes insensitive redevelopment, insensitive infill development, incompatible development on its periphery, erosion of residents' quality of life, or decreased property values. Further, residents have expressed their interest in ensuring homes, properties, roads, sidewalks, streetlights, and parks are well maintained and updated when necessary (see **Chapter 3: Neighborhood Integrity**).
- **New neighborhoods that are sustainable:** New neighborhoods should remain vibrant well into the future. Sustainable neighborhoods require a balance between owner and renter occupancy; access to neighborhood-serving businesses; parks and open space; transportation facilities designed for the density of the neighborhood; and access to and connectivity with adjacent neighborhoods (see **Chapter 3: Neighborhood Integrity**).
- **Transportation planning and road design that is sensitive to its context:** Transportation planning that provides connectivity between neighborhoods and to the larger community; choices in how one can move through the community; and designs that are sensitive to the context that facilities pass through (see **Chapter 6: Transportation**).
- **Sensitive redevelopment and infill development:** Redevelopment and infill development in areas in and around existing

neighborhoods should be sensitive to the current residents. Over the life of this Plan, some areas will require redevelopment. Infill development is desirable in appropriate locations. Residents should be directly involved in identifying these areas and in participating in the planning for such areas.

- **Development, enhancement, and protection of unique corridors (natural and man-made) and districts:** Create or protect places with unique character and identity. Some of the busiest roads and natural corridors offer the opportunity to contribute substantially to the character of the community. Likewise, certain districts may offer opportunities to concentrate development in an urban mixed-use pattern with a unique focus.
- **Protection of rural areas:** Protect rural areas within the current City limits and Extraterritorial Jurisdiction. Streams, stands of trees, pastures, and open areas contribute significantly to the character of the area. Retention of these rural areas further acknowledges the limitations of public services and infrastructure.

Resource Protection and Sustainability

College Station residents are interested in protecting natural features for their ecological functions as well as their contribution to the character and identity of the community. Furthermore, there is an increasing interest in developing strategies and actions which ensure that the use of existing natural resources does not compromise resource availability for future residents. Residents have expressed an interest in the following considerations relating to resource protection and sustainability.

- **Preservation and acquisition of natural areas:** Preserving and, where necessary, acquiring natural areas. Streams, wooded areas, and open spaces provide habitat for a variety of plants and wildlife, convey and clean our storm water, and add to the area's character and identity.
- **Conservation of resources:** As the population grows and demands exerted on natural resources (such as clean water and clean air) increase, it becomes apparent how limited these resources are. Using less of these resources and causing less harm is not only environmentally friendly but makes sound economic sense. Drilling deeper wells or finding alternative sources of water, using more expensive means to treat and clean water or air, and repairing damage caused by flooding represent significant costs that can be lessened or avoided through thoughtful use and conservation of these resources.

- **Green efforts:** In addition to conserving existing resources, efforts can be initiated that enable use of sustainable practices. Walking and biking can reduce reliance on the automobile. Energy can be acquired from solar or wind sources, reducing reliance on coal generated power. Treated wastewater can be used to irrigate park facilities. City vehicles can use alternative fuels, reducing reliance on gasoline. Trees can be preserved or planted to further green the City.
- **Site planning and development practices:** Land use and site development can have a profound impact on natural features. Improper management of storm water can cause flooding and damage habitats. Clearing all the trees from a site can reduce habitat and contribute to soil erosion. Vast areas of low-density, sprawling development consume valuable agricultural land.

EXISTING LAND USE AND CHARACTER

Future land use and character is grounded in the current use of land and the prevailing character. An overview of the current conditions is therefore necessary prior to forming policies for the future use of land and community character. College Station can be readily divided into three basic types of existing land use: urban, suburban, and rural. These are common terms that should bring immediate images to mind. In general, College Station is predominantly suburban in character with pockets of rural areas within the City and Extraterritorial Jurisdiction. Only the Northgate area exhibits the characteristics of an urban area.

The following further describes these existing types of land uses, including explanations and descriptions of their sub-components. Attributes that currently define these areas contribute (sometimes negatively) to the identity of College Station.

Urban

Urban character is currently concentrated in the Northgate area. It primarily involves the businesses along either side of College Main, immediately north of University Drive. The public parking garage and recent multi-story residential projects built close to the street continue this urban feel. This area currently includes vertical development; minimal setbacks; minimal surface parking lots, and a high level of pedestrian activity.



Urban character on College Main.

Suburban

Suburban character dominates College Station as a result of the time period of most of College Station's development (post-World War II), local preferences and building customs, and the dominance of the student population (dormitories and apartments). Much of this suburban character is auto-dominated, that is it consists of land uses that have extensive areas of parking in relationship to their floor area. Big-box retail areas and shopping malls are quintessential examples of this character. Most apartment complexes, duplexes, and even single family residential developments catering to students exhibit similar auto-oriented character and design.

Areas of the City exhibit a less auto-dependent and more walkable character. These areas retain a balance between green areas (parks and open space) and the built environment. Often these areas include parks, schools, and small-scale, neighborhood-serving businesses. The College Hills area is a good example of this type of suburban land use and character. A few of these areas are more specialized in land use, such as the College Station Business Center, which provides employment and business opportunities in a walkable environment with significant open space.

There are also suburban areas that are dominated by open space. These estate areas are much more rural in character with homes generally placed on large lots. Foxfire subdivision is a good example of this type of suburban land use and character.

Rural

Rural areas that currently exist in and around College Station include areas that exhibit countryside, agricultural, and natural character. Countryside is typically dominated by a few lots of estate size fronting a road surrounded by agricultural or natural lands. The latter two tend to be determined by uses – crop or ranching in agricultural areas and wooded or savannah lands in natural areas. Rural areas tend to be more



Auto-Suburban Commercial along Earl Rudder Freeway.



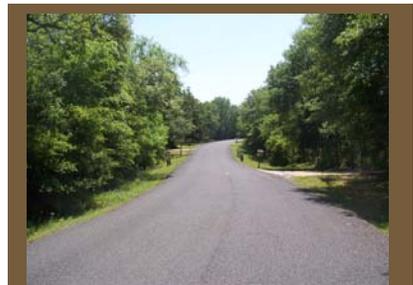
Auto-Suburban Residential along University Oaks.



Central park space in College Hills contributes to its Suburban residential character.



Suburban character in the Business Center.



Estate character in Foxfire.

sensitive than other character areas to intrusions from incompatible development.

FUTURE LAND USE AND CHARACTER

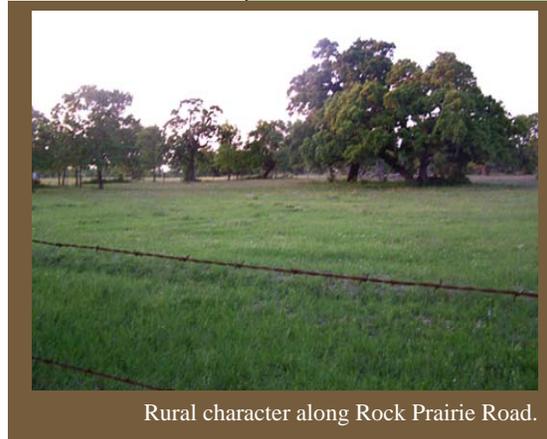
The Future Land Use & Character Plan is presented through the following text and associated graphics contained in this chapter – **Map 2.1, Concept Map**, graphically portrays the policies; and **Map 2.2, Future Land Use & Character**, provides more specific details regarding the preferred future use of land in the City and Extraterritorial Jurisdiction and the desired character. Combined, this information captures the City’s policies regarding how and where College Station will grow and change over the course of the next two decades.

Concept

The concept embraced by this Plan is visually portrayed in **Map 2.1, Concept Map**. The basic land use concept associated with this Plan is to achieve the highest quality of life by accommodating the projected demand for new housing, businesses and public facilities, resulting in multiple places of distinction. This concept focuses on:

- Strong and sustainable neighborhoods;
- Unique districts and corridors both natural and man-made;
- Growth areas flexible enough to respond to a changing marketplace while proscriptive enough to contribute to the community’s quality of life;
- Rural areas that preserve open spaces and respect the limits of public infrastructure and services;
- Redevelopment areas that renew struggling or underperforming areas of the community through partnerships with public and private interests; and,
- Context sensitive mobility system linking the community together.

In addition to meeting the projected demands associated with an increasing population, this concept enables the City to continue to strengthen its principal competitive advantage for attracting and retaining residents and visitors along with new businesses and the employment and tax revenues that accompany them – that is, a high quality of life. The following provides further clarification of these concepts.



Rural character along Rock Prairie Road.

Neighborhoods

Existing neighborhoods, and adjacent areas of influence, are designated as Neighborhood Planning areas where, generally, the current land use, character and identity will remain. Each of these areas will be the subject of a future neighborhood plan. These plans will, among other activities, identify appropriate and compatible land uses and design for vacant lands within the neighborhood and its area of influence as well as for areas appropriate for redevelopment. Neighborhood plans will also aid in the development of strategies that address existing problems (for example, code issues) and identify enhancement actions (such as pedestrian or park improvements).

The Concept Map identifies 14 neighborhood planning areas dispersed throughout the City.

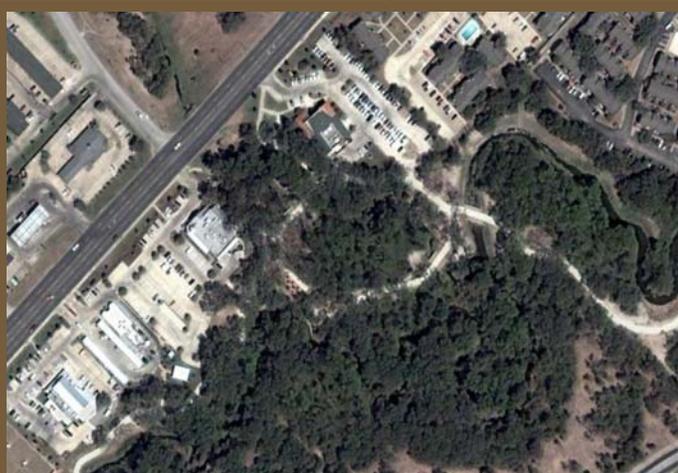
Districts and Corridors

Districts and corridors exhibit opportunities for a mix of uses with an emphasis on walkability and the potential for a unique focus. An urban example is the Northgate District. Additionally, corridors (both natural and man-made) exhibit opportunities for resource protection or recreational activities. Examples include the Carter Creek and Lick Creek Corridors. Each of these areas have interim land uses designated on **Map 2.2, Future Land Use & Character**, and will be the subject of a future district or corridor plan that will, among other activities, refine appropriate and compatible land uses and design for vacant land within the district or corridor and for areas appropriate for redevelopment or resource protection. The following provides a brief overview of the focus for each of these future district and corridor plans:

- **Area I: Wellborn Community Area** - This is an area located just outside the current City limits in the Extraterritorial Jurisdiction that is anticipated for annexation in the future. The area contains elements of a rural historic community (e.g., cemetery, community center, post office) which contribute to a unique character that the area residents have stated a strong preference to retain. The focus of this district plan should be working with the residents to identify and retain the elements of the community that contribute to its rural character.
- **Area II: Spring Creek District** - This is an area located along State Highway 6 near the Rock Prairie Road interchange and the Spring Creek Business Park. The area includes the City's only full-service hospital as well as a number of other medical related facilities. The area also includes significant natural features – a branch of Lick Creek and Spring Creek and a master planned, City-owned business park. The area represents one of the primary gateways into the City as one approaches

from the south. The focus of this plan should be linking current and future medical facilities into a cohesive district. The natural features of the area should be incorporated into the design of the district and other identity elements such as signage, landscaping, and design, should be used to visually tie the district together.

- **Area III: Presidential Corridor Gateway District** - This is an area located near the intersection of State Highway 47 and Raymond Stotzer Parkway (FM 60) adjacent to the Texas A&M University Health Science Center in Bryan. With the construction of the Health Science Center and the proximity of the Traditions development and Easterwood Airport, this area offers many opportunities for future growth and development. The focus of this district plan should be accommodating business (research and development, office, and light industrial) that builds upon the assets in the area and protects and enhances this primary gateway into the City.
- **Area IV: Northgate District** - This area serves as the City's primary entertainment district and represents the City's only current urban character area. This area has been the subject of considerable planning along with substantial public and private investment. The focus of this district plan should be to update the previous planning efforts and continue development of this area into a vibrant entertainment district that includes mixed-use projects, tourist attraction, and existing faith-based organizations.
- **Area V: Hospitality Corridor** - This is an area along University Drive near its intersection with Texas Avenue. A number of hotels and restaurants are currently located along this corridor. The City plans to develop a convention center along this corridor in the near future. The focus of this corridor plan should be linking current and future hospitality facilities into a cohesive corridor along with adjacent redevelopment areas that, over time, could emerge as another urban character area. The plan should include identity elements such as signage, landscaping, and design, to visually tie the corridor together.
- **Area VI: Wolf Pen Creek District** - This district combines parks, arts, and commerce by linking a variety of private and public



Integration of commercial development and green space in the Wolf Pen Creek District.

facilities together with an urban greenway. This area has been the subject of considerable planning along with substantial public and private investment. The focus of this district plan should be to update the previous planning efforts and to expand its reach into the adjacent areas of influence, resulting in a more urban character.

- **Area VII: Municipal Center District** - This is an area located between State Highway 6 and Texas Avenue including the original City cemetery, several municipal facilities, and Stephen C. Beachy Central Park. The area also includes significant natural features such as Bee Creek and several wooded areas. The focus of this district plan should be the development of a municipal center that would bring together City facilities, including a new City Hall, with opportunities to include residential and commercial activities with an urban character all in a cohesive design integrating the natural features in the area.
- **Area VIII: Carter Creek Corridor** - This corridor consists of the entirety of Carter Creek and associated floodplain. Carter Creek is a significant natural feature stretching along much of the eastern edge of the City, linking College Station, Bryan, and the remainder of Brazos County. The focus of this corridor plan should be the protection of this natural feature and development of recreational opportunities that could tie the region together.
- **Area IX: Bee Creek Corridor** - This corridor contains Bee Creek, a significant stream that traverses many neighborhoods in the core of the City. The watershed has been the location of intense development resulting in significant alteration to the stream. The focus of corridor this plan should be on the continued restoration of the creek, development of recreational opportunities, and expansion of its role in linking adjacent areas.
- **Area X: Lick Creek Corridor** - This area includes Lick Creek Park and the surrounding area. Lick Creek Park is one of the most significant natural features in College Station, offering a unique natural setting and protecting a large wooded area, much of a watershed, and the habitats of rare and endangered species. The focus of this corridor plan should be the continued protection of the natural features found in the area, additional recreational and educational opportunities, and expansion of its role in linking adjacent areas.
- **Area XI: Speedway District** - This is an area just south of the current City limits in the Extraterritorial Jurisdiction and is intended to be annexed in the near future. The area includes

the Texas World Speedway in addition to a number of small businesses. The focus of this district plan should be protection and promotion of the speedway while transitioning the speedway into a master-planned General Suburban area that could involve a mix of uses including, but not limited to, general commercial, office uses, business park, or single-family residences.

- **Area XII: College Station Science Park District** - This is an area just east of State Highway 6 adjacent to the Raintree neighborhood and includes the former Westinghouse plant. This area has been designated an Enterprise Zone by the City of College Station and is intended to be the location of a significant research and development facility. The site includes considerable land area beyond that necessary for research and development activities. The focus of the district plan should be accommodating the research and development operations along with additional opportunities for a mix of uses (residential and commercial) that should be suburban in character and integrated with and compatible to the surrounding residential areas.
- **Area XIII: Harvey Mitchell District** - This is an area on the south side of Harvey Mitchell Parkway between State Highway 6 and Texas Avenue. This area includes a large floodplain and significant road frontage along Harvey Mitchell Parkway and Texas Avenue. The focus of the district plan should be the development of an urban area that incorporates the significant natural features of the area and that incorporates design elements that positively contribute to two significant entries into the core of the City.

Growth Areas

Growth areas exhibit opportunities for new development. In general, these areas are greenfields, located beyond the influence area of existing neighborhoods and not intended to be within a district or corridor. These areas will be the most market responsive areas; that is, they will offer the greatest level of land use flexibility. This flexibility will be accompanied by proscriptive land use and design guidance that will ensure the resulting development furthers the City's overall goals and objectives.

Growth Area I - This area consists of land adjacent to State Highway 6 bounded by the Speedway District to the south, the Pebble Creek area to the north and the Lick Creek Corridor to the east. This area should exhibit a suburban character overall. The streams, related riparian areas and floodplains shall be left intact and undisturbed except where utility placements, recreation facilities, or street crossings are necessary.

- *General Suburban Portion* - Land nearest State Highway 6 should be used for suburban or neighborhood commercial and office activities. Suburban or neighborhood commercial and office activities may be appropriate elsewhere in the area if part of a planned development of at least 30 acres. High-density single-family lots (minimum 5,000 square feet), townhomes, and duplexes shall be limited to that portion of the area designated as General Suburban and shall incorporate specified design criteria including, but not limited to, minimum open space, floor-to-area ratios, and bufferyards.
- *Restricted Suburban Portion* - The remainder of the area should be used for less intense suburban activities. A sizeable portion (15% or more) of the overall area should be retained as natural areas, parks, or open space with land uses clustered or with larger minimum lot sizes. Suburban or neighborhood commercial and office activities shall only be permitted as part of a planned development of at least 30 acres and shall incorporate specified design criteria, including, but not limited to, minimum open space requirements, floor-to-area ratios, and bufferyards. Medium-density single-family lots (average 8,000 square feet) are appropriate throughout this area when clustered, larger lots when not clustered. Townhomes may be permitted as part of a planned development of at least 30 acres and shall incorporate specified design criteria, including, but not limited to, minimum open space requirements, floor-to-area ratios, and bufferyards.

Growth Area II - This area consists of land near the interchange of William D. Fitch Parkway (State Highway 40) and State Highway 6 and land southwest of William D. Fitch Parkway (State Highway 40) to the current City limits.

- *Urban Portion* - Land nearest the William D. Fitch Parkway (State Highway 40) and State Highway 6 interchange should be used for intense land use activities including general commercial activities, office uses, townhomes, apartments, and vertical mixed-use. Single-family uses (excluding townhomes) should be prohibited from this area due to issues of incompatibility. No more than 25% of this total area should be used for residential activities exclusive of units incorporated into vertical mixed-use buildings.
- *Estate Portion* - Due to service limitations (water, fire, and police), this area should remain rural in character and be developed at a low intensity. A significant portion (30% - 50%) of the total area shall be retained as natural areas, parks, or open space with land uses clustered or placed on large lots (minimum one acre). Low-density estate lots (average

20,000 square feet) are appropriate throughout this area when clustered.

Growth Area III - This area consists of land along Rock Prairie Road bounded by Carter Creek to the northeast and established neighborhoods and the Spring Creek District to the west and south. The streams, related riparian areas, and floodplains shall be left intact and undisturbed, except where utility placements, recreation facilities, or street crossings are necessary.

- General Suburban Portion - Land between Lick Creek and Rock Prairie Road should be used for general suburban activities. High-density single-family lots (minimum 5,000 square feet), townhomes, and duplexes shall be limited to that portion of the area designated as General Suburban on the Future Land Use & Character map and shall incorporate specified design criteria including, but not limited to, minimum open space, floor-to-area ratios, and bufferyards. Suburban or neighborhood commercial and office activities are appropriate in this area as an element of a planned development of at least 30 acres and shall incorporate specified design criteria including, but not limited to, minimum open space, floor-to-area ratios, and bufferyards.
- Estate Portion - Due to service limitations (water, fire, and police) and the prevailing rural character, this area should remain rural in character and be developed at a low intensity. A significant portion (30% - 50%) of the total area shall be retained as natural areas, parks, or open space with land uses clustered or placed on large lots (minimum one acre). Low-density estate lots (average 20,000 square feet) are appropriate throughout this area if clustered. Suburban or neighborhood commercial and office uses may be appropriate adjacent to the intersection of William D. Fitch Parkway and Rock Prairie Road.

Growth Area IV - This area consists of land between the intersection of William D. Fitch Parkway (State Highway 40) and Wellborn Road (FM 2154) to the current southern City limits bounded by the Wellborn Community Area to the west and the established Castlegate neighborhood to the east.

- General Suburban Portion - Land near the intersection of William D. Fitch Parkway (State Highway 40) and Wellborn Road (FM 2154) should be used for general suburban activities. High-density single-family lots (minimum 5,000 square feet), townhomes, and duplexes shall be limited to that portion of the area designated as General Suburban on the Future Land Use & Character map and shall incorporate design criteria including, but not limited to, minimum open space, floor-to-

area ratios, and bufferyards. Suburban or neighborhood commercial and office uses are also appropriate in this area.

- Restricted Suburban Portion - This area should be used for less intense suburban activities. A sizeable portion (15% or more) of the overall area should be retained as natural areas, parks, or open space with land uses clustered or with larger minimum lot sizes. Suburban or neighborhood commercial and office activities shall only be permitted as part of a planned development of at least 30 acres and shall incorporate specified design criteria including, but not limited to, minimum open space requirements, floor-to-area ratios, and bufferyards. Medium-density single-family lots (average 8,000 square feet) are appropriate throughout this area when clustered, larger lot sizes when not clustered. Townhomes may be permitted as part of a planned development of at least 30 acres and shall incorporate specified design criteria including, but not limited to, minimum open space requirements, floor-to-area ratios, and bufferyards.
- Estate Portion - Due to the prevailing rural character, this area should remain rural in character and be developed at a low intensity. A significant portion (30% - 50%) of the total area shall be retained as natural areas, parks, or open space with land uses clustered or placed on large lots (minimum one acre). Low-density estate lots (average 20,000 square feet) are appropriate throughout this area if clustered.

Growth Area V - This area consists of land near the Wellborn Road (FM 2154) and Harvey Mitchell Parkway (FM 2818) intersection to the Rock Prairie and Wellborn Road (FM 2154) intersection, bounded by the established Southwood Valley area to the east and the Great Oaks neighborhood to the west.

- Urban Portion - Land between the Wellborn Road (FM 2154) and Harvey Mitchell Parkway (FM 2818) intersection to the Cain Road and Wellborn Road (FM 2154) intersection should be used for intense land use activities including general commercial, office uses, townhomes, high-density apartments, and vertical mixed-use. Single-family uses (excluding townhomes) should be prohibited from this area due to issues of incompatibility. No more than 25% of the area east of Wellborn Road (FM 2154) should be used for residential activities exclusive of units incorporated into vertical mixed-use buildings.
- General Suburban Portion - The area between Cain Road and Rock Prairie Road should be used for general suburban activities. High-density single-family lots (minimum 5,000 square feet), townhomes, and duplexes shall be limited to that portion of the area designated as General Suburban on the Future

Land Use & Character map and shall incorporate design criteria including, but not limited to, minimum open space, floor-to-area ratios, and bufferyards. Suburban or neighborhood commercial and office uses are also appropriate in this area.

Growth Area VI - This area consists of land north of Harvey Mitchell Parkway (FM 2818) bounded by the Texas A&M University campus to the northwest, Wellborn Road (FM 2154) to the east, and Southwest Parkway to the northeast.

- Urban - This entire growth area should be used for intense land use activities including general commercial, office uses, townhomes, high-density apartments, and vertical mixed-use. Single-family uses (excluding townhomes) should be prohibited from this area due to issues of incompatibility.

Growth Area VII - This area consists of land between Texas Avenue and State Highway 6 bounded by the Wolf Pen Creek District to the north and the Municipal Center District to the south. Much of this area is currently developed, though opportunities for infill and redevelopment exist.

- Urban - This entire growth area should be used for intense land use activities including general commercial adjacent to Texas Avenue and State Highway 6, office uses, townhomes, high-density apartments, and vertical mixed-use. Single-family homes (excluding townhomes) should be prohibited from this area due to issues of incompatibility.

Rural Areas

Portions of the City and most of the Extraterritorial Jurisdiction are planned to remain rural and are identified accordingly on the Future Land Use and Character map. Additional information about these areas is contained in **Chapter 8: Growth Management & Capacity**.

Redevelopment

Portions of the City are identified for redevelopment activities. Within these areas it is anticipated that a change in land use – and, if appropriate, character – requires some form of direct market intervention by the City. This intervention may involve regulation (e.g., City-initiated rezoning), investment (e.g., capital expenditure on infrastructure), or incentives (e.g., fast-tracking of a project). This stands in contrast to areas that will experience a change in use consistent with the Plan based on market opportunities alone. Some of these redevelopment areas may be included in an established neighborhood area, district, or corridor and, thus, may be further refined through the subsequent plans for these areas.

- **Redevelopment Area I: Northgate Area** - This area will continue to be the focus of public and private redevelopment efforts.

These efforts should be guided by the district plan for the area, focusing on uses that support the entertainment and mixed-use aspects of this urban area.

- **Redevelopment Area II: Texas Avenue, University Drive, and Harvey Road** - This area includes a number of underperforming land uses that, due to their proximity to two of the busiest corridors in the City, are poised for redevelopment. Much of the area is currently subdivided into small lots, making it difficult to assemble land for redevelopment. A portion of this area includes the current City Hall, which offers the opportunity to redevelop a larger parcel if City Hall is relocated to the Municipal Center District. The proximity of existing neighborhoods and the Texas A&M University campus requires careful site planning and appropriate building design. These efforts should be complimentary to the Area V: Hospitality corridor plan, the neighborhood plan for the Eastgate area, and the Texas A&M University Campus Master Plan and should focus on bringing vertical mixed-use and other aspects of urban character to this portion of the City.

Areas along Harvey Road include new commercial areas that are part of the Wolf Pen Creek District but also include a number of underperforming commercial and multi-family properties. Additionally, this area includes Post Oak Mall, which will likely need to reposition itself in the near future to remain competitive. This entire area could evolve into a more dense area, including vertical mixed-use activity, which could compliment the adjacent Wolf Pen Creek District.

- **Redevelopment Area III: George Bush Drive/Wellborn Road** - This area includes a number of underperforming commercial activities and poor quality residences that, due to planned road construction in this area and to their proximity to the University, are poised for redevelopment. Much of the area is currently subdivided into small lots, making it difficult to assemble land for redevelopment. The presence of existing residences and businesses, and proximity to existing neighborhoods and the University campus, requires careful site planning and appropriate building design. These efforts should be guided by the neighborhood plan for the Southside neighborhood area and should focus on bringing vertical mixed-use and other aspects of urban character to this portion of the City.

FUTURE LAND USE & CHARACTER PLAN

The concepts discussed in this chapter are further clarified by the following descriptions and are visually portrayed in **Map 2.2, Future Land Use & Character**. The associated acreages in each land use category are compiled in **Table 2.1, Future Land Use & Character**.

TABLE 2.1
Future Land Use & Character

Designation	Acreage in City	% of Total	Acreage in ETJ	% of Total	Total	% of Total
Neigh. Conservation	1,408.6	5.0%	0.0	0.0%	1,408.6	1.0%
Rural	0.0	0.0%	94,930.4	87.6%	94,930.4	69.4%
Estate	3,498.9	12.4%	0.0	0.0%	3,498.9	2.7%
Restricted Suburban	4,030.4	14.3%	447.6	0.4%	4,478.0	3.3%
General Suburban	2,467.2	8.8%	601.7	0.6%	3,069.0	2.3%
Urban	2,690.8	9.6%	300.6	0.3%	2,991.5	2.1%
Urban Mixed Use	400.8	1.4%	0.0	0.0%	400.8	0.3%
General Commercial	882.3	3.1%	0.1	0.0%	882.4	0.6%
Suburban Commercial	912.8	3.2%	76.6	0.1%	989.4	0.7%
Business Park	1,203.2	4.3%	835.1	0.8%	2,038.3	1.5%
Institutional / Public	673.9	2.4%	0.0	0.0%	674.0	0.5%
Texas A&M University	5,259.4	18.7%	4.7	0.0%	5,264.1	3.9%
Natural - Protected	1,250.8	4.4%	17.9	0.0%	1,268.7	0.9%
Natural - Reserved	3,413.7	12.1%	11,137.7	10.3%	14,551.4	10.7%
Utilities	61.7	0.2%	2.4	0.0%	64.2	0.0%
TOTAL	28,154.5	100.0%	108,354.7	100.0%	136,509.7	100.0%

NOTE: The total area of the combined City limits and ETJ is approximately 141,370 acres. The total area in the land use categories is 136,509.7 acres. The difference is within street and highway rights-of-way (4,860.3 acres, or roughly 3.4% of the overall area).

* Totals down to decimal place level may vary slightly due to rounding.

Neighborhood Conservation - This land use designation is generally for areas that are essentially “built-out” and are not likely to be the focus of extensive infill development or redevelopment. Further, these areas often were platted before current development regulations were in place often resulting in non-conforming situations. These areas are appropriate for overlays or zoning classifications that provide additional character protection and address non-conforming issues.

Rural - This land use designation is generally for areas that, due to public service limitations, inadequate public infrastructure, or a prevailing rural or agricultural character, should have very limited development activities. These areas will tend to include a mix of large acreages (ranches and farmsteads) and large-lot (one acre or larger) residential developments. Open space is the dominant feature of these areas.

Estate - This land use designation is generally for areas that, due to public service limitations or a prevailing rural character, should have limited development activities. These areas will tend to consist of

low-density single-family residential lots (average 20,000 square feet) clustered around open space or large lots (minimum one acre).

Restricted Suburban - This land use designation is generally for areas that should have a moderate level of development activities. These areas will tend to consist of medium-density single-family residential lots (average 8,000 square feet) when clustered around open space, or larger lot sizes when not clustered. Townhomes, neighborhood commercial, and office uses may also be permitted in growth areas as an element of a planned development.

General Suburban - This land use designation is generally 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). Townhomes, duplexes, and neighborhood commercial and office uses may also be permitted in growth areas.

Urban - This land use designation is generally for areas that should have a very intense level of development activities. These areas will tend to consist of townhomes, duplexes, and high-density apartments. General commercial and office uses, business parks, and vertical mixed-use may also be permitted within growth and redevelopment areas.

Urban Mixed Use - This land use designation is generally for areas that should have the most intense development activities. These areas will tend to consist exclusively of residential, commercial, and office uses in vertical mixed-use structures.

General Commercial - This land use designation is generally for concentrations of commercial activities that cater to both nearby residents and to the larger community or region. Generally, these areas tend to be large in size and located near the intersection of two regionally significant roads (arterials and freeways). It is preferred that in such areas development be concentrated in nodes rather than spread out in strips.

Suburban Commercial - 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 (arterials and collectors). Design of these structures is compatible in size, roof type and pitch, architecture, and lot coverage with the surrounding single-family residential uses.



Example of a Suburban Commercial restaurant use in another community.

Business Park - This land use designation is generally for areas that include office, research, or industrial uses planned and developed as a unified project. Generally, these areas need good access to arterial roadways.

Institutional/Public - This land use designation is generally for areas that are, and are likely to remain, in some form of institutional or public activity. Examples include schools and libraries.

Texas A&M University - This land use designation is generally for areas owned by Texas A&M University.

Natural (Protected) - This land use designation is generally for areas permanently protected from development. Such areas are preserved for their natural function or for parks, recreation, or greenways opportunities. These areas include areas such as regulatory floodway, publicly owned open space, conservation easements, and public parks.

Natural (Reserved) - This land use designation is generally for areas that represent a constraint to development and that should be preserved for their natural function or open space qualities. These areas include floodplains and riparian buffers, as well as recreation facilities.

Utilities - This land use designation is generally for areas that are, and are likely to remain, in some form of major utility activity. Examples include electric substations and wastewater treatment plants.

COMMUNITY DESIGN AND APPEARANCE

The physical design and appearance of the built environment – what buildings, streets, and parks look like – contributes significantly to the character and identity of the City. This section identifies many of the community’s unique assets and provides general policy guidance regarding suburban and urban design, streets and streetscape design, public buildings and facilities, image corridors, and gateways. More specific and detailed guidance will be provided through subsequent neighborhood, district, and corridor plans, as well as master plans and other studies and plans adopted by the City Council.

Community Assets

College Station has a number of existing assets (both natural and man-made) that contribute significantly to the character and identity of the City and, thus, are deserving of identification and worthy of policy guidance. **Map 2.3, Community Assets and Image Corridors**, visually portrays these assets which include natural features such as Carter Creek and Lick Creek, connections to the greater region such as Easterwood Airport, public facilities such as the Texas A&M University campus and Veteran’s Park, and various vistas and views. Care should

be taken to protect each of these assets from encroachment by incompatible land uses and from insensitive development activities that would compromise their contribution to the area's character and identity.

Suburban and Urban Design

Effective design helps to create places of distinction – places worth remembering and protecting. Effective suburban and urban design contributes significantly to the quality of life experienced by residents and visitors to our community. Design represents one of the places where private development interacts with the public realm. The design of parking lots, storefronts, streetscapes, and other physical features all have an impact – positive or negative – on those who walk or drive through an area. Along with giving more attention to where, when, and how land uses are developed (urban form), this Plan also highlights the impact that the design of the public realm has on character and identity.

Streets and Streetscapes

The design of a street and its intersections (its width, its design speed, the way it does or does not accommodate pedestrians and bicyclists in addition to vehicles, etc.) contributes to the experience of walking or driving along a corridor. The design of a street should be a function of both its role as a mobility corridor and its surrounding context. A street through a dense mixed-use urban area should differ considerably in design from a street through a predominantly rural area. This Plan uses an approach known as context sensitive design to ensure that streets are appropriate for the context in which they are located. Context sensitive design is discussed in much greater detail in **Chapter 6: Transportation**.

Streetscapes are an important element of the character of the City and contribute to the experience of the pedestrian, bicyclist, and driver. An attractive and cohesive streetscape helps to reinforce the character and identity of an area. Wide sidewalks, unified street furnishings, and canopy trees contribute significantly to the character and identity of Northgate, as an example.

Sidewalks and street trees perform several functions. Wide sidewalks in urban areas not only move pedestrians through an area but also offer opportunities for outdoor seating and sales areas, bringing the activities of a store or restaurant out into the public realm. Sidewalks in suburban areas provide connections between neighborhoods, to commercial areas, and to area parks and greenways. Street trees provide shade for pedestrians and parked vehicles. When placed properly, street trees can provide a buffer separating pedestrians from the travel lanes on a roadway. The addition of a tree-lined median can turn a road into a

parkway. The recently completed Dartmouth Street extension is an example of this effect.

Other features such as arcades and canopies, pedestrian-scaled street lights, wayfinding signs, unified bench styles, trash receptacles, and pavement treatments (such as pavers) help to elevate a street from being simply a utilitarian element of a community to a special place itself.

Some portions of the City including Northgate and the Wolf Pen Creek District have addressed this issue to a certain degree through their district plans. Other areas of the City have been addressed through the 1992 College Station Streetscape Study. Updates to these district plans and the Streetscape Plan, along with new district and corridor plans and the context sensitive street design approach, will aid in maximizing the benefit that can be gained by street and streetscape design.

Public Buildings and Facilities

The location and design of public buildings and facilities are significant given their role in establishing community character and identity and in making a statement about the community's values and expectations. A well designed elementary school that fits into a neighborhood, enabling children to walk safely from their homes and providing a place for neighbors to gather, contributes positively to that neighborhood's character and reinforces the notion that the school is an integral part of the community. A new and well designed City Hall both enables the people to conduct their business and boldly asserts the value the community places on design.

Public spaces can include plazas, amphitheaters, and pedestrian malls. Most of these facilities serve utilitarian purposes – picnic tables to eat at, venues to hear a concert, and places to walk. But because of the interactions they foster, they also serve to attract residents, businesses, and visitors. Such spaces should be highly visible and accessible to a variety of users; be well designed; safe, and secure; be designed to serve their utilitarian purpose, but also to support social interactions; and be easily and economically maintained.

The location and design of plazas, schools, municipal office buildings, the convention center, and fire and police stations all affect and reflect the character and identity of College Station. Public buildings and facilities are a principal component of the design of any area where they are located. Such buildings and facilities



The quality design of Fire Station No. 5 on William D. Fitch Parkway contributes greatly to the character of this growing area of College Station.

should be strategically located and should employ the best design to strengthen existing and new neighborhoods, districts, and corridors. Recent examples include the impact the design of Wolf Pen Trail has on the Wolf Pen Creek District, the impact the design of the Promenade has on the Northgate District, and the impact the design of the City's award winning fire stations has on the surrounding neighborhoods. Future opportunities exist in the design of the convention center for the Hospitality Corridor and in the design of a new City Hall in the Municipal Center District.

Image Corridors

Image corridors are delineated on **Map 2.3, Community Assets and Image Corridors**, reflecting their importance as routes that many residents and visitors travel and, along the way, form impressions of College Station. Several of these corridors either lie within an identified district or serve as a link between districts, further reinforcing their importance. Identity and beautification elements, such as decorative markers and themed wayfinding signs, should be placed along these corridors. Additionally, landscaping and streetscape elements should be unified and significant along these corridors. These corridors also offer the opportunity for the placement of public art and other design elements.

Primary image corridors include corridors that carry high volumes of traffic and move travelers through or along some of the City's most significant assets. Examples include State Highway 6, Texas Avenue, and Wellborn Road (FM 2154). **Secondary image corridors** include corridors that tend to carry slightly less traffic volume and move travelers mainly through the community's significant business or residential areas. Examples include Rock Prairie Road, Harvey Road (FM 30), and portions of University Drive (FM 60).

Image corridors also offer an opportunity to support the City's resource protection objectives through the preservation of open space and other natural features along these key corridors. Where these corridors cross streams, go through forested areas, or offer attractive vistas, care should be taken in how bridges are constructed, banks are stabilized, storm water is managed, trees are protected, and views are kept unobstructed so as to maximize the positive impressions gained by these assets.

Gateways

A gateway serves as the symbolic entry point to an area, whether the City, a neighborhood, or a district. An effective gateway establishes an immediate positive impression that reinforces the character of an area and is visually harmonious with its surroundings. The key gateways into these areas need specific design elements and enhancements to create such an

South Gateway

State Highway 6 south of College Station is the path that brings many visitors into the community, especially from the Houston metropolitan area. Unfortunately, the City has little, if any, control over the quality and appearance of scattered roadside development that occurs many miles into the ETJ and beyond. Yet, this visual experience is how visitors begin to form an impression of the community long before they actually reach it. Therefore, efforts to establish significant gateways and welcoming points can easily get lost in this environment.

experience. For neighborhoods this may be in the form of landscaping or an entrance monument. For districts and corridors this may be in the form of landscaping, streetscape, special lighting, signage, public art, or building design. Along the image corridors at key entry points to the City this may be in the form of landscaping, special signage, public art, or enhancements to bridges and overpasses.

Each of the neighborhood area plans, district plans, and corridor plans should address the most effective means to enhance associated gateways. This section outlines the framework for the most appropriate manner to address the key gateways into and out of the City as a whole. This Plan identifies three levels of gateways, each with its own specific purpose and related design focus.

Early Image-Setting Gateways are locations where those approaching the community can first be engaged and experience the College Station identity. These areas offer opportunities for tasteful signage and landscaping that are harmonious with the surrounding rural areas while announcing one's pending arrival into College Station. Examples of appropriate locations for such enhancements are the intersection of University Drive/ Raymond Stotzer Parkway (FM 60) and Wellborn Road (FM 2154), the FM 60 crossing of the Brazos River, and the intersection of State Highway 47 and Raymond Stotzer Parkway (FM 60).

Secondary Welcoming Gateways are locations where community identity and themes can be reinforced through more substantial enhancements. These may include significant monument signage, substantial areas of landscaping and tree planting, and flags. Generally these are located within the City limits but prior to arrival in the core of the City itself. Examples of appropriate locations for such enhancements are the Rock Prairie Road interchange with State Highway 6, the intersection of George Bush Drive and Harvey Mitchell Parkway (FM 2818), and the City limits at South College Avenue.

Primary Arrival Gateways are locations where the most substantial enhancements should be installed. These may include significant monument signage, substantial areas of landscaping and tree planting, fountains, lighted icons, and large-scale art. Examples of appropriate locations for such enhancements are the intersection of Texas Avenue and Earl Rudder Freeway (State Highway 6), the



This community entry monument, near the interchange of State Highway 6 and William D. Fitch Parkway, is well off the highway and not substantial enough to denote one's arrival into a City as large as College Station.



College Station and Bryan partnered on this gateway enhancement that includes public art.

University Drive (FM 60) interchange with Harvey Mitchell Parkway (FM 2818), and the intersection of Texas Avenue and University Drive (FM 60).

For these gateways to succeed, it is essential that common elements be used throughout each of the three levels. Further, enhancements should be focused and sized properly to have the intended impact. Enhancements dispersed over a wide area, lacking common elements, and sized inappropriately will have less of an impact and will miss a critical opportunity to reinforce the character and identity of College Station.

GOAL, STRATEGIES, AND ACTIONS

The goal for College Station's future land use and character is *to be a community with strong, unique neighborhoods, protected rural areas, special districts, distinct corridors, and a protected and enhanced natural environment*. Six strategies have been developed to progress toward this goal. Each strategy has a series of action recommendations designed to implement the strategy.

Strategy 1: Develop and maintain, through regular review, a land use plan that identifies, establishes, and enhances community character.

- **Land Use Plan Application.** Use the Concept Map and the Future Land Use & Character map in the development of planning studies, development review, capital improvements programming, and economic development efforts.
- **Further Planning.** Develop neighborhood, district, corridor and redevelopment plans to refine the Concept Map and Future Land Use & Character map.
- **Land Use Tracking.** Monitor the actual acreage in various land use and character types in comparison to the amounts presented on the Future Land Use & Character map.
- **Plan Adjustments.** Refine the Future Land Use & Character map through additional planning studies and periodic reviews as indicated in **Chapter 9: Implementation and Administration**.
- **UDO Amendments.** Amend the Unified Development Ordinance as appropriate to establish zoning classifications and related standards consistent with the guidance provided in this chapter.
- **Zoning Adjustments.** Amend the zoning map designations as appropriate for identified growth areas.

Strategy 2: Establish and protect distinct boundaries between various character areas.

- **Zoning Adjustments.** Amend the zoning map designations as appropriate to reinforce the desired character areas.
- **Unified Development Ordinance Amendments.** Amend the Unified Development Ordinance as appropriate to address scale and form issues for neighborhood commercial uses, such as buffering between uses.

Strategy 3: Promote public and private development and design practices that ensure distinct neighborhoods, districts, and corridors.

- **Further Planning.** Develop neighborhood, district and corridor plans to refine the Concept Map and Future Land Use & Character map.
- **Unified Development Ordinance Amendments.** Amend the Unified Development Ordinance as appropriate to address design issues that arise through the neighborhood, district, and corridor planning process.
- **Context Sensitive Roadway Design.** Adopt the context sensitive design approach to thoroughfare planning and roadway design outlined in this Plan. Coordinate with the Texas Department of Transportation to implement these same provisions in State corridors.
- **Public Facility Design.** Design and renovate municipal buildings to establish or reinforce the desired character. Coordinate with Texas A&M University and the College Station Independent School District to implement these same practices as they construct new facilities.
- **Incentives.** Develop a variety of incentive mechanisms to promote the preferred design practices where market conditions or regulatory measures may not guarantee their implementation.
- **Greening of the City.** Increase tree planting and preservation efforts along streets, in parks, and in private developments.

Strategy 4: Promote public and private development and design practices that encourage resource conservation and protection.

- **Conservation Design.** Encourage more extensive use of cluster design in portions of identified growth areas through mandatory open space conservation in exchange for more development options than currently entitled on properties.
- **Preservation and Protection.** Amend the Unified Development Ordinance and other ordinances to protect significant natural features from development. This may include tree preservation and other ordinances to provide for riparian buffers and other environmental protections.

- **Land Acquisition.** Acquire land that is valued for its natural features or open space through purchase or through conservation easements.
- **Green Building - Public Sector Leadership.** Continue the development and implementation of the “Green College Station” initiative. Coordinate with Texas A&M University and the College Station Independent School District in the implementation of similar efforts.
- **Green Building - Private Sector Encouragement.** Develop a variety of incentive mechanisms to promote green building practices for private site and building design where market conditions or regulatory measures may not guarantee their implementation.

Strategy 5: Focus community enhancement activities to promote a strong sense of community identity.

- **Right-of-Way Enhancements.** Add design features and beautification enhancements within road rights-of-way and at key highway intersections to further a common identity at important gateways and along image corridors.
- **Unified Wayfinding.** Implement a formal, City-wide wayfinding system, providing a unifying and consistent design element that assists residents and visitors in locating community attractions.

Strategy 6: Identify, protect, and enhance unique community assets in our natural and built environment.

- **Community Assets Mapping.** Continue to refine and amend, as appropriate, the Community Assets Map contained in this Plan to provide a visual portrayal of the City’s unique natural and man-made assets.
- **Further Planning.** Develop neighborhood, district, corridor and redevelopment plans to refine the Concept Map and Future Land Use & Character map.
- **Unified Development Ordinance Amendments.** Amend the Unified Development Ordinance as appropriate to address explicitly the protection and enhancement of unique community assets.
- **Texas A&M University Coordination.** Continue to coordinate with Texas A&M University regarding the benefits and impacts of University sponsored development projects, and support ongoing efforts to implement the Campus Master Plan.



CITY OF COLLEGE STATION
Planning & Development Services

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

Name Mike Ashfield

Request Submitted on 05/09/2013

I will not be in attendance at the meeting on 5/16/2013
for the reason specified: (Date)

Traveling for work

Signature Mike Ashfield

MINUTES
PLANNING & ZONING COMMISSION
Workshop Meeting
May 2, 2013, 6:00 p.m.
City Hall Council Chambers
College Station, Texas

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

COMMISSIONERS ABSENT: None

CITY COUNCIL MEMBERS PRESENT: John Nichols

CITY STAFF PRESENT: Bob Cowell, Lance Simms, Molly Hitchcock, Jennifer Prochazka, Jason Schubert, Morgan Hester, Teresa Rogers, Carol Cotter, Danielle Singh, Erika Bridges, Joe Guerra, Roberta Cross, Jennifer Pate, and Brittany Caldwell

1. Call the meeting to order.

Chairman Ashfield 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 and Staff regarding Regular Agenda Item 7.

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

- Final Pat ~ Minor Plat ~ West Park Addition B5 L15R-17R ~ 3 R-1 Lots ~ 401 Highlands Drive (**M. Hester**)

Staff Planner Hester reviewed the above-mentioned Minor Plat.

4. Presentation, discussion, and possible action regarding the status of items within the 2013 P&Z Plan of Work (see attached). (**J. Schubert**)

Principal Planner Schubert gave an update regarding the Plan of Work.

5. Presentation, discussion, and possible action regarding an update on the Medical District. (**BC**)

Executive Director Cowell gave an update regarding the Medical District.

There was general discussion amongst the Commission regarding the update.

6. Presentation, discussion, and possible action regarding the P&Z Calendar of Upcoming Meetings.
- Monday, May 6, 2013 ~ Joint P&Z Meeting with the City of Bryan ~ City of Bryan Council Chambers ~ 11:30 a.m. to 1:00 p.m.
 - Thursday, May 9, 2013 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (**Liaison – Corrier**)
 - Thursday, May 16, 2013 ~ P&Z 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.

7. Discussion, review and possible action regarding the following meetings: Design Review Board, Joint Parks / Planning & Zoning Subcommittee, South Knoll Neighborhood Plan Resource Team, BioCorridor Board, and Zoning District Subcommittee.

Chairman Ashfield gave an update regarding the Zoning District Subcommittee.

Commissioner Warner updated the Commission on the South Knoll Neighborhood Plan.

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

There was no discussion regarding future agenda items.

9. Adjourn.

The meeting was adjourned at 7:01 p.m.

Approved:

Mike Ashfield, Chairman
Planning & Zoning Commission

Attest:

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services

MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting
May 2, 2013, 7:00 p.m.
City Hall Council Chambers
College Station, Texas

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

COMMISSIONERS ABSENT: None

CITY COUNCIL MEMBERS PRESENT: John Nichols

CITY STAFF PRESENT: Bob Cowell, Lance Simms, Molly Hitchcock, Jennifer Prochazka, Jason Schubert, Morgan Hester, Teresa Rogers, Carol Cotter, Danielle Singh, Erika Bridges, Joe Guerra, Roberta Cross, Jennifer Pate, and Brittany Caldwell

1. **Call Meeting to Order**

Chairman Ashfield called the meeting to order at 7:07 p.m.

There was a moment of silence honoring Frank Simpson.

2. **Pledge of Allegiance**

3. **Hear Citizens**

No one spoke.

4. **Consent Agenda**

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

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

- Jodi Warner ~ April 18, 2013
- Mike Ashfield ~ May 2, 2013

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

- April 18, 2013 ~ Workshop
- April 18, 2013 ~ Regular

Chairman Ashfield was present at the meeting and asked that his absence request be removed.

Commissioner Miles motioned to approved Consent Agenda 4.1, with the exception of Chairman Ashfield's absence request, and 4.2. Commissioner Ross seconded the motion, motion passed (7-0).

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 on a Final Plat for Breezy Heights Addition Lots 9, 10, 11, and 12, Block 1 being a replat of approximately 1.26 acres in Breezy Heights Addition Block 1 consisting of four lots located at 900 Hereford Street. **Case # 12-00500250 (T. Rogers)**

Staff Planner Rogers presented the replat and recommend approval with the condition that the existing structures encroaching into setbacks be demolished or moved.

There was general discussion amongst the Commission regarding the replat.

Debbie Siegele, 702 Thomas Street, College Station, Texas; Michael Duke, 902 Hereford Street, College Station, Texas; John Lampo, 802 Hereford Street, College Station, Texas. The citizens spoke about the lot sizes and the historic home being demolished or moved.

Chairman Ashfield closed the public hearing.

There was general discussion amongst the Commission regarding the removal of the home.

Commissioner Rektorik motioned to approve the replat with the condition that the existing structures encroaching into setbacks be demolished or moved. Commissioner Corrier seconded the motion, motion passed (5-2). Commissioners Ross and Gay were in opposition.

7. Public hearing, presentation, discussion, and possible action on a Final Plat for West Park Addition Lots 14R and 15R, Block 3 being a replat of West Park Addition Lots 14 and 15 Block 3 consisting of two lots on approximately 0.4 acres located at 601 Maryem Street. **Case # 13-00900043 (M. Hester)**

Staff Planner Hester presented the replat and recommended approval with the condition that the existing structures encroaching into setbacks be demolished or moved.

There was general discussion amongst the Commission regarding the replat.

Chairman Ashfield opened the public hearing.

No one spoke during the public hearing.

Chairman Ashfield closed the public hearing.

Commissioner Warner motioned to approve the replat with the condition that the existing structures encroaching into setbacks be demolished or moved. Commissioner Ross seconded the motion, motion passed (7-0).

8. Presentation, discussion, and possible action regarding an overview of plan implementation related to the Comprehensive Plan. **(BC)**

Executive Director Cowell gave a presentation regarding plan implementation related to the Comprehensive Plan.

There was general discussion amongst the Commission and Mr. Cowell regarding the presentation.

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.

There was no discussion regarding future agenda items.

10. Adjourn.

The meeting was adjourned at 8:24 p.m.

Approved:

Attest:

Mike Ashfield, Chairman
Planning & Zoning Commission

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services



CITY OF COLLEGE STATION

FINAL PLAT
for
Randall's University Park Lots 1R & 4
Being a Replat of
Randall's University Park Lot 1
13-00900069

- SCALE:** Two lots on approximately 9.3 acres
- LOCATION:** 615 University Dr E
- ZONING:** GC General Commercial
- APPLICANT:** Veronica Morgan, PE, CFM; Mitchell and Morgan, LLP
- PROJECT MANAGER:** Morgan Hester, Staff Planner
mhester@cstx.gov
- PROJECT OVERVIEW:** The purpose of this replat is to create an additional lot within the existing Lot 1. This will separate the main lot where the former grocery store is located from the commercial strip center. A parking agreement and access easement is required between the two lots. A partial waiver to the requirement of sidewalks on Tarrow Street and Arguello Drive with this replat is being sought.
- RECOMMENDATION:** Staff recommends conditional approval of the waiver to the requirement of sidewalks until further platting, site planning, or a building permit application for new construction is sought. If the waiver is approved, Staff recommends approval of the Final Plat with the condition that the private access and parking easements be filed for the two lots. If the waiver request is denied, the Final Plat must be denied or approved with the condition sidewalks be designed and constructed prior to the filing of the plat.



Case: 13-069

RANDALL'S UNIVERSITY
PARK LOT 1R & 4

DEVELOPMENT REVIEW



REPLAT

DEVELOPMENT HISTORY

Annexation: April 1951
Zoning: C-1 General Commercial in August 1980
Preliminary Plat: University Square Final Plat in January 1985
University Plaza Replat in September 1985
Randall's University Park Final Plat in 1991
Randall's University Park Amending Plat in 1994

Site Development: This site is currently developed.

COMMENTS

Parkland Dedication: Parkland dedication is not required or proposed with this replat.
Greenways: Greenways are not required or proposed with this replat.
Pedestrian Connectivity: New sidewalks are required along Tarrow Street and Arguello Drive with this replat.
Bicycle Connectivity: A future bicycle lane is planned along Tarrow Street, but is not required or proposed with this replat.
Impact Fees: N/A

REVIEW CRITERIA

- 1. Compliance with Comprehensive Plan and Unified Development Ordinance:** The subject property is designated General Commercial on the Comprehensive Plan. University Drive East is a Major Arterial and Tarrow Street is a Minor Arterial on the City's Thoroughfare Plan. If the waiver is granted as described below, the plat is in compliance with the City's Comprehensive Plan and Subdivision Regulations contained in the Unified Development Ordinance, except that cross access needs to be provided between the two lots as per Section 8.3.H.1.h.
- 2. Compliance with Subdivision Regulations:** As proposed, the plat requires a waiver to the subdivision regulations contained in the Unified Development Ordinance.

Section 8.3.K.2 Sidewalks of the Unified Development Ordinance requires sidewalks to be constructed on Tarrow Street and Arguello Drive. The applicant is requesting that construction of the sidewalks be required when further platting, site planning, or when a building permit application for new construction is sought.

In accordance with the Subdivision Regulations, when considering a waiver, the Planning and Zoning Commission should make the following findings to approve the waiver:

1. That there are special circumstances or conditions affecting the land involved such that strict application of the provisions of this chapter will deprive the applicant of the reasonable use of his land;

There are no special circumstances that prevent the application of this chapter for the proposed replat that will deprive the applicant reasonable use of his land.

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

Sidewalks are appropriate along a Minor Arterial. With sidewalks existing on University Drive, the requirement is appropriate for connectivity.

3. That 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 this chapter; and

The granting of requested waivers will not have negative impacts on public health, safety, and welfare, or surrounding properties.

4. That 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.

The granting of the requested waiver will not prevent future development as all abutting properties have been developed.

STAFF RECOMMENDATIONS

Staff recommends conditional approval of the waiver to the requirement of sidewalks until further platting, site planning, or a building permit application for new construction is sought. If the waiver is approved, Staff recommends approval of the Final Plat with the condition that the private access and parking easements be filed for the two lots. If the waiver request is denied, the Final Plat must be denied or approved with the condition sidewalks be designed and constructed prior to the filing of the plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



FOR OFFICE USE ONLY	
CASE NO.:	<u>13-09</u>
DATE SUBMITTED:	<u>3.25.13</u>
TIME:	<u>10:20</u>
STAFF:	<u>[Signature]</u>

FINAL PLAT APPLICATION

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

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

MINIMUM SUBMITTAL REQUIREMENTS:

- \$700-\$932 Final Plat Application Fee (see above).
- \$233 Waiver Request to Subdivision Regulations Fee (if applicable).
- \$600 (minimum) Development Permit Application / Public Infrastructure Review and Inspection Fee. Fee is 1% of acceptable Engineer's Estimate for public infrastructure, \$600 minimum (if fee is > \$600, the balance is due prior to the issuance of any plans or development permit).
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Fourteen (14) folded copies of plat. (A signed mylar original must be submitted after approval.)
- Two (2) copies of the grading, drainage, and erosion control plans with supporting drainage report.
- Two (2) copies of the Public infrastructure plans and supporting documents (if applicable).
- Copy of original deed restrictions/covenants for replats (if applicable).
- Title report for property current within ninety (90) days or accompanied by a Nothing Further Certificate current within ninety (90) days. The report must include applicable information such as ownership, liens, encumbrances, etc.
- Paid tax certificates from City of College Station, Brazos County and College Station I.S.D.
- The attached Final Plat checklist with all items checked off or a brief explanation as to why they are not.

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

Date of Optional Preapplication or Stormwater Management Conference _____

NAME OF PROJECT Randall's University Park Replat Lot 1R and 4

ADDRESS 615 University Drive

SPECIFIED LOCATION OF PROPOSED PLAT:

Corner of University Drive and Tarrow Street

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

Name VERONICA MORGAN, PE, CFM 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 615 EUD, LLC C/O Cosmo Palmieri E-mail cpalmieri@sgifs.com
Street Address 6907 N Capital of Texas Highway, Suite 370
City Austin State Texas Zip Code 78731
Phone Number 512-637-3682 Fax Number 512-343-8743

ARCHITECT OR ENGINEER'S INFORMATION:

Name VERONICA MORGAN, PE, CFM 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

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

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

Total Acreage 9.275 acres Total No. of Lots 2 R-O-W Acreage 0

Existing Use Retail/Commercial Proposed Use Retail/Commercial

Number of Lots By Zoning District 2 / C-1 _____ / _____ / _____

Average Acreage Of Each Residential Lot By Zoning District:
_____ / _____ _____ / _____ _____ / _____ _____ / _____

Floodplain Acreage n/a

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

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

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

Yes
 No

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

Project Name: _____

City Project Number (if known): _____

Date / Timeframe when submitted: _____

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

N/A

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 Platti'g 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:

N/A

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

Requested Oversize Participation NONE

<p style="text-align: center;">Total Linear Footage of Proposed Public:</p> <p><u>0</u> Streets</p> <p><u>0</u> Sidewalks</p> <p><u>0</u> Sanitary Sewer Lines</p> <p><u>0</u> Water Lines</p> <p><u>0</u> Channels</p> <p><u>0</u> Storm Sewers</p> <p><u>00</u> Bike Lanes / Paths</p>	<p style="text-align: center;">Parkland Dedication due prior to filing the Final Plat:</p> <p>ACREAGE:</p> <p><u>0</u> No. of acres to be dedicated + \$ _____ development fee</p> <p><u>0</u> No. of acres in floodplain</p> <p><u>0</u> No. of acres in detention</p> <p><u>0</u> No. of acres in greenways</p> <p>OR</p> <p>FEE IN LIEU OF LAND:</p> <p>_____ No. of SF Dwelling Units X \$ _____ = \$ _____</p> <p>_____ (date) Approved by Parks & Recreation Advisory Board</p>
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NOTE: DIGITAL COPY OF PLAT MUST BE SUBMITTED PRIOR TO FILING.

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

 MARCIANA
MEMBER

Signature and title

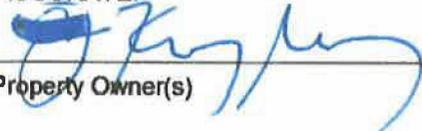
3/25/2013

Date

CERTIFICATIONS REQUIRED FOR ALL DEVELOPMENT

Owner Certification:

1. No work of any kind may start until a permit is issued.
2. The permit may be revoked if any false statements are made herein.
3. If revoked, all work must cease until permit is re-issued.
4. Development shall not be used or occupied until a Certificate of Occupancy is issued.
5. The permit will expire if no significant work is progressing within 24 months of issuance.
6. Other permits may be required to fulfill local, state, and federal requirements. Owner will obtain or show compliance with all necessary State and Federal Permits prior to construction including NOI and SWPPP.
7. If required, Elevation Certificates will be provided with elevations certified during construction (forms at slab pre-pour) and post construction.
8. Owner hereby gives consent to City representatives to make reasonable inspections required to verify compliance.
9. If, stormwater mitigation is required, including detention ponds proposed as part of this project, it shall be designed and constructed first in the construction sequence of the project.
10. In accordance with Chapter 13 of the Code of Ordinances of the City of College Station, measures shall be taken to insure that all debris from construction, erosion, and sedimentation shall not be deposited in city streets, or existing drainage facilities. All development shall be in accordance with the plans and specifications submitted to and approved by the City Engineer for the above named project. All of the applicable codes and ordinances of the City of College Station shall apply.
11. The information and conclusions contained in the attached plans and supporting documents will comply with the current requirements of the City of College Station, Texas City Code, Chapter 13 and associated BCS Unified Design Guidelines Technical Specifications, and Standard Details. All development has been designed in accordance with all applicable codes and ordinances of the City of College Station and State and Federal Regulations.
12. Release of plans to _____ (name or firm) is authorized for bidding purposes only. I understand that final approval and release of plans and development for construction is contingent on contractor signature on approved Development Permit.
13. I, THE OWNER, AGREE TO AND CERTIFY THAT ALL STATEMENTS HEREIN, AND IN ATTACHMENTS FOR THE DEVELOPMENT PERMIT APPLICATION, ARE, TO THE BEST OF MY KNOWLEDGE, TRUE, AND ACCURATE.



 Property Owner(s)

3/25/13

 Date

Engineer Certification:

1. The project has been designed to ensure that stormwater mitigation, including detention ponds, proposed as part of the project will be constructed first in the construction sequence.
2. I will obtain or can show compliance with all necessary Local, State and Federal Permits prior to construction including NOI and SWPPP. Design will not preclude compliance with TPDES: i.e., projects over 10 acres may require a sedimentation basin.
3. The information and conclusions contained in the attached plans and supporting documents comply with the current requirements of the City of College Station, Texas City Code, Chapter 13 and associated BCS Unified Design Guidelines. All development has been designed in accordance with all applicable codes and ordinances of the City of College Station and State and Federal Regulations.
4. I, THE ENGINEER, AGREE TO AND CERTIFY THAT ALL STATEMENTS HEREIN, AND IN ATTACHMENTS FOR THE DEVELOPMENT PERMIT APPLICATION, ARE, TO THE BEST OF MY KNOWLEDGE, TRUE, AND ACCURATE.



 Engineer



3/22/13

 Date

FIRM # F-1443

The following CERTIFICATIONS apply to development in Special Flood Hazard Areas.

Required for Site Plans, Final Plats, Construction Plans, Fill / Grading Permits, and Clearing Only Permits:*

A. I, N/A certify, as demonstrated in the attached drainage study, that the alterations or development covered by this permit, **shall not:**

- (i) increase the Base Flood elevation;
- (ii) create additional areas of Special Flood Hazard Area;
- (iii) decrease the conveyance capacity to that part of the Special Flood Hazard Area that is not in the floodway and where the velocity of flow in the Base Flood event is greater than one foot per second. This area can also be approximated to be either areas within 100 feet of the boundary of the regulatory floodway or areas where the depth of from the BFE to natural ground is 18 inches or greater;
- (iv) reduce the Base Flood water storage volume to the part of the Special Flood Hazard Area that is beyond the floodway and conveyance area where the velocity of flow in the Base Flood is equal to and less than one foot per second without acceptable compensation as set forth in the City of College Station Code of Ordinances, Chapter 13 concerning encroachment into the Special Flood Hazard Area; nor
- (v) increase Base Flood velocities.

beyond those areas exempted by ordinance in Section 5.11.3a of Chapter 13 Code of Ordinances.

Engineer

Date

Initial



* If a platting-status exemption to this requirement is asserted, provide written justification under separate letter in lieu of certification.

There are no alterations being made. We are only adding a lot line to create a new lot.

Required for Site Plans, Final Plats, Construction Plans, and Fill / Grading Permits:

B. I, N/A, certify to the following:

- (i) that any nonresidential or multi-family structure on or proposed to be on this site as part of this application is designed to prevent damage to the structure or its contents as a result of flooding from the 100-year storm.

Engineer

Date

Additional certification for Floodway Encroachments:

C. I, N/A, certify that the construction, improvement, or fill covered by this permit shall not increase the base flood elevation. I will apply for a variance to the Zoning Board of Adjustments.

Engineer

Date

Required for all projects proposing structures in Special Flood Hazard Area (Elevation Certificate required).

Residential Structures:

D. I, N/A, certify that all new construction or any substantial improvement of any residential structure shall have the lowest floor, including all utilities, ductwork and any basement, at an elevation at least one foot above the Base Flood Elevation. Required Elevation Certificates will be provided with elevations certified during construction (forms at slab pre-pour) and post construction.

Engineer / Surveyor

Date

Commercial Structures:

E. I, N/A, certify that all new construction or any substantial improvement of any commercial, industrial, or other non-residential structure are designed to have the lowest floor, including all utilities, ductwork and basements, elevated at least one foot above the Base Flood Elevation

Engineer / Surveyor

Date

OR

I, _____, certify that the structure with its attendant utility, ductwork, basement and sanitary facilities is designed to be flood-proofed so that the structure and utilities, ductwork, basement and sanitary facilities are designed to be watertight and impermeable to the intrusion of water in all areas below the Base Flood Elevation, and shall resist the structural loads and buoyancy effects from the hydrostatic and hydrodynamic conditions.

Required Elevation Certificates will be provided with elevations certified during construction (forms at slab pre-pour) and post construction.

Engineer / Surveyor

Date

Conditions or comments as part of approval: _____

**FINAL PLAT MINIMUM REQUIREMENTS
(ALL CITY ORDINANCES MUST BE MET)
INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
(Requirements based on field survey and marked by monuments and markers.)**

- Drawn on 24" x 36" sheet to scale of 100' per inch.
- 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, planner, engineer and surveyor.
 - Proposed name of subdivision. (Subdivision name & street names will be approved through Brazos County 911.)
 - Date of preparation.
 - Engineer's scale in feet.
 - Total area intended to be developed.
- North Arrow.
- Subdivision boundary indicated by heavy lines.
- If more than 1 sheet, an index sheet showing entire subdivision at a scale of 500 feet per inch or larger.
- All applicable certifications based on the type of final plat.
 - Ownership and Dedication
 - Surveyor and/or Engineer
 - City Engineer (and City Planner, if a minor plat)
 - Planning and Zoning Commission (delete if minor plat)
 - Brazos County Clerk
- Brazos County Commissioners Court Approval (ETJ Plats only)
- If submitting a replat where there are existing improvements, submit a survey of the subject property showing the improvements to ensure that no encroachments will be created.
- If using private septic systems, add a general note on the plat that no private sewage facility may be installed on any lot in this subdivision without the issuance of a license by the Brazos County Health Unit under the provisions of the private facility regulations adopted by the Commissioner's Court of Brazos County, pursuant to the provisions of Section 21.084 of the Texas Water Code.
- Location of the 100-Year Floodplain and floodway, if applicable, according to the most recent available data.
- Lot corner markers and survey monuments (by symbol) and clearly tied to basic survey data.
- Matches the approved preliminary plan or qualifies as minor amendments (UDO Section 3.3.E.2).
- 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.

Existing

Proposed

- Existing Proposed Alleys.
- Existing Proposed Easements.
- Existing Proposed A number or letter to identify each lot or site and each block (numbered sequentially).
- Existing Proposed 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.

Construction documents for all public infrastructure drawn on 24" x 36" sheets and properly sealed by a Licensed Texas Professional Engineer that include the following:

- Street, alley and sidewalk plans, profiles and sections. One sheet must show the overall street, alley and/or sidewalk layout of the subdivision. (may be combined with other utilities).
- Sewer Design Report.
- Sanitary sewer plan and profile showing depth and grades. One sheet must show the overall sewer layout of the subdivision. (Utilities of sufficient size/depth to meet the utility master plan and any future growth areas.)
- Water Design Report and/or Fire Flow Report.
- Water line plan showing fire hydrants, valves, etc. with plan and profile lines showing depth and grades. One sheet must show the overall water layout of the subdivision. (Utilities of sufficient size/depth to meet the utility master plan and any future growth areas.)
- Storm drainage system plan with contours, street profile, inlets, storm sewer and drainage channels, with profiles and sections. Drainage and runoff areas, and runoff based on 5, 10, 25, 50 and 100 year rain intensity. Detailed drainage structure design, channel lining design & detention if used. One sheet must show the overall drainage layout of the subdivision.
- Detailed cost estimates for all public infrastructure listed above sealed by Texas P.E.
- Letter of completion for public infrastructure or guarantee / surety in accordance with UDO Section 8.6.
- Drainage Report with a Technical Design Summary.
- Erosion Control Plan (must be included in construction plans).

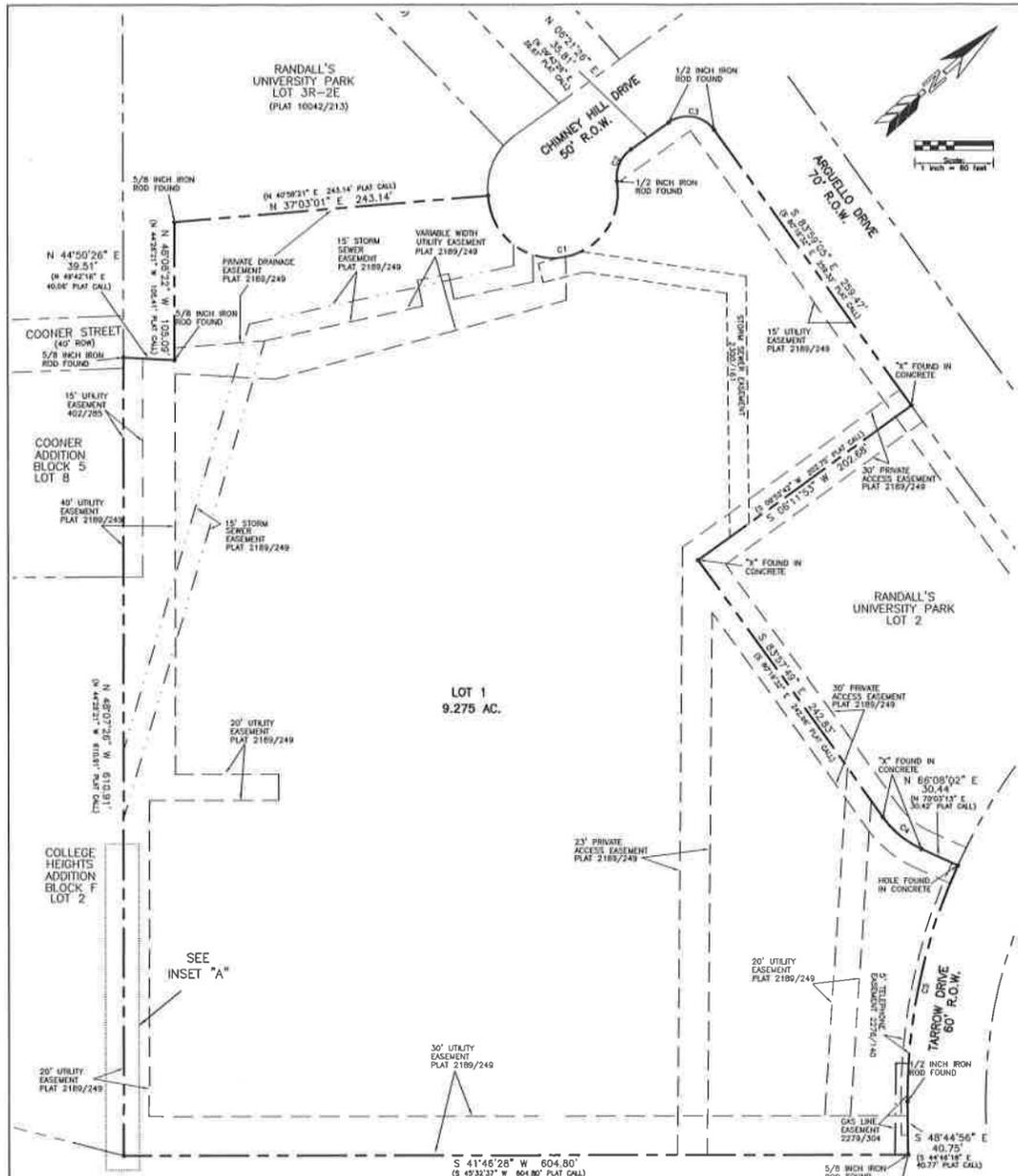
All off-site easements necessary for infrastructure construction must be shown on the final plat with a volume and page listed to indicate where the separate instrument easements were filed. Separate instrument easements must be provided in recordable form to the City prior to being scheduled for P&Z Commission consideration.

Are there impact fees associated with this development? Yes No
Impact fees must be paid prior to building permit.

Will any construction occur in TxDOT rights-of-way? Yes No
If yes, TxDOT permit must be submitted along with the construction documents.

- NOTE:**
1. We will be requesting the corrected Final Plat to be submitted in digital form if available prior to filing the plat at the Courthouse.
 2. If the construction area is greater than 5 acres, EPA Notice of Intent (NOI) must be submitted prior to issuance of a development permit.

Print Form



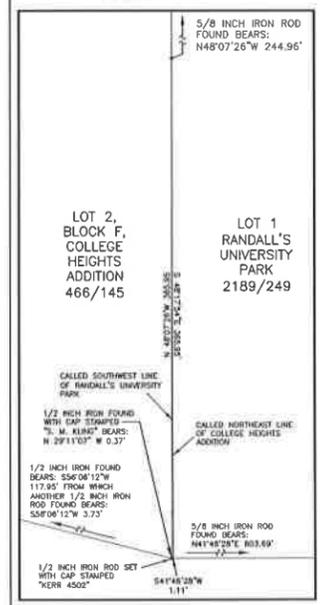
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	183.34'	99.80'	N 35°43'40" E	187°10'00"
C2	25.00'	28.41'	28.90'	N 24°24'13" W	60°00'20"
C3	25.00'	28.56'	28.50'	N 81°03'50" E	80°31'32"
C4	75.00'	38.81'	38.47'	N 81°22'19" E	39°43'23"
C5	430.00'	188.28'	184.81'	S 30°03'47" E	24°49'07"

ORIGINAL PLAT

GENERAL NOTES:

1. BASIS OF BEARINGS: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, (NAD 83), TIED TO CITY OF COLLEGE STATION MONUMENT NUMBER 122.
2. THIS PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0215E, EFFECTIVE MAY 16, 2012, ISSUED BY FEMA FOR BRAZOS COUNTY TEXAS.
3. LOT 1R AND LOT 4 ARE CONSIDERED ONE BUILDING PLOT.
4. LOT 1R AND LOT 4 HAVE A BLANKET SHARED PARKING AND CROSS ACCESS AGREEMENT ALLOWING FOR CROSS ACCESS AND SHARED PARKING BETWEEN THE 2 LOTS. IT IS FILED IN VOL. _____ PAGE _____

NOTE FOR INSET "A":
THIS AREA OF OVERLAP BETWEEN RANDALL'S UNIVERSITY PARK & COLLEGE HEIGHTS ADDITION BLOCK F, LOT 2 HAS BEEN QUITCLAIMED PER VOL. _____ PG. _____ TO THE COLLEGE HEIGHT BLOCK F, LOT 2.



VICINITY MAP
(N.T.S.)

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
I, _____ owner and developer of the land shown on this plat, and designated herein as Lots 1R & 4 of the Randall's University Park Subdivision in the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise."

615 EUD, LLC C/O Cosmo Palmieri

STATE OF TEXAS
COUNTY OF TRAVIS
Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.
Given under my hand and seal on this _____ day of _____, 2013.

Notary Public, Travis County, Texas

CERTIFICATE OF CITY ENGINEER

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

City Engineer
City of College Station

CERTIFICATE OF PLANNING AND ZONING COMMISSION

I, Mike Ashfield, Chairman of the Planning and Zoning Commission of the City of College Station, hereby certify that the attached plat was duly approved by the Commission on the _____ day of _____, 2013.

Chairman

CERTIFICATE OF THE COUNTY CLERK

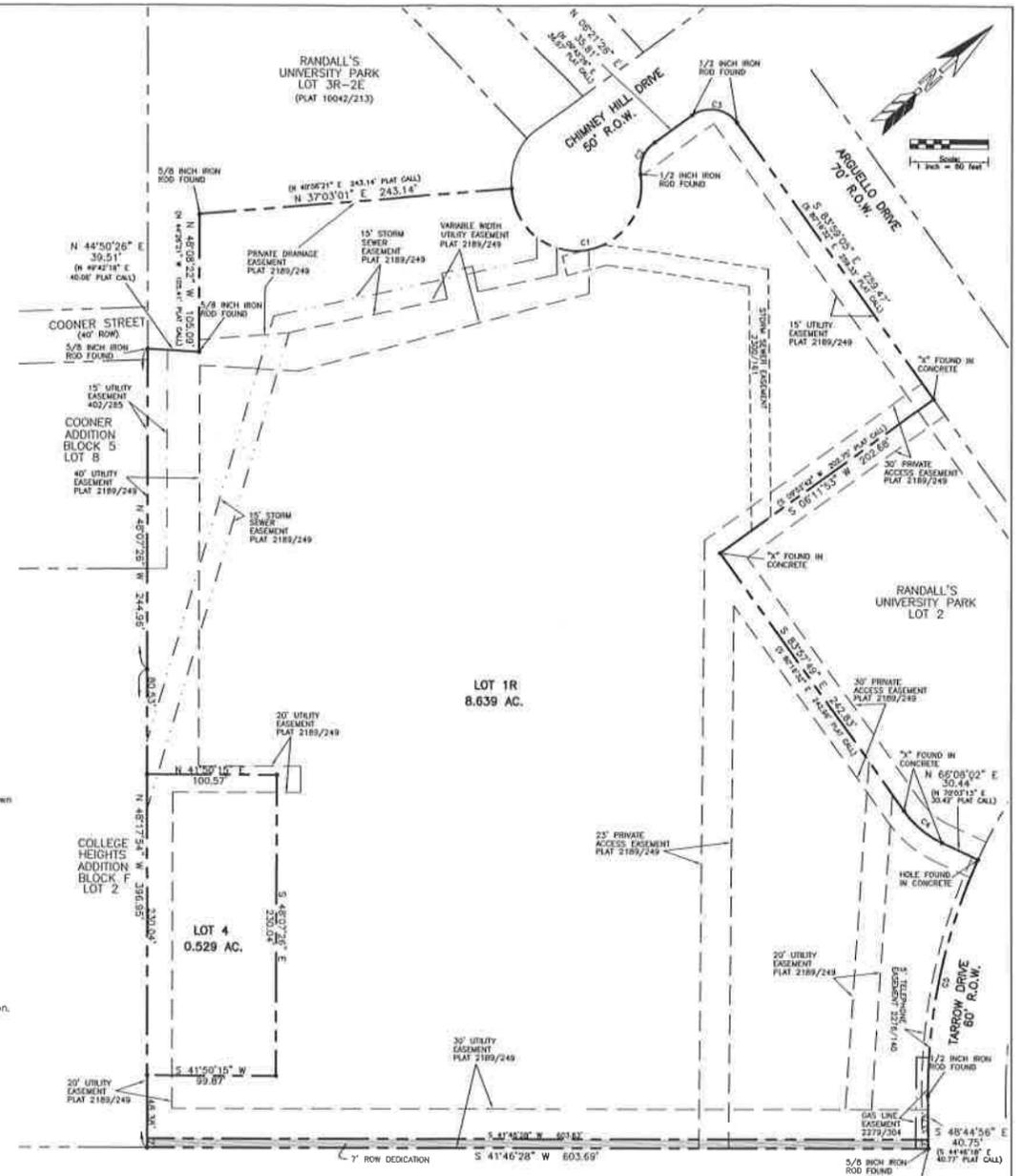
STATE OF TEXAS
COUNTY OF BRAZOS
I, Karen McQueen, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office on the _____ day of _____, 2012, in the Official Public Records of Brazos County, Texas, in Volume _____ Page _____
WITNESS my hand and official Seal, at my office in Bryan, Texas.

County Clerk
Brazos County, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS
I, Brad Kerr, Registered Professional Land Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.

Brad Kerr, R.P.L.S. No. 4502



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	183.34'	99.80'	N 35°43'40" E	187°10'00"
C2	25.00'	28.41'	28.90'	N 24°24'13" W	60°00'20"
C3	25.00'	28.56'	28.50'	N 81°03'50" E	80°31'32"
C4	75.00'	38.81'	38.47'	N 81°22'19" E	39°43'23"
C5	430.00'	188.28'	184.81'	S 30°03'47" E	24°49'07"

REPLAT

FINAL PLAT
of
RANDALL'S UNIVERSITY PARK
LOT 1R & 4
being a Replat of
Randall's University Park
Lot 1 (9.275 Acres)
in the
RICHARD CARTER SURVEY, A-8
COLLEGE STATION
Brazos County, Texas

FINAL PLAT PREPARED AND SUBMITTED APRIL 2013

SCALE: 1" = 60'

OWNER:
615 EUD, LLC C/O COSMO PALMIERI
6907 N CAPITAL OF TEXAS HWY
SUITE 370
AUSTIN, TX
(512) 637-3682

SURVEYOR:
KERR SURVEYING
BRAD KERR, RPLS
409 NORTH TEXAS AVE
BRYAN, TEXAS 77803
(979) 268-3195

ENGINEER:
MITCHELL & MORGAN, L.L.P.
511 UNIVERSITY DR. E, STE. 204
COLLEGE STATION, TX 77840
PHONE (979) 260-6963

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

**REZONING REQUEST
FOR
BARRON ROAD & VICTORIA AVENUE
13-00900076**

REQUEST: A-O Agricultural Open to SC Suburban Commercial

SCALE: One tract on approximately 3.7 acres

LOCATION: 2301 Barron Rd, generally located at the southeast corner of the intersection of Barron Road and Victoria Avenue

APPLICANT: Natalie Ruiz, IPS Group

PROJECT MANAGER: Morgan Hester, Staff Planner
mhester@cstx.gov

PROJECT OVERVIEW: The request is to rezone a 3.7-acre tract to SC Suburban Commercial. At the time of this report, no definitive plans have been submitted for future development of the property.

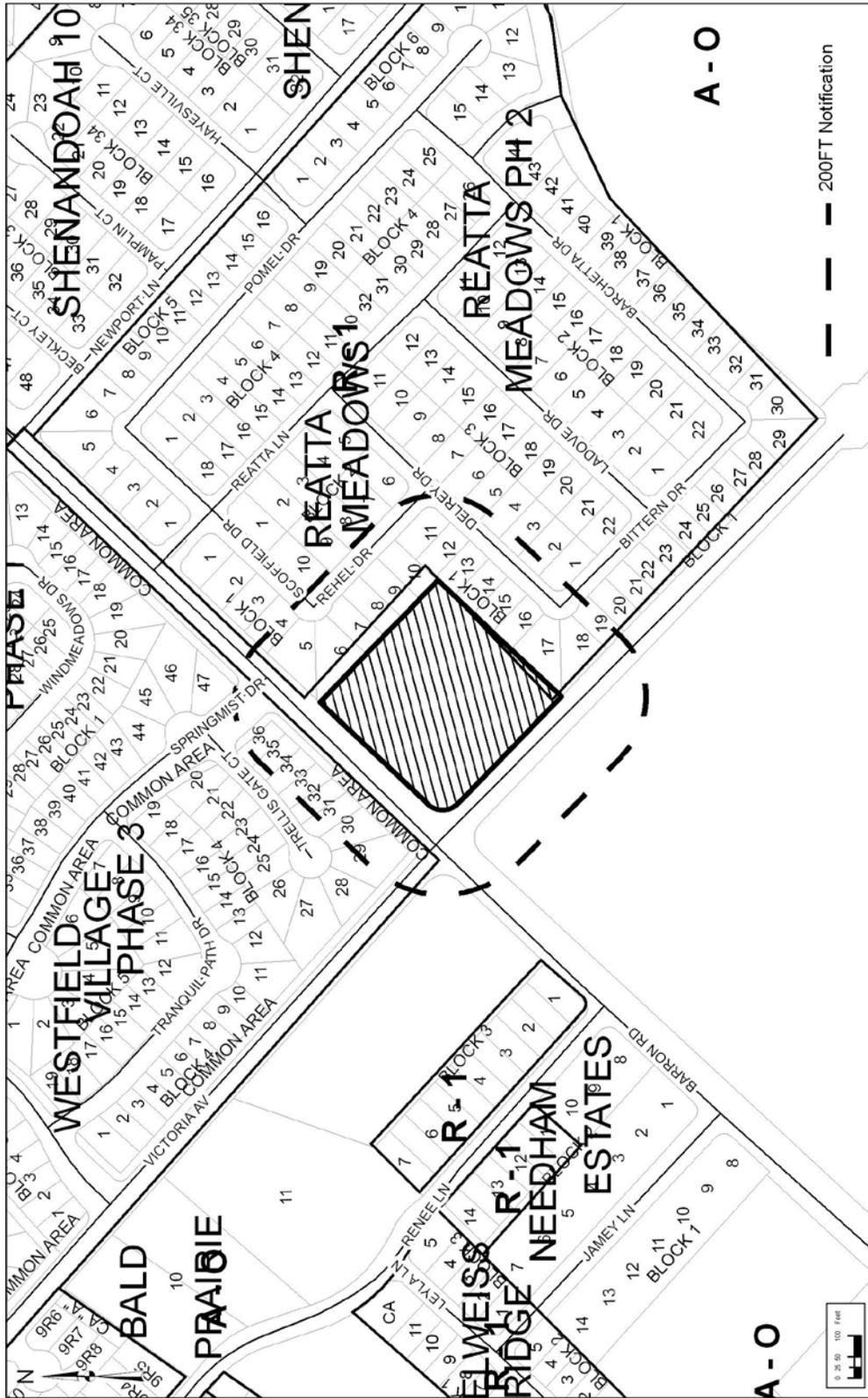
RECOMMENDATION: Staff recommends approval of the proposed rezoning based on its compatibility with the Comprehensive Plan Future Land Use and Character Map.



REZONING
Case: 13-076

2301 BARRON ROAD

DEVELOPMENT REVIEW

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


DEVELOPMENT REVIEW

2301 BARRON ROAD

Case: 13-076

REZONING

NOTIFICATIONS

Advertised Commission Hearing Date: May 16, 2013

Advertised Council Hearing Dates: May 23, 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:

Westfield Village HOA

Reatta Meadows HOA

Property owner notices mailed: 43
Contacts in support: N/A
Contacts in opposition: N/A
Inquiry contacts: Four at the time of this report.

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North (across Barron Road)	General Suburban	Planned Development District	Westfield Village Subdivision
South	General Suburban	R-1 Single-Family Residential	Reatta Meadows Subdivision
East	Suburban Commercial	R-1 Single-Family Residential	Reatta Meadows Subdivision
West (across Victoria Avenue)	Institutional/Public	A-O Agricultural Open	College Station High School

DEVELOPMENT HISTORY

Annexation: June 1995
Zoning: A-O Agricultural Open upon annexation
Final Plat: This property is currently unplatted.
Site development: Vacant

REVIEW CRITERIA

- 1. Consistency with the Comprehensive Plan:** The subject property is designated as Suburban Commercial on the Comprehensive Plan Future Land Use and Character Map. The proposed rezoning is consistent with this designation.
- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The proposed rezoning will allow for the development permitted in SC Suburban Commercial which is intended to generate lower traffic counts and be more compatible with the adjacent single-family uses than other commercial zoning districts.
- 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 rezoning is appropriate for this area due to its location on Barron Road and Victoria Avenue,

as well as its proximity to single-family land uses and College Station High School. This zoning will allow for neighborhood-scale uses to serve the area.

- 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:** In 1995, the property was annexed and zoned A-O Agricultural Open, and there was little development in the area. Since that time, the current zoning is not suitable for tract as the surrounding area has developed into single-family subdivisions and College Station High School.
- 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 current zoning is not marketable as A-O Agricultural Open as the lot size is non-conforming for uses in this zoning designation.
- 6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** There are existing 18-inch and 12-inch water mains available to serve this property. There is also an existing 8-inch sanitary sewer main available to provide service to the property. The site generally drains to the east within the Spring Creek Drainage Basin. Drainage and other site infrastructure required with site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. Access to the site will be available via Victoria Avenue and Barron Road. 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.

SUPPORTING MATERIALS

1. Application
2. Rezoning map



FOR OFFICE USE ONLY	
CASE NO.:	<u>13-710</u>
DATE SUBMITTED:	<u>4.03.13</u>
TIME:	<u>9:41</u>
STAFF:	<u>[Signature]</u>

ZONING MAP AMENDMENT (REZONING) APPLICATION GENERAL

MINIMUM SUBMITTAL REQUIREMENTS:

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

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

Date of Optional Preapplication Conference N/A

NAME OF PROJECT Barron & Victoria Rezoning

ADDRESS Southeast corner of Barron Road and Victoria Avenue

LEGAL DESCRIPTION (Lot, Block, Subdivision) Property is not platted

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:

3.661 acre tract located in the Robert Stevenson League A-54, generally located on the southeast corner of the Barron Road and Victoria Avenue intersection.

TOTAL ACREAGE 3.661

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

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

Street Address 511 University Drive East, Suite 204

City College Station State Texas Zip Code 77840

Phone Number 979.846.9259 Fax Number 979.260.3564

PROPERTY OWNER'S INFORMATION:

Name Gary Seaback Estate; Theresa Holland, Holland Properties E-mail theresa@myhollandproperties.

Street Address 1711 Fawn Court

City San Antonio State Texas Zip Code 78248

Phone Number 210.771.5822 Fax Number 866.924.4399

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

Name Ann Duke, Gary Seaback Estate E-mail aduke4@comcast.net

Street Address 4230 Canary Isle Court

City Katy State Texas Zip Code 77450

Phone Number 832.309.7493 Fax Number _____

This property was conveyed to owner by deed dated May 14, 1996 and recorded in Volume 2597, Page 186 of the Brazos County Official Records.

Existing Zoning A-O Agricultural Open Proposed Zoning SC Suburban Commercial

Present Use of Property Vacant

Proposed Use of Property Suburban Commercial Land Uses

REZONING SUPPORTING INFORMATION

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

The property surrounding the tract has developed into a single family subdivision and a new College Station high school. The purpose of this rezoning is to replace the existing agricultural zoning with the new suburban commercial zoning district in compliance with the City's Land Use Plan.

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 rezoning to SC Suburban Commercial is in compliance with the Comprehensive Plan.

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

The non-residential architectural requirements, development standards and permitted land uses were designed to be located adjacent to existing single family development. The new SC district is compatible with surrounding properties and the character of the existing Reatta neighborhood.

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

The subject property is located at the signalized intersection of Barron Road and Victoria Avenue. The permitted uses within the Suburban Commercial zoning district are appropriate and suitable for the subject property.

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

The subject property was originally zoned A-O Agricultural Open upon annexation into the city limits. This zoning was appropriate at the time when the land was used as a ranch for livestock. The subject property was originally part of a 117 acre tract that has primarily developed as the Reatta Meadows Subdivision and the new College Station High School.

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

The property is no longer marketable for agricultural uses and in fact does not meet the minimum lot size requirement of 5 acres. Surrounding residential development has occurred which has created a demand for suburban commercial uses.

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

There is a need in the immediate area for suburban commercial land uses that serve the surrounding neighborhoods.

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.

Ann Delle

Signature and title

4/2/13

Date

*Co-executor
Mary Sealoul Estate*

10/10



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

The subject property is located at the signalized intersection of Barron Road and Victoria Avenue. The permitted uses within the Suburban Commercial zoning district are appropriate and suitable for the subject property.

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

The property surrounding the tract has developed into a single family subdivision and a new College Station high school. The purpose of this rezoning is to replace the existing agricultural zoning with the new suburban commercial zoning district in compliance with the City's Land Use Plan.

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

The rezoning to SC Suburban Commercial is in compliance with the Comprehensive Plan.

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

The non-residential architectural requirements, development standards and permitted land uses were designed to be located adjacent to existing single family development. The new SC district is compatible with surrounding properties and the character of the existing Reatta neighborhood.

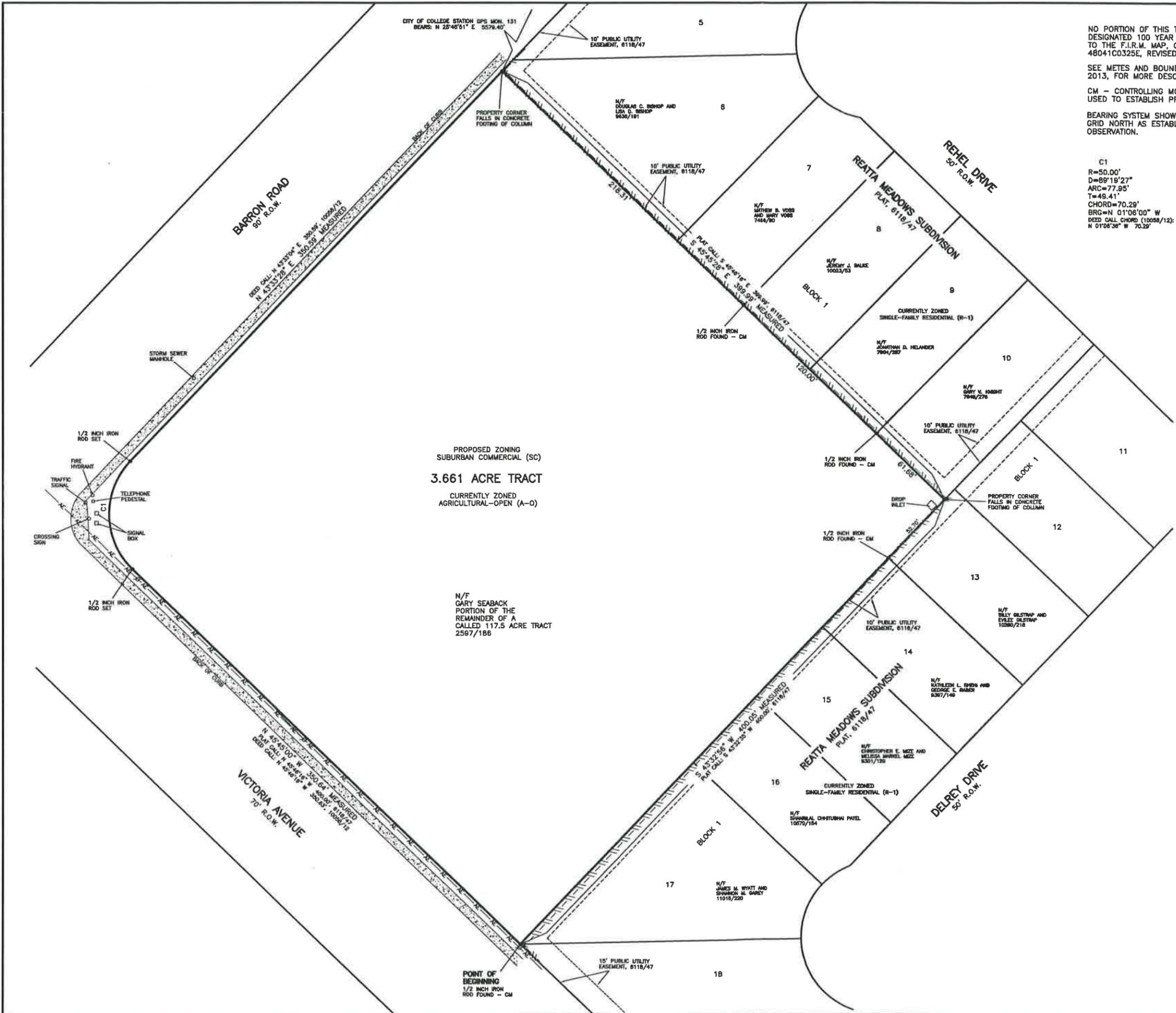
The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from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

Signature and title

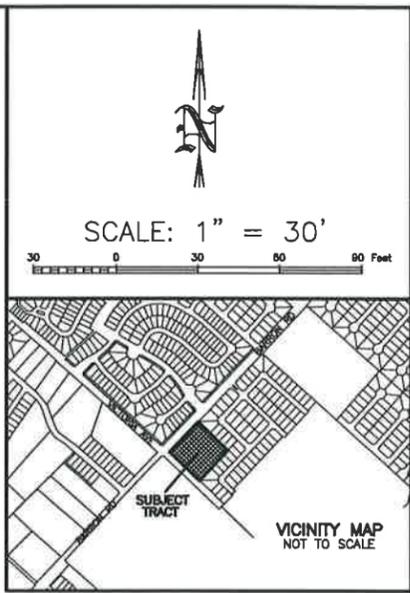
Theresa Halliday

Date

4-2-13



NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED 100 YEAR FLOODPLAIN ACCORDING TO THE F.I.R.M. MAP, COMMUNITY PANEL NO. 48041C0325E, REVISED DATED 05-16-2012.
 SEE METES AND BOUNDS PREPARED MARCH, 2013, FOR MORE DESCRIPTIVE INFORMATION.
 CM - CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES.
 BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.



C1
 R=50.00'
 D=89°19'27"
 ARC=77.95'
 T=49.41'
 CHORD=70.29'
 BRG=N 01°06'00" W
 DEED CALL CHORD (10058/12):
 N 01°06'36" W 70.29'

LEGEND:
 ○- UTILITY POLE
 → GUY WIRE ANCHOR
 AERIAL ELECTRIC LINES
 WOOD FENCE
 CONCRETE

PROPOSED ZONING
 SUBURBAN COMMERCIAL (SC)
 3.661 ACRE TRACT
 CURRENTLY ZONED
 AGRICULTURAL-OPEN (A-O)

N/F
 GARY SEABACK
 PORTION OF THE
 REMAINDER OF A
 CALLED 117.5 ACRE TRACT
 2567/186

METES AND BOUNDS DESCRIPTION
 OF A
 3.661 ACRE TRACT
 ROBERT STEVENSON LEAGUE, A-54
 COLLEGE STATION, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE ROBERT STEVENSON LEAGUE, ABSTRACT NO. 54, COLLEGE STATION, BRAZOS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 117.5 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO GARY SEABACK RECORDED IN VOLUME 2567, PAGE 186 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF VICTORIA AVENUE (70' R.O.W.) MARKING THE WEST CORNER OF LOT 17, BLOCK 1, REATA MEADOWS SUBDIVISION ACCORDING TO THE PLAT RECORDED IN VOLUME 6118, PAGE 47 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 45° 45' 00" W ALONG THE NORTHEAST LINE OF VICTORIA AVENUE FOR A DISTANCE OF 350.64 FEET (DEED CALL: N 45° 45' 18" E - 400.00 FEET, 6118/47) TO A 1/2 INCH IRON ROD SET MARKING THE SOUTH CORNER OF A CALLED 522 SQUARE FOOT TRACT OF LAND (R.O.W.) AS DESCRIBED BY A DEED TO THE CITY OF COLLEGE STATION RECORDED IN VOLUME 10058, PAGE 12 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (DEED CALL: N 45° 48' 18" W - 350.83 FEET, 10058/12). SAID IRON ROD SET MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 50.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89° 19' 27" FOR AN ARC DISTANCE OF 77.95 FEET (CHORD BEARS: N 01° 06' 00" W - 70.29 FEET) (DEED CALL: CHORD: N 01° 06' 36" W - 70.29 FEET, 10058/12) TO A 1/2 INCH IRON ROD SET ON THE SOUTHEAST LINE OF BARRON ROAD (90' R.O.W.) MARKING THE END POINT OF SAID CURVE;

THENCE: N 43° 33' 28" E ALONG THE SOUTHEAST LINE OF BARRON ROAD FOR A DISTANCE OF 350.59 FEET (DEED CALL: N 43° 33' 04" E - 350.59 FEET, 10058/12) TO A POINT IN THE CONCRETE FOOTING OF A COLUMN MARKING THE WEST CORNER OF LOT 9 OF SAID BLOCK 1;

THENCE: S 45° 45' 28" E ALONG THE WESTERLY LINE OF SAID BLOCK 1, AT 218.31 FEET PASS A 1/2 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF LOT 7 AND THE WEST CORNER OF LOT 8 OF SAID BLOCK 1, AT 338.31 FEET PASS A 1/2 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF LOT 9 AND THE WEST CORNER OF LOT 10 OF SAID BLOCK 1, CONTINUE ON FOR A TOTAL DISTANCE OF 369.99 FEET (PLAT CALL: S 45° 48' 18" E - 369.99 FEET, 6118/47) TO A POINT IN THE CONCRETE FOOTING OF A COLUMN ON THE NORTHWEST LINE OF LOT 13 OF SAID BLOCK 1. SAID POINT MARKING THE SOUTH CORNER OF SAID LOT 10;

THENCE: S 43° 32' 58" W CONTINUING ALONG THE WESTERLY LINE OF SAID BLOCK 1, AT 52.70 FEET PASS A 1/2 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID LOT 13, CONTINUE ON FOR A TOTAL DISTANCE OF 400.00 FEET (PLAT CALL: S 43° 32' 39" W - 400.00 FEET, 6118/47) TO THE POINT OF BEGINNING CONTAINING 3.661 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND MARCH, 2013. BEARING ORIENTATION SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED BY GPS OBSERVATION.

ZONING MAP
 OF A
 3.661 ACRE TRACT
 ROBERT STEVENSON LEAGUE, A-54
 COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 30 FEET
 SURVEY DATE: 03-21-13
 ZONING MAP DATE: 03-26-13
 REVISED DATE: 04-16-13
 JOB NUMBER: 13-186
 CAD NAME: 13-186
 CR5 FILE: 13-186

PREPARED BY: KERR SURVEYING, LLC
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 BRYAN, TEXAS 77803
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13-76
 4-22-13
 9:39
 PK



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Phone 979.764.3570 / Fax 979.764.3496

MEMORANDUM

May 9, 2013

To: Planning & Zoning Commission
From: Robert S. Cowell, Jr., AICP, CNU-A
Executive Director – Planning & Development Services
RE: Methodology Discussion for Rental Market Assessment

At the May 16th Planning & Zoning Commission meeting, staff will present an overview of the rental market analysis identified in the Planning & Zoning Commission's annual Plan of Work. The update will focus on identifying the relevant questions to be analyzed and the methodology staff proposes to address the questions. The preliminary questions the analysis intends to answer are noted in the following:

- Are new multi-family residential developments impacting the occupancy rate, rental rates, etc. of existing older multi-family residential developments? If so, how?
- Are new multi-family residential developments impacting the occupancy rate, rental rates, etc. of existing older rental single-family residential properties? If so, how?
- Are new investor-developed rental single-family residential properties impacting the occupancy rate, rental rates, etc. of existing older single-family residential properties? If so, how?

Other questions that may be asked in the analysis include:

- Is it taking longer to rent properties than previously?
- Are upgrades/maintenance being executed as often as in the past? If not, why not?
- Are we seeing older multi-family residential properties demolished and redeveloped as something else? If so, how many, where? And if so, how are these demolitions affecting the market?
- Are any rental single-family residential properties being converted to owner-occupancy? If so, how many, where?

The methodology that will be used to answer these questions will be the primary focus of the presentation at the P&Z meeting. Subsequent workshop will present the findings of this analysis and any relevant recommendations arising from these findings.

If you have any questions or need additional information please let me know.