



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

**Planning & Zoning  
Commission**  
**August 15, 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**  
**AUGUST 15, 2013, AT 6:00 PM**  
**CITY HALL COUNCIL CHAMBERS**  
**1101 TEXAS AVENUE**  
**COLLEGE STATION, TEXAS**

*The City Council may or may not attend.*

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1. Call the meeting to order.
2. Discussion of consent and regular agenda items.
3. Discussion of new development applications submitted to the City. [[New Development List](#)]
4. Presentation, possible action, and discussion regarding the status of items within the 2013 P&Z Plan of Work (see attached). (**J. Schubert**)
5. Presentation, possible action, and discussion regarding the implementation of the Medical District Master Plan and related zoning codes. (**B. Cowell**)
6. Presentation, possible action, and discussion regarding an update of development in the Northgate area. (**L. Simms**)
7. Presentation, discussion, and possible action regarding an update on the following item:
  - An ordinance amending the Unified Development Ordinance to allow micro-industrial uses as a permitted use within the NG-1 (Core Northgate) and NG-2 (Transitional Northgate) zoning districts. The Planning & Zoning Commission heard this item on July 18<sup>th</sup> and voted 5-0 to recommend approval. The City Council heard this item on July 25<sup>th</sup> and voted 5-0 to approve the amendment.
8. Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings.
  - Thursday, August 22, 2013 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (**Liaison – Corrier**)
  - Thursday, September 5, 2013 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
9. Discussion, review and possible action regarding the following meetings: Design Review Board, Joint Parks / Planning & Zoning Subcommittee, South Knoll Area Neighborhood Plan Resource Team, BioCorridor Board, and Zoning District Subcommittee.

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

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

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

Notice is hereby given that a Workshop Meeting of the College Station Planning & Zoning Commission, College Station, Texas will be held on August 15, 2013 at 6:00 PM at City Hall Council Chamber, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda.

Posted this the \_\_\_\_\_ day of August, 2013, at \_\_\_\_\_.

CITY OF COLLEGE STATION, TEXAS

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

By \_\_\_\_\_  
Kathy Merrill, Interim City Manager

I, the undersigned, do hereby certify that the above Notice of the Workshop Meeting of the Planning & Zoning Commission of the City of College Station, Texas, is a true and correct copy of said Notice and that I posted a true and correct copy of said notice on the bulletin board at City Hall, 1101 Texas Avenue, in College Station, Texas, and the City's website, [www.cstx.gov](http://www.cstx.gov). The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on August \_\_\_\_\_, 2013, at \_\_\_\_\_ and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

CITY OF COLLEGE STATION, TEXAS

By \_\_\_\_\_

Subscribed and sworn to before me on this the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

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

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

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

# 2013 Planning & Zoning Commission Plan of Work

## Comprehensive Plan Implementation

<b>Implementation of Adopted Plans</b>	
<p>Summary:</p> <p>Implementation of adopted master plans and neighborhood, district, and corridor plans, namely: Central College Station, Eastgate, and Southside Area neighborhood plans, and Bicycle, Pedestrian, and Greenways, Parks and Recreation, Water, Waste Water, and Medical District master plans.</p>	<p>Project Dates:</p> <p>2/14/13: Council discussion regarding board compositions for Medical District MMD #1 &amp; #2.</p> <p>6/20/2013: Discussion regarding CIP development process at P&amp;Z Regular meeting.</p> <p>7/18/13: Recommendation for FY14 CIP proposal at P&amp;Z Regular meeting.</p>
Staff Assigned: P&DS Staff	Anticipated Completion: On-going

<b>Wellborn Community Plan</b>	
<p>Summary:</p> <p>Development of a district plan for the recently annexed Wellborn area that contains elements of a rural historic community with a unique character that residents of the area desire to retain.</p>	<p>Project Dates:</p> <p>4/1/13: Bicycle, Pedestrian, and Greenways Advisory Board recommended approval of the Plan.</p> <p>4/4/13: P&amp;Z recommended approval of proposed plan.</p> <p>4/25/13: Council adopted plan.</p>
Staff Assigned: M. Robinson	Completed: April 2013

<b>Economic Development Master Plan</b>	
<p>Summary:</p> <p>Development of a Master Plan to provide consistent direction on how the City will help ensure its economic health for years to come while providing a positive business development environment.</p>	<p>Project Dates:</p> <p>2/7/13: Master Plan update at P&amp;Z Workshop.</p> <p>7/18/13: P&amp;Z Workshop on draft Master Plan.</p> <p>8/15/13: P&amp;Z consideration and recommendation regarding proposed plan.</p> <p>8/22/13: Council consideration of plan adoption.</p>
Staff Assigned: R. Heye	Anticipated Completion: Summer 2013

<b>South Knoll Area Neighborhood Plan</b>	
<p>Summary:</p> <p>Development of a neighborhood plan for a number of unique neighborhood areas. The plan area is generally bounded by Holleman Drive, Welsh Avenue, Wellborn Road, Harvey Mitchell Parkway, and Texas Avenue.</p>	<p>Project Dates:</p> <p>5/21/13: Neighborhood Resource Team meeting.</p> <p>7/9/13: Plan Open House in Council Chambers.</p> <p>7/16/13: Neighborhood Resource Team meeting in Council Chambers at 6:30pm.</p> <p>8/1/13: Delivery of draft plan at P&amp;Z Workshop.</p> <p>8/5/13: Bicycle, Pedestrian, and Greenways Advisory Board recommendation on proposed plan.</p> <p>8/15/13: P&amp;Z consideration and recommendation regarding proposed plan.</p> <p>8/22/13: Council consideration of plan adoption.</p>
Staff Assigned: J. Prochazka, M. Hester	Anticipated Completion: Summer 2013

<b>Neighborhood Parking</b>	
<p>Summary:</p> <p>Analyze neighborhood parking issues by engaging stakeholders and working in a Joint Task Force Subcommittee with Council. Implement recommended solutions.</p>	<p>Project Dates:</p> <p>2/21/13: Task Force Final Report presented to P&amp;Z.</p> <p>2/28/13: Task Force Final Report presented to Council.</p> <p>7/9/13-8/5/13: Stakeholder comment period.</p> <p>8/15/13: P&amp;Z consideration and recommendation of proposed ordinance.</p> <p>9/12/13: Council consideration of proposed ordinance.</p>
Staff Assigned: B. Cowell, T. Rogers	Anticipated Completion: Summer 2013

<b>Residential Zoning Districts</b>	
<p>Summary:</p> <p>Create and adopt new residential zoning districts to implement the future land use and character designations identified in the Comprehensive Plan.</p>	<p>Project Dates:</p> <p>4/9/13: Public meeting regarding single family and duplex zoning concepts.</p> <p>4/19/13: P&amp;Z Subcommittee meeting.</p> <p>5/31/13: P&amp;Z Subcommittee meeting.</p> <p>6/7/13-7/7/13: Stakeholder comment period for draft zoning ordinance changes.</p> <p>8/15/13: P&amp;Z consideration and recommendation of proposed ordinance.</p> <p>9/12/13: Council consideration of proposed ordinance.</p>
Staff Assigned: J. Prochazka, T. Rogers	Anticipated Completion: Summer 2013

<b>Medical District Zoning Districts</b>	
<p>Summary:</p> <p>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.</p>	<p>Project Dates:</p> <p>5/2/13: Presentation regarding Plan implementation at P&amp;Z Workshop.</p> <p>8/15/13: Presentation of district concepts at P&amp;Z Workshop.</p>
Staff Assigned: J. Prochazka, M. Robinson	Anticipated Completion:

**Research and Education**

<b>Plan Implementation</b>	
<p>Summary:</p> <p>The linkage between the Comprehensive Plan, Master Plans, and Neighborhood, District, and Corridor Plans. The linkage between regulations, funding, etc and plan implementation.</p> <ul style="list-style-type: none"> <li>• 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).</li> </ul>	<p>Project Dates:</p> <p>5/2/13: Discussion at P&amp;Z Regular meeting.</p>

<ul style="list-style-type: none"> <li>· 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.</li> <li>· 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.</li> <li>· 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.</li> </ul>	<p>5/2/13: Discussion at P&amp;Z Regular meeting.</p> <p>6/6/13: Discussion at P&amp;Z Workshop.</p> <p>6/20/13: Discussion at P&amp;Z Regular meeting.</p>
Staff Assigned: P&DS Staff	Anticipated Completion:

<b>Character and Community Design</b>	
<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"> <li>· 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.</li> <li>· 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.</li> <li>· 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.</li> </ul>	<p>Project Dates:</p> <p>5/16/13: Discussion at P&amp;Z Workshop.</p> <p>9/2013: Discussion at P&amp;Z.</p> <p>9/2013: Discussion at P&amp;Z.</p>
Staff Assigned: P&DS Staff	Anticipated Completion:

<b>Affordable Housing and Community Development</b>	
<p>Summary:</p> <p>Receive updates regarding affordable housing and other community development efforts.</p> <ul style="list-style-type: none"> <li>· Overview of the City's current approach to addressing affordable housing needs.</li> <li>· Overview of the Department's revised approach to community development – this would be an overview of a Community Development Master Plan.</li> <li>· On-going updates as needed (annual action plan, Community Development Master Plan, etc).</li> </ul>	<p>Project Dates:</p> <p>7/18/13: Discussion at P&amp;Z Workshop.</p> <p>7/18/13: Discussion at P&amp;Z Workshop.</p> <p><b>8/8/13: Council adopted Annual Action Plan.</b></p>
Staff Assigned: P&DS Staff	Anticipated Completion: On-going

<b>Single-Family and Multi-Family Housing Markets</b>	
<p>Summary:</p> <p>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.</p> <ul style="list-style-type: none"> <li>· 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.</li> <li>· 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.</li> <li>· 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.</li> <li>· 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.</li> <li>· What, if any, response are needed/appropriate by the City to address issues.</li> </ul>	<p>Project Dates:</p> <p>5/16/13: Discussion of methodology and scope at P&amp;Z Regular meeting.</p>
Staff Assigned: P&DS Staff	Anticipated Completion:



**AGENDA**  
**PLANNING & ZONING COMMISSION**  
**REGULAR MEETING**  
**AUGUST 15, 2013, AT 7:00 P.M.**  
**CITY HALL COUNCIL CHAMBERS**  
**1101 TEXAS AVENUE**  
**COLLEGE STATION, TEXAS**

*The City Council may or may not attend.*

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

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

4. **Consent Agenda**

4.1 Consideration, discussion, and possible action to approve Meeting Minutes.

- July 18, 2013 ~ Workshop
- July 18, 2013 ~ Regular
- August 1, 2013 ~ Workshop
- August 1, 2013 ~ Regular

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

- Brad Corrier ~ August 15, 2013

4.3 Presentation, possible action, and discussion on a Final Plat for Great Oaks Phase 14 consisting of 16 residential lots on approximately 22.1 acres generally located east of Arboleda Drive in the Great Oaks Subdivision. **Case #13-00900130 (M.Hester)**

- 4.4 Presentation, possible action, and discussion on a Development Plat for Arrington Tower Site Subdivision consisting of one lot on approximately 1.507 acres generally located at the intersection of South Oaks Drive and Arrington Road in South College Station. **Case #13-00900133 (T.Rogers)**
- 4.5 Presentation, possible action, and discussion on a Final Plat for Tower Point Phase 8B Lots 16 &17, Block 3 consisting of two lots on approximately 2.8 acres, generally located at 913 William D. Fitch Parkway. **Case #13-009000135 (J.Paz)**

### **Regular Agenda**

5. Consideration, discussion, and possible action on items removed from the Consent Agenda by Commission action.
6. Public hearing, presentation, possible action, and discussion regarding an ordinance amending the College Station Comprehensive Plan by adopting the South Knoll Area Neighborhood Plan for the area generally located within the boundaries of Texas Avenue South, Holleman Drive, Welsh Avenue, Southwest Parkway, Wellborn Road, and Harvey Mitchell Parkway. **Case #13-00900151 (J.Prochazka) (Note: Final action on this item is scheduled for the August 22, 2013 City Council Meeting -subject to change)**
7. Presentation, possible action, and discussion regarding a request to utilize the sidewalk fund and presentation, possible action, and discussion on a Development Plat for Salem Baptist Church consisting of one lot on approximately 0.89 acres generally located west of the Creek Meadows Subdivision and more specifically along Royder Road. **Case #13-00900129 (M.Robinson)**
8. Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan – Future Land Use & Character Map from Neighborhood Conservation to Urban for the property located at 900 & 900A Ashburn Avenue approximately 1.6 acres at the corner of Ashburn Avenue and Lincoln Avenue. **Case #13-00900140 (M.Hester) (Note: Final action on this item is scheduled for the September 12, 2013 City Council Meeting -subject to change)**
9. Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, “Unified Development Ordinance,” Articles 3, “Development Review Procedures,” 7, “General Development Standards,” and 8, “Subdivision Design and Improvements,” of the Code of Ordinances of the City of College Station, Texas by the creation and amendment of single-family parking requirements. **Case #13-00900128 (T. Rogers) (Note: Final action on this item is scheduled for the September 12, 2013 City Council Meeting -subject to change)**
10. Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, “Unified Development Ordinance,” Sections 12-8.3.E, “Streets,” and 12-8.3.G, “Blocks,” of the Code of Ordinances of the City of College Station, Texas to amend street network and block length requirements. **Case #13-00900141**

**(J.Schubert) (Note: Final action on this item is scheduled for the August 22, 2013 City Council Meeting -subject to change)**

- 11. Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," of the Code of Ordinances of the City of College Station, Texas by the creation and amendment of one- and two-family residential zoning districts in compliance with the Comprehensive Plan. **Case #13-00900030 (J.Prochazka) (Note: Final action on this item is scheduled for the September 12, 2013 City Council Meeting -subject to change)**
- 12. Public hearing, presentation, possible action, and discussion regarding an ordinance amending the College Station Comprehensive Plan by adopting the Economic Development Master Plan. **Case #13-00900143 (B.Cowell) (Note: Final action on this item is scheduled for the August 22, 2013 City Council Meeting -subject to change)**
- 13. 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.
- 14. Adjourn.

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

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

Notice is hereby given that a Regular Meeting of the College Station Planning & Zoning Commission, College Station, Texas will be held on August 15, 2013 at 7:00 p.m. at City Hall Council Chambers, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda.

Posted this the \_\_\_\_ day of August, 2013, at \_\_\_\_\_

CITY OF COLLEGE STATION, TEXAS

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

By: \_\_\_\_\_  
Kathy Merrill, Interim City Manager

I, the undersigned, do hereby certify that the above Notice of Meeting of the Planning & Zoning Commission of the City of College Station, Texas, is a true and correct copy of said Notice and that I posted a true and correct copy of said notice on the bulletin board at City Hall, 1101 Texas Avenue, in College Station, Texas, and the City's website, [www.cstx.gov](http://www.cstx.gov). The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on August \_\_, 2013, at \_\_\_\_\_ and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

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

Dated this \_\_\_\_ day of \_\_\_\_\_, 2013.

CITY OF COLLEGE STATION, TEXAS

By \_\_\_\_\_

Subscribed and sworn to before me on this the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

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

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

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

**MINUTES**  
**PLANNING & ZONING COMMISSION**  
**Workshop Meeting**  
**July 18, 2013, 6:00 p.m.**  
**City Hall Council Chambers**  
**College Station, Texas**

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**COMMISSIONERS PRESENT:** Jodi Warner, Bo Miles, Jerome Rektorik, Vergel Gay, and Jim Ross

**COMMISSIONERS ABSENT:** Mike Ashfield and Brad Carrier

**CITY COUNCIL MEMBERS PRESENT:** John Nichols

**CITY STAFF PRESENT:** Bob Cowell, Lance Simms, Molly Hitchcock, Jennifer Prochazka, Jason Schubert, Matt Robinson, Morgan Hester, Teresa Rogers, Jenifer Paz, Alan Gibbs, Carol Cotter, Danielle Singh, Erika Bridges, Joe Guerra, Adam Falco, Erin Provazek, Donald Harmon, Dave Coleman, Courtney Kennedy, Randall Heye, Debbie Eller, David Brower, Brian Piscacek, Betty Vermeiere, April Howard, and Brittany Caldwell

1. Call the meeting to order.

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

2. Discussion of consent and regular agenda items.

There was no discussion regarding consent and regular agenda items.

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

- Final Plat ~ Amending ~ Great Oaks Phase 1A **Case # 13-00900114 (M. Hester)**

Executive Director Cowell reviewed the above-mentioned plat.

There was general discussion amongst the Commission and Staff regarding Great Oaks.

4. Discussion of new development applications submitted to the City. [[New Development List](#)]

There was no discussion regarding new development applications.

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

Executive Director Cowell reviewed the status of items within the P&Z Plan of Work.

6. Presentation, discussion, and possible action regarding an overview of the current approach to Affordable Housing. (**M. Hitchcock/D. Eller**)

Community Development Analysts Piscacek and Brower presented an overview of the current approach to Affordable Housing.

7. Presentation, discussion, and possible action regarding the Economic Development Master Plan. **(B. Cowell)**

Economic Development Analyst Heye presented the Economic Development Master Plan.

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

- Thursday, July 25, 2013 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. **(Liaison – Ashfield)**
- Thursday, August 1, 2013 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.

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

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

Acting Chairman Warner gave an update regarding the South Knoll Area Neighborhood Plan.

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

There was no discussion regarding future agenda items.

11. Adjourn.

The meeting was adjourned at 6:51 p.m.

**Approved:**

**Attest:**

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Mike Ashfield, Chairman  
Planning & Zoning Commission

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Brittany Caldwell, Admin. Support Specialist  
Planning & Development Services

**MINUTES**  
**PLANNING & ZONING COMMISSION**  
**Regular Meeting**  
**July 18, 2013, 7:00 p.m.**  
**City Hall Council Chambers**  
**College Station, Texas**

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**COMMISSIONERS PRESENT:** Jodi Warner, Bo Miles, Jerome Rektorik, Vergel Gay, and Jim Ross

**COMMISSIONERS ABSENT:** Mike Ashfield and Brad Corrier

**CITY COUNCIL MEMBERS PRESENT:** John Nichols

**CITY STAFF PRESENT:** Bob Cowell, Lance Simms, Molly Hitchcock, Jennifer Prochazka, Matt Robinson, Morgan Hester, Teresa Rogers, Jenifer Paz, Alan Gibbs, Carol Cotter, Danielle Singh, Erika Bridges, Joe Guerra, Adam Falco, Erin Provazek, Donald Harmon, Dave Coleman, Courtney Kennedy, April Howard, and Brittany Caldwell

1. **Call Meeting to Order**

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

2. **Pledge of Allegiance**

3. **Hear Citizens**

No one spoke.

4. **Consent Agenda**

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

4.1 Consideration, discussion, and possible action to approve Meeting Minutes.

- June 20, 2013 ~ Workshop
- June 20, 2013 ~ Regular
- July 2, 2013 ~ Special Regular

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

- Brad Corrier ~ June 20, 2013
- Mike Ashfield ~ July 18, 2013

- 4.3 Presentation, discussion, and possible action on a Preliminary Plat for Great Oaks Subdivision consisting of 357 residential lots on approximately 224.5 acres generally located west of Holleman Drive South and north of Rock Prairie Road West. **Case #13-00900059 (M. Hester)**
- 4.4 Presentation, discussion, and possible action on a Final Plat for Great Oaks Phase 13 consisting of seven residential lots on approximately 9.2 acres generally located west of Arboleda Drive in the Great Oaks Subdivision. **Case #13-00900032 (M. Hester)**
- 4.5 Presentation, discussion, and possible action on a Preliminary Plat for Indian Lakes Phase 17 consisting of 19 residential lots on approximately 36.36 acres generally located east of Matoska Ridge Drive in the Indian Lakes Subdivision, approximately one mile southwest of State Highway 6 South in the City's Extraterritorial Jurisdiction. **Case #13-00900095 (M. Hester)**

**Commissioner Miles motioned to approve Consent Agenda Items 4.1 – 4.5. Commissioner Rektorik seconded the motion, motion passed (5-0).**

### **Regular Agenda**

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

There was no discussion regarding future agenda items.

6. 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 75.07 acres located in Robert Stevenson Survey, Abstract No. 54, College Station, Brazos County, Texas, recorded in Volume 6985, Page 42, of the Official Records of Brazos County, Texas, more generally located south of William D. Fitch between Barron Road and Victoria Avenue from R-1 Single-Family Residential and A-O Agricultural Open to PDD Planned Development District. **Case #13-00900077 (T. Rogers) (Note: Final action on this item is scheduled for the August 8, 2013 City Council Meeting -subject to change)**

Staff Planner Rogers presented the rezoning and recommended approval with the condition that pedestrian access is provided from the R-3 Townhouse development to the open-space area and right-turn deceleration lanes be provided for the Suburban Commercial portion of the project on connections to William D. Fitch.

There was general discussion regarding the rezoning.

Natalie Ruiz, IPS Group, stated that she felt that a good solution had been reached and asked that the rezoning be approved with Staff's recommendations.

Acting Chairman Warner opened the public hearing.

No one spoke during the public hearing.

Acting Chairman Warner closed the public hearing.

**Commissioner Miles motioned to recommend approval of the rezoning with the conditions recommended by Staff. Commissioner Rektorik seconded the motion, motion passed (5-0).**

7. Presentation, possible action, and discussion regarding a recommendation to City Council on Capital Improvement Program projects. **(D. Harmon)**

Assistant Director of Public Works/Capital Projects Harmon presented the Capital Improvement projects.

There was general discussion amongst the Commission regarding the projects.

**Commissioner Gay motioned to forward the recommendation to City Council as presented. Commissioner Miles seconded the motion, motion passed (5-0).**

8. Public hearing, presentation, discussion, and possible action on a Final Plat for Oak Terrace Addition Second Revision Lot 1R, Block 9 & Lot 1R, Block 12 being a replat of Oak Terrace Addition Second Revision All of Blocks 9 and 10, Lots 1-10, Block 12, former Milam Avenue right-of-way, and former Culpepper Drive right-of-way consisting of two lots on 13.833 acres at 900 & 901 Cross Street. **Case # 12-00500246 (M. Robinson)**

Senior Planner Robinson presented the replat and recommended approval.

Rabon Metcalf, RME Consulting Engineers, stated that the purpose of the replat is to give the developer a track record of what has taken place.

Acting Chairman Warner opened the public hearing.

No one spoke during the public hearing.

Acting Chairman Warner closed the public hearing.

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

9. Public hearing, presentation, discussion, and possible action regarding an ordinance amending Chapter 12 “Unified Development Ordinance” of the Code of Ordinances of the City of College Station to allow micro-industrial uses as a permitted use within the NG-1 Core Northgate and NG-2 Transitional Northgate zoning districts. **Case #13-00900127 (M. Robinson) (Note: Final action on this item is scheduled for the July 25, 2013 City Council Meeting -subject to change)**

Senior Planner Robinson presented the ordinance amendment regarding micro-industrial uses being permitted within the NG-1 Core Northgate and NG-2 Transitional Northgate zoning districts.

There was general discussion amongst the Commission regarding the amendment.

Acting Chairman Warner opened the public hearing.

No one spoke during the public hearing.

Acting Chairman Warner closed the public hearing.

**Commissioner Ross motioned to recommend approval of the ordinance amendment. Commissioner Gay seconded the motion, motion passed (5-0).**

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

There was no discussion regarding future agenda items.

11. Adjourn.

The meeting was adjourned at 8:04 p.m.

**Approved:**

**Attest:**

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Mike Ashfield, Chairman  
Planning & Zoning Commission

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Brittany Caldwell, Admin. Support Specialist  
Planning & Development Services

**MINUTES**  
**PLANNING & ZONING COMMISSION**  
**Workshop Meeting**  
**August 1, 2013, 6:00 p.m.**  
**City Hall Council Chambers**  
**College Station, Texas**

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**COMMISSIONERS PRESENT:** Mike Ashfield, Jodi Warner, Bo Miles, Brad Corrier, Jerome Rektorik, and Jim Ross

**COMMISSIONERS ABSENT:** Vergel Gay

**CITY COUNCIL MEMBERS PRESENT:** None

**CITY STAFF PRESENT:** Bob Cowell, Jennifer Prochazka, Matt Robinson, Morgan Hester, Teresa Rogers, Jenifer Paz, Alan Gibbs, Carol Cotter, Danielle Singh, Joe Guerra, Roberta Cross, April Howard, 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.

Senior Planner Robinson stated that Regular Agenda Item 6 has been pulled from the agenda by the applicant.

3. Discussion of new development applications submitted to the City. [[New Development List](#)]

Chairman Ashfield asked what was being developed at Rock Prairie Road and State Highway 6 South near the Courtyard Marriott.

Staff stated that it was a retail development and there were rumors of a Starbucks occupying the space.

4. Presentation, possible action, and discussion 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 P&Z Plan of Work.

There was general discussion amongst the Commission regarding the Plan of Work.

5. Presentation, possible action, and discussion regarding an update on the South Knoll Area Neighborhood Plan. **Case #13-00900151 (J. Prochazka)**

Principal Planner Prochazka gave an update regarding the South Knoll Area Neighborhood Plan.

There was general discussion amongst the Commission regarding the Plan.

6. Presentation, possible action, and discussion on an overview of sign regulations for Places of Worship. **(T. Rogers)**

Staff Planner Rogers gave an overview of sign regulations for Places of Worship.

There was general discussion amongst the Commission regarding the sign regulations and it was determined that a stakeholder meeting needed to be held to discuss changes in the sign ordinance for the areas along State Highway 6 and State Highway 40.

Executive Director Cowell stated that information along with a request for changes to the electronic message board signage would be incorporated into the annual UDO review.

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

- Thursday, August 8, 2013 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. **(Liaison – Miles)**
- Thursday, August 15, 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.

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.

Commissioner Rektorik gave an update regarding the 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.

There was no discussion regarding future agenda items.

10. Adjourn.

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

**Approved:**

**Attest:**

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Mike Ashfield, Chairman  
Planning & Zoning Commission

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Brittany Caldwell, Admin. Support Specialist  
Planning & Development Services

**MINUTES**  
**PLANNING & ZONING COMMISSION**  
**Regular Meeting**  
**August 1, 2013, 7:00 p.m.**  
**City Hall Council Chambers**  
**College Station, Texas**

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**COMMISSIONERS PRESENT:** Mike Ashfield, Jodi Warner, Bo Miles, Brad Corrier, Jerome Rektorik, and Jim Ross

**COMMISSIONERS ABSENT:** Vergel Gay

**CITY COUNCIL MEMBERS PRESENT:** Karl Mooney

**CITY STAFF PRESENT:** Bob Cowell, Jennifer Prochazka, Matt Robinson, Morgan Hester, Teresa Rogers, Jenifer Paz, Alan Gibbs, Carol Cotter, Danielle Singh, Joe Guerra, Roberta Cross, April Howard, and Brittany Caldwell

1. **Call Meeting to Order**

Chairman Ashfield called the meeting to order at 7:04 p.m.

2. **Pledge of Allegiance**

3. **Hear Citizens**

No one spoke.

4. **Consent Agenda**

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

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

- Vergel Gay ~ August 1, 2013

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

**Regular Agenda**

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

No items were removed from the Consent Agenda.

6. Public hearing, presentation, possible action, and discussion on a Final Plat for Caprock Crossing Lots 1R and 2R, Block 2 being a replat of Caprock Crossing Lot 1, Block 2, consisting of 2 lots on approximately 8.2 acres located at 4446 State Highway 6 South. **Case #13-00900121 (M. Robinson)**

**This item was pulled from the agenda by the applicant prior to the meeting.**

7. Public hearing, presentation, possible action, and discussion regarding an amendment to Chapter 12, "Unified Development Ordinance", Section 4.2, "Official Zoning Map" of the Code of Ordinances of the City of College Station, Texas by rezoning approximately 59 acres for the property located in the Crawford Burnett League Abstract No. 7, College Station, Brazos County, Texas. Said tract being a portion of the remainder of a called 108.88 acre tract as described by a deed to Heath Phillips Investments, LLC, Recorded in Volume 9627, Page 73 of the Official Public Records of Brazos County, Texas, more generally located at 3100 Haupt Road from PDD Planned Development District to PDD Planned Development District with additional uses and amendments to the previously approved concept plan for the Barracks II. **Case #13-00900122 (M. Robinson) (Note: Final action on this item is scheduled for the August 22, 2013 City Council Meeting - subject to change)**

Senior Planner Robinson presented the rezoning and recommended approval.

There was general discussion amongst the Commission regarding the rezoning.

Commissioner Ross asked why there was an additional cable system.

Heath Phillips, applicant, stated that he realized the lake was larger than was anticipated. He said that the additional system would be the same two-tower cable system that is currently installed.

Chairman Ashfield opened the public hearing.

No one spoke during the public hearing.

Chairman Ashfield closed the public hearing.

**Commissioner Ross motioned to recommend approval of the rezoning. Commissioner Corrier seconded the motion, motion passed (6-0).**

8. Presentation, possible action, and discussion on an overview regarding the creation of new residential zoning districts in compliance with the Comprehensive Plan. **Case #13-00900030 (J. Prochazka)**

Principal Planner Prochazka gave an overview regarding the creation of new residential zoning districts in compliance with the Comprehensive Plan.

There was general discussion amongst the Commission regarding the zoning districts.

No action was taken on this item.

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 7:38 p.m.

**Approved:**

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Mike Ashfield, Chairman  
Planning & Zoning Commission

**Attest:**

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Brittany Caldwell, Admin. Support Specialist  
Planning & Development Services



CITY OF COLLEGE STATION  
*Planning & Development Services*

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

Name Brad Corrier

Request Submitted on 7/24/2013

I will not be in attendance at the meeting on 8/15/2013  
for the reason specified: (Date)

Not able to attend.

Signature Brad Corrier



CITY OF COLLEGE STATION

**FINAL PLAT**  
**for**  
**Great Oaks Phase 14**  
**13-00900130**

**SCALE:** 16 residential lots on approximately 22.1 acres

**LOCATION:** Generally located east of Arboleda Drive in the Great Oaks Subdivision

**ZONING:** A-OR Rural Residential Subdivision

**APPLICANT:** Clint Cooper, BCS Rock Prairie

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

**RECOMMENDATION:** Staff recommends approval of the Final Plat.



Case: 13-130

GREAT OKAS PH 14

DEVELOPMENT REVIEW

FINAL PLAT



## DEVELOPMENT HISTORY

<b>Annexation:</b>	March 2008
<b>Zoning:</b>	A-O Agricultural Open upon annexation A-OR Rural Residential Subdivision in May 2008
<b>Preliminary Plat:</b>	Preliminary Plats have been approved for Great Oaks in 2006, 2012, and a recent revision in 2013.
<b>Site Development:</b>	Vacant. Sixteen residential lots are proposed with this phase, ranging in size from 1.0 acre to 3.9 acres.

## COMMENTS

<b>Parkland Dedication:</b>	This development was Master Planned in the ETJ prior to parkland dedication requirements; therefore, no parkland dedication is required.
<b>Greenways:</b>	N/A
<b>Pedestrian Connectivity:</b>	At the time when Great Oaks was master planned, the tract was located in the ETJ; therefore, no sidewalks are proposed or required.
<b>Bicycle Connectivity:</b>	At the time when Great Oaks was master planned, the tract was located in the ETJ; therefore, no bicycle facilities are proposed or required.
<b>Impact Fees:</b>	N/A

## REVIEW CRITERIA

- 1. Compliance with Subdivision Regulations:** The Comprehensive Plan designates this area as Restricted Suburban and the proposed lot sizes exceed what is identified with this land use. The proposed lots will have access from Spanish Oak Court, which joins to Arboleda Drive. Arboleda Drive connects to Great Oaks Drive, a future 2-lane Minor Collector on the Thoroughfare Plan and connects to Walnut Drive, a future Minor Collector located in the ETJ.
- 2. Compliance with Subdivision Regulations:** The Final Plat complies with the applicable Subdivision Regulations contained in the Unified Development Ordinance.

## STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat.

## SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



**FOR OFFICE USE ONLY**

CASE NO: 12-130

DATE SUBMITTED: 10/20/13

TIME: 9:40

STAFF: JS

## 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 Great Oaks 14

ADDRESS \_\_\_\_\_

SPECIFIED LOCATION OF PROPOSED PLAT:

Adjacent to Phase 1 & Phase 13 of Great Oaks

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

Name Caldwell Companies - BCS Rock Prairie LP E-mail ccoder@caldwellcos.com

Street Address 1700 Research Pkwy

City C.S. State Tx Zip Code 77845

Phone Number 260-7000 Fax Number \_\_\_\_\_

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

Name Same as Applicant E-mail \_\_\_\_\_  
Street Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
Phone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

ARCHITECT OR ENGINEER'S INFORMATION:

Name McClure & Browne (Jeff Robertson) E-mail jeff@mcclurebrowne.com  
Street Address 1008 Woodcock  
City C.S. State Tx Zip Code 77845  
Phone Number 693-3838 Fax Number \_\_\_\_\_

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 22.072 Total No. of Lots 16 R-O-W Acreage 3.4

Existing Use open Proposed Use single family residents

Number of Lots By Zoning District \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Average Acreage Of Each Residential Lot By Zoning District:  
1.21 / AOR \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Floodplain Acreage 0

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: Great Oaks

City Project Number (if known): \_\_\_\_\_

Date / Timeframe when submitted: 06/2000

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

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

**Regarding the waiver request, explain how:**

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

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

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

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

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

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



## 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)

6.6.13  
\_\_\_\_\_  
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

6.6.13  
\_\_\_\_\_  
Date

**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, Jeffery L. Robertson 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 Jeffery L. Robertson

Date 6-6-13

Initial

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

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

B. I, \_\_\_\_\_, 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, \_\_\_\_\_, 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, \_\_\_\_\_, 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, \_\_\_\_\_, 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.

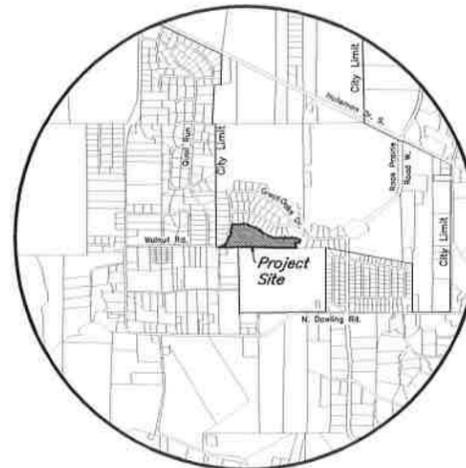
Required Elevation Certificates will be provided with elevations certified during construction (forms at slab pre-pour) and post construction.

\_\_\_\_\_  
Engineer / Surveyor

\_\_\_\_\_  
Date

Conditions or comments as part of approval: \_\_\_\_\_

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	62°21'49"	319.49'	347.75'	193.35'	S 87°47'03" E	330.84'
C2	8°33'01"	1035.00'	154.45'	77.37'	N 56°45'32" E	154.31'
C3	9°02'01"	465.00'	73.31'	36.73'	N 41°50'20" W	73.24'
C4	16°28'20"	535.00'	153.81'	77.44'	N 33°22'45" W	153.28'
C5	8°46'18"	820.00'	125.54'	62.89'	N 10°40'49" W	125.41'
C6	45°47'13"	50.00'	39.96'	21.11'	N 29°11'18" W	38.90'
C7	100°53'16"	50.00'	88.04'	80.53'	N 54°28'05" E	77.10'
C8	8°46'18"	750.00'	114.82'	57.52'	N 10°40'49" W	114.71'
C9	20°54'55"	465.00'	169.74'	85.83'	N 25°31'25" W	168.80'
C10	10°18'46"	535.00'	96.30'	48.28'	N 34°07'20" W	96.17'

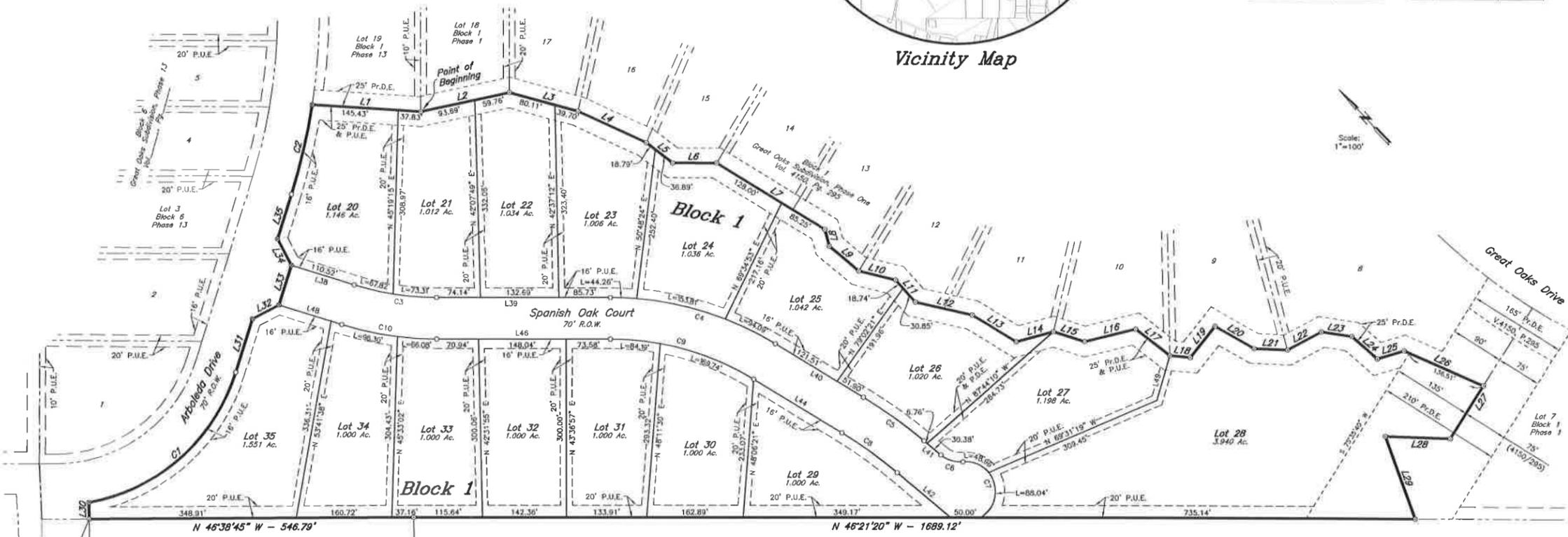


Vicinity Map

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 42°41'18" E	183.26'
L2	S 58°31'24" E	153.45'
L3	S 31°01'43" E	119.82'
L4	S 21°30'33" E	125.64'
L5	S 8°46'25" E	55.68'
L6	S 46°17'21" E	74.57'
L7	S 14°48'13" E	213.25'
L8	S 28°13'28" W	28.96'
L9	S 6°17'39" E	64.93'
L10	S 32°33'21" E	63.64'
L11	S 1°54'21" W	49.58'
L12	S 33°36'28" E	98.55'
L13	S 15°18'52" E	87.02'
L14	S 6°12'8" E	54.90'
L15	S 28°51'40" E	54.88'

LINE TABLE		
LINE	BEARING	DISTANCE
L16	S 60°09'02" E	86.23'
L17	S 8°40'58" E	72.84'
L18	S 41°06'16" E	34.36'
L19	N 81°42'09" E	66.96'
L20	S 17°01'27" E	76.08'
L21	S 44°05'02" E	56.04'
L22	S 74°38'40" E	64.82'
L23	S 38°00'14" E	52.24'
L24	S 5°28'11" E	56.98'
L25	S 63°18'50" E	47.38'
L26	S 22°56'48" E	148.15'
L27	S 75°35'40" W	105.23'
L28	N 44°43'14" W	110.18'
L29	S 23°27'07" W	147.76'
L30	N 43°00'33" E	27.98'

LINE TABLE		
LINE	BEARING	DISTANCE
L31	N 61°02'03" E	94.51'
L32	S 73°57'57" E	50.00'
L33	N 61°02'03" E	70.00'
L34	N 16°02'03" E	50.00'
L35	N 61°02'03" E	78.62'
L36	N 28°57'57" W	110.52'
L37	N 46°21'20" W	292.55'
L38	N 15°03'58" W	173.41'
L39	N 61°17'40" W	37.14'
L40	N 61°17'41" W	117.17'
L41	N 15°03'58" W	173.41'
L42	N 46°21'20" W	292.55'
L43	N 28°57'57" W	110.52'
L44	N 59°46'09" E	78.75'



**FIELD NOTES**  
 Being all that certain tract or parcel of land lying and being situated in the JAMES ERWIN SURVEY, A-19, Brazos County, Texas and being part of the 31.286 acre Tract 1 described in the deed from Lieven J. Van Riet, Trustee to BCS Rock Prairie, LP recorded in Volume 10914, Page 117 of the Official Records of Brazos County (O.R.B.C.) and being more particularly described by metes and bounds as follows:

**BEGINNING:** at a found 1/2-inch iron rod marking the west corner of Lot 18, Block 1, GREAT OAKS SUBDIVISION, PHASE ONE as recorded in Volume 4150, Page 295 (O.R.B.C.) and being in the marking the northeast line of the said 31.286 acre BCS Rock Prairie, LP tract;

**THENCE:** along the southeasterly lines of said GREAT OAKS SUBDIVISION, PHASE ONE for the following twenty-eight (28) calls:

- 1) S 58° 31' 24" E for a distance of 153.45 feet to a found 1/2-inch iron rod for corner,
- 2) S 31° 01' 43" E for a distance of 119.82 feet to a found 1/2-inch iron rod for corner,
- 3) S 21° 30' 33" E for a distance of 125.64 feet to a found 1/2-inch iron rod for corner,
- 4) S 08° 46' 25" E for a distance of 55.68 feet to a found 1/2-inch iron rod for corner,
- 5) S 46° 17' 21" E for a distance of 74.57 feet to a found 1/2-inch iron rod for corner,
- 6) S 14° 48' 13" E for a distance of 213.25 feet to a found 1/2-inch iron rod for corner,
- 7) S 28° 13' 28" W for a distance of 28.96 feet to a found 1/2-inch iron rod for corner,
- 8) S 06° 17' 39" E for a distance of 64.93 feet to a found 1/2-inch iron rod for corner,
- 9) S 32° 33' 21" E for a distance of 63.64 feet to a found 1/2-inch iron rod for corner,
- 10) S 01° 54' 21" W for a distance of 49.58 feet to a found 1/2-inch iron rod for corner,
- 11) S 33° 36' 28" E for a distance of 98.55 feet to a found 1/2-inch iron rod for corner,
- 12) S 15° 18' 52" E for a distance of 87.02 feet to a found 1/2-inch iron rod for corner,
- 13) S 6° 12' 8" E for a distance of 54.90 feet to a found 1/2-inch iron rod for corner,
- 14) S 28° 51' 40" E for a distance of 54.88 feet to a found 1/2-inch iron rod for corner,
- 15) S 60° 09' 02" E for a distance of 86.23 feet to a found 1/2-inch iron rod for corner,
- 16) S 08° 40' 58" E for a distance of 72.84 feet to a found 1/2-inch iron rod for corner,
- 17) S 41° 06' 16" E for a distance of 34.36 feet to a found 1/2-inch iron rod for corner,
- 18) N 81° 42' 09" E for a distance of 66.96 feet to a found 1/2-inch iron rod for corner,
- 19) S 17° 01' 27" E for a distance of 76.08 feet to a found 1/2-inch iron rod for corner,
- 20) S 44° 05' 02" E for a distance of 56.04 feet to a found 1/2-inch iron rod for corner,
- 21) S 74° 38' 40" E for a distance of 64.82 feet to a found 1/2-inch iron rod for corner,
- 22) S 38° 00' 14" E for a distance of 52.24 feet to a found 1/2-inch iron rod for corner,
- 23) S 05° 28' 11" E for a distance of 56.98 feet to a found 1/2-inch iron rod for corner,
- 24) S 63° 18' 50" E for a distance of 47.38 feet to a found 1/2-inch iron rod for corner,
- 25) S 22° 56' 48" E for a distance of 148.15 feet to a found 1/2-inch iron rod for corner,
- 26) S 75° 35' 40" W for a distance of 105.23 feet to a found 1/2-inch iron rod for corner,
- 27) N 44° 43' 14" W for a distance of 110.18 feet to a found 1/2-inch iron rod for corner and
- 28) S 23° 27' 07" W for a distance of 147.76 feet to a found 1/2-inch iron rod marking the most westerly corner of Lot 7, Block 1 of said GREAT OAKS SUBDIVISION, PHASE ONE, said iron rod also being in the southwest line of the said 31.286 acre BCS Rock Prairie, LP tract and the northeast line of the called 104.92 acre M.S. Kavanaugh tract described in Volume 437, Page 581 of the Brazos County Dead Records (B.C.D.R.).

**THENCE:** N 46° 21' 20" W along the common line of the said 31.286 acre tract and the called 104.92 acre tract for a distance of 1689.12 feet to a found 1/2-inch iron rod marking the north corner of the called 104.92 acre Kavanaugh tract and the east corner of Lot 9, HOLT HILLS Subdivision as recorded in Volume 261, Page 887 (B.C.D.R.);

**THENCE:** N 46° 38' 45" W along the northeast line of said Lot 9, HOLT HILLS Subdivision for a distance of 546.79 feet to a found 1/2-inch iron rod marking the north corner of said Lot 9 and the lower northeast corner of a County Road called Walnut Road (based on a 40' width);

**THENCE:** through the interior of the said 31.286 acre BCS Rock Prairie, LP tract for the following nine (9) calls:

- 1) N 43° 00' 33" E for a distance of 27.98 feet to a found 1/2-inch iron rod set for corner,
- 2) 347.75 feet in a counter-clockwise direction along the arc of a curve having a central angle of 62° 21' 49", a radius of 319.49 feet, a tangent of 193.35 feet and a long chord bearing S 87° 47' 03" E at a distance of 330.84 feet to a 3/4-inch iron pipe set for the Point of Tangency,
- 3) N 61° 02' 03" E for a distance of 94.51 feet to a found 1/2-inch iron rod set for corner,
- 4) S 73° 57' 57" E for a distance of 50.00 feet to a found 1/2-inch iron rod set for corner,
- 5) N 61° 02' 03" E for a distance of 70.00 feet to a found 1/2-inch iron rod set for corner,
- 6) N 16° 02' 03" E for a distance of 50.00 feet to a found 1/2-inch iron rod set for corner,
- 7) N 61° 02' 03" E for a distance of 78.62 feet to a found 1/2-inch iron pipe set for the Point of Curvature of a curve to the left.
- 8) 154.45 feet along the arc of said curve having a central angle of 08° 33' 01", a radius of 1035.00 feet, a tangent of 77.37 feet and a long chord bearing N 56° 45' 32" E at a distance of 154.31 feet to a found 1/2-inch iron rod set for corner, and
- 9) S 42° 41' 18" E for a distance of 183.26 feet to the POINT OF BEGINNING and containing 22.072 acres of land, more or less.

**GENERAL SURVEYOR NOTES:**  
 1. ORIGIN OF BEARING SYSTEM: Monuments found and the record bearing along the southwest line (N 46°21'20" W) of the 31.286 acre BCS Rock Prairie, LP tract recorded in Volume 10914, Page 117 of the Official Records of Brazos County, Texas (O.R.B.C.) was used as the BASIS OF BEARINGS shown on this plat.  
 2. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0305E, Map Revised May 16, 2012, this property is not located in a Special Flood Hazard Area.  
 3. Notes from the Brazos County Health Department:  
 a.) No onsite sewage facility (OSSF) authorization to construct for an individual lot will be issued without first having a site evaluation report on file for that individual lot. The site evaluation must be done by a state licensed site evaluator.  
 b.) All lots served by an OSSF must comply with county and state regulations. No OSSF may be installed on any lot without the issuance of an "authorization to construct" issued by the Brazos County Health Department under the provisions of the private sewage facility regulations adopted by the Commissioners Court of Brazos County, pursuant to the provisions of Section 21.084 of the Texas Water Code. No OSSF drain field is to encroach on the 100-foot sanitary zone of private water wells or 150 feet of public water wells. A sanitary zone must be clearly delineated around all existing public or private wells on the subdivision plat or within 150 feet of the subdivision boundary.  
 c.) Any potential OSSF site within a 100-year flood plain is subject to special planning requirements. The OSSF shall be located so that a flood will not damage the OSSF during a flood event, resulting in contamination of the environment. Planning materials shall indicate how tank flotation is eliminated.  
 4. Wetborn Special Utility District will provide water service for the subdivision.  
 5. All distances shown along curves are arc lengths.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 We, the undersigned owners and developers of the land shown on this plat, and designated herein as GREAT OAKS PHASE 14 Subdivision to 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.  
 Given under my hand and seal on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
 Notary Public, Brazos 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 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 the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ in the Official 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 PLANNING AND ZONING COMMISSION**  
 I, \_\_\_\_\_, 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 \_\_\_\_\_, 20\_\_\_\_.  
 Chairman

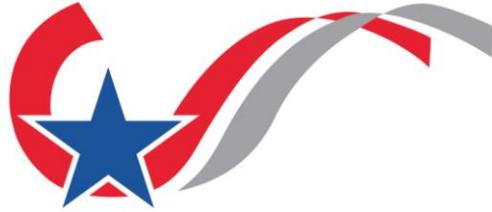
**CERTIFICATE OF SURVEYOR**  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.  
 Kevin R. McClure, R.P.L.S. No. 5650

**FINAL PLAT**  
**GREAT OAKS**  
**PHASE 14**  
 LOTS 20-35, BLOCK 1  
 22.072 ACRES  
 JAMES ERWIN SURVEY, A-119  
 COLLEGE STATION, BRAZOS COUNTY, TEXAS  
 FEBRUARY, 2013  
 SCALE: 1" = 100'

Owner:  
 BCS Rock Prairie, LP  
 1700 Reserach Pkwy #240  
 College Station, TX 77845  
 (979) 260-7000

Surveyor:  
 McClure & Browne Engineering/Surveying, Inc.  
 1008 Woodcreek Dr., Suite 103  
 College Station, Texas 77845  
 (979) 693-3838

13-130  
 7-19-13  
 3-08  
 CDD



CITY OF COLLEGE STATION

**DEVELOPMENT PLAT  
for  
Arrington Tower Site Subdivision  
13-00900133**

- SCALE:** One lot on approximately 1.507 acres
- LOCATION:** 1561 Arrington Rd, generally located at the intersection of South Oaks Drive and Arrington Road in South College Station
- ZONING:** A-O Agricultural Open
- APPLICANT:** Terry Winn, P.E., Winn PEC, LLC
- PROJECT MANAGER:** Teresa Rogers, Staff Planner  
trogers@cstx.gov
- PROJECT OVERVIEW:** This property is owned by Wellborn Special Utility District. This request is to plat the tract in order to develop a water tower storage tank.
- RECOMMENDATION:** Staff recommends approval of the Final Plat.



DEVELOPMENT  
PLAT

Case: 13-133

ARRINGTON TOWER SITE

DEVELOPMENT REVIEW



## **DEVELOPMENT HISTORY**

<b>Annexation:</b>	November 2002
<b>Zoning:</b>	A-O Agricultural Open, upon annexation
<b>Preliminary Plan:</b>	A Preliminary Plan is not required because the tract is not being subdivided.
<b>Site Development:</b>	Existing storage building and ground water tank storage

## **COMMENTS**

<b>Parkland Dedication:</b>	Parkland dedication is not required or proposed with this plat.
<b>Greenways:</b>	Greenway dedication or development is not required or proposed with this plat.
<b>Pedestrian Connectivity:</b>	Pedestrian facilities are not required or proposed with this plat.
<b>Bicycle Connectivity:</b>	Bicycle facilities are not required or proposed with this plat.
<b>Impact Fees:</b>	N/A

## **REVIEW CRITERIA**

**Compliance with Subdivision Regulations:** The Development Plat is in compliance with the Subdivision Requirements of the Unified Development Ordinance.

## **STAFF RECOMMENDATIONS**

Staff recommends approval of the Development Plat.

## **SUPPORTING MATERIALS**

1. Application
2. Copy of Development Plat



FOR OFFICE USE ONLY	
CASE NO.:	<u>13-133</u>
DATE SUBMITTED:	<u>6-28-13</u>
TIME:	<u>3:16</u>
STAFF:	<u>COB</u>

## DEVELOPMENT PLAT APPLICATION

### MINIMUM SUBMITTAL REQUIREMENTS:

- ~~NA~~ \$932 Development Plat Application Fee. *Per Lance*
- \$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 staff review).
- 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).
- 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 Development Plat checklist with all items checked off or a brief explanation as to why they are not.

Date of Optional Preapplication or Stormwater Management Conference n/a 3/13/2013

NAME OF PROJECT ARRINGTON ROAD ELEVATED TANK

ADDRESS 1600 Arrington Road, College Station, TX 77845

LEGAL DESCRIPTION (Lot, Block, Subdivision) A007601, A Babilie A-76 (ICL), Tract 4.2, 1.5 Acres

### SPECIFIED LOCATION OF PROPOSED PLAT:

West side of Arrington Rd. at the intersection of Arrington Rd. and S. Oaks Dr.

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

Name Terry Winn, P.E. E-mail twinn@winnpec.com

Street Address 505 Padon

City Longview State TX Zip Code 75601

Phone Number (903)553-0500 Fax Number (903)553-0555

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

Name Wellborn Special Utility District of Brazos County E-mail wsud.sc@verizon.net  
Street Address 4118 Greens Prairie Road  
City College Station State TX Zip Code 77845  
Phone Number (979)690-9799 Fax Number (979)690-1260

ARCHITECT OR ENGINEER'S INFORMATION:

Name Terry Winn, P.E. E-mail twinn@winnpec.com  
Street Address 505 Padon  
City Longview State TX Zip Code 75601  
Phone Number (903)553-0500 Fax Number (903)553-0555

Total Acreage 1.50 R-O-W Acreage 0.331

Current zoning of subject property A-O Agricultural Open

Floodplain Acreage 0

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

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 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

Requested oversize participation n/a

<p><b>Total Linear Footage of Proposed Public:</b></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>0</u> Bike Lanes / Paths</p>	<p><b>Parkland Dedication due prior to filing the Development Plat:</b></p> <p>ACREAGE:</p> <p><u>0</u> No. of acres to be dedicated + \$ <u>0</u> 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><b>OR</b></p> <p>FEE IN LIEU OF LAND:</p> <p><u>0</u> No. of SF Dwelling Units X \$ <u>0</u> = \$ <u>0</u></p> <p><u>n/a</u> (date) Approved by Parks &amp; 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.

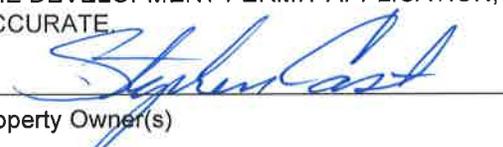
  
Signature and title

6/28/13  
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 N/A (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)

6/28/13  
\_\_\_\_\_  
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

6/28/13  
\_\_\_\_\_  
Date

**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.

**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, n/a , 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: \_\_\_\_\_

CERTIFICATE OF OWNERSHIP AND DEDICATION  
 STATE OF TEXAS  
 COUNTY OF BRAZOS

We, Wellborn Special Utility District, owners and developers of the land shown on this plat, and designated herein as the ARRINGTON TOWER SITE subdivision to 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.

President of the Board of Directors

STATE OF TEXAS  
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Jerry Ransom, 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 of office this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

Notary Public

CERTIFICATE OF CITY PLANNER

I, \_\_\_\_\_, City Planner 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 Planner

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

CERTIFICATE OF 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 this \_\_\_\_\_ day of \_\_\_\_\_, 2013, 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

By: \_\_\_\_\_  
 Deputy

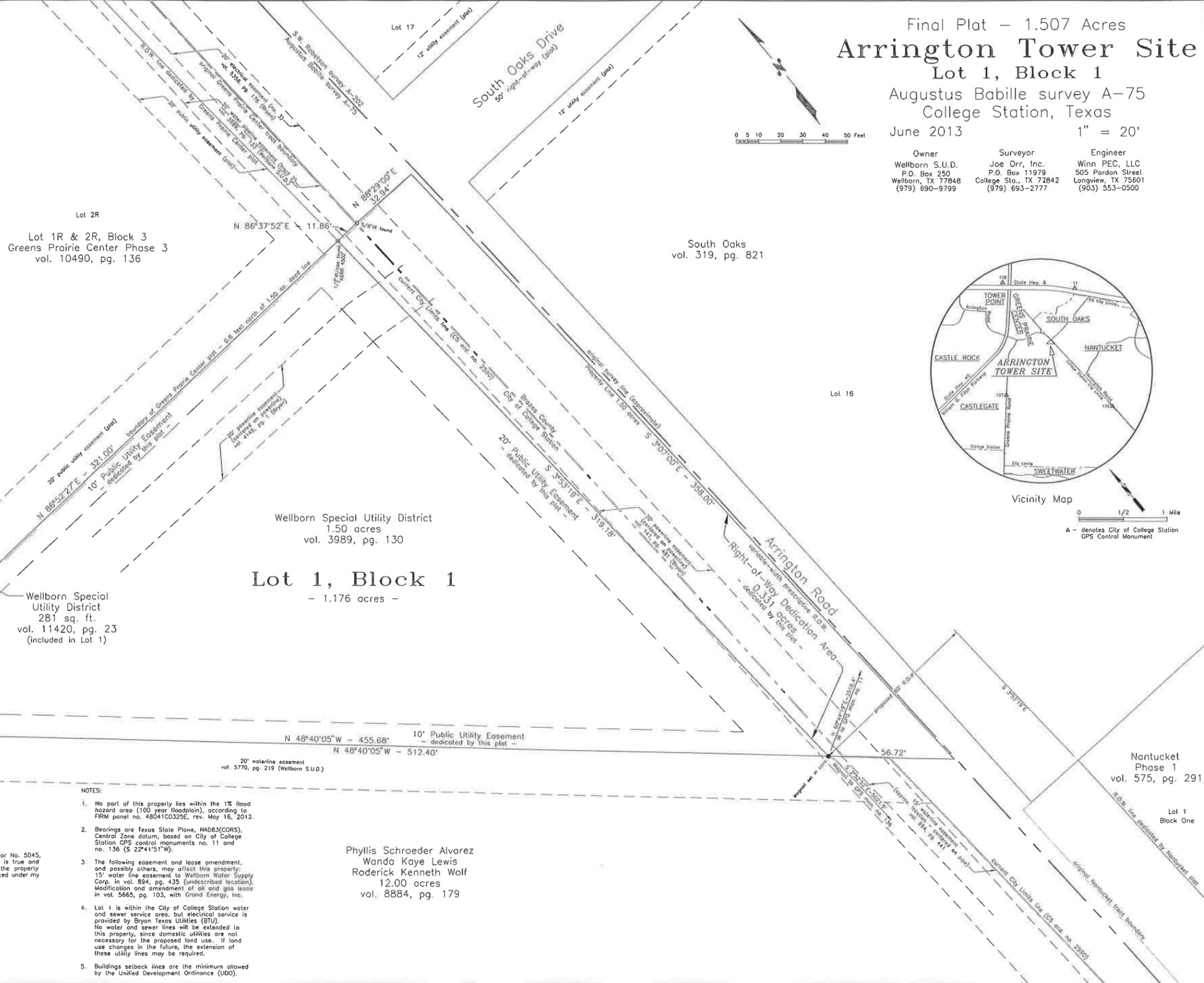
CERTIFICATE OF SURVEYOR

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, Henry P. Mayo, Registered Professional Land Surveyor No. 5045, 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.

Registered Professional Land Surveyor

**JOE ORR, INC.**  
 SURVEYORS & ENGINEERS  
 Post Office Box 11979  
 College Station, Texas 77842-1979  
 (979) 693-2777 joe@joeorr.com  
 TX Surveying Firm no. 100544-001 Engineering Firm no. F-433

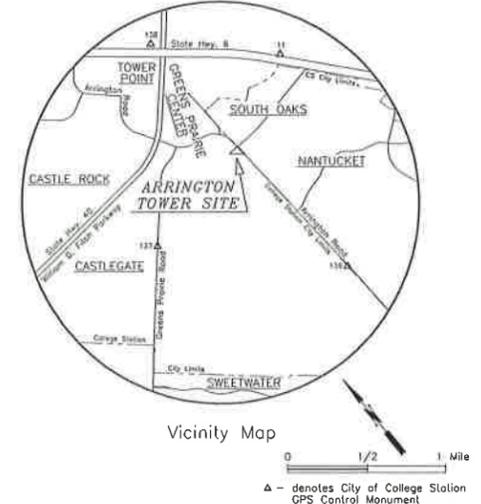


Final Plat - 1.507 Acres  
**Arrington Tower Site**  
 Lot 1, Block 1  
 Augustus Babilie survey A-75  
 College Station, Texas  
 June 2013 1" = 20'

Owner: Wellborn S.U.D., P.O. Box 250, Wellborn, TX 77848, (979) 690-9799

Surveyor: Joe Orr, Inc., P.O. Box 11979, College Sta., TX 77842, (979) 693-2777

Engineer: Winn PEC, LLC, 505 Pardon Street, Longview, TX 75601, (903) 553-0500



- NOTES:
- No part of this property lies within the 1% flood hazard area (100 year floodplain), according to FRM panel no. 4804100325E, rev. May 15, 2012.
  - Bearings are Texas State Plane, NAD83(CORS), Central Zone datum, based on City of College Station GPS control monuments no. 11 and no. 136 (S 22°41'51"W).
  - The following easement and lease amendment, and possibly others, may affect this property: 15' water line easement to Wellborn Water Supply Corp. in vol. 894, pg. 435 (undescribed location). Modification and amendment of gas and gas lease in vol. 5665, pg. 103, with Grand Energy, Inc.
  - Lot 1 is within the City of College Station water and sewer service area, but electrical service is provided by Bryan Texas Utilities (BTU). No water and sewer lines will be extended to this property, since domestic utilities are not necessary for the proposed land use. If land use changes in the future, the extension of these utility lines may be required.
  - Buildings setback lines are the minimum allowed by the Unified Development Ordinance (UDO).

Phyllis Schroeder Alvarez  
 Wanda Kaye Lewis  
 Roderick Kenneth Wolf  
 12.00 acres  
 vol. 8884, pg. 179

13-153  
 7-29-13  
 2:14  
 CDD



CITY OF COLLEGE STATION

**FINAL PLAT**  
**for**  
**Tower Point Ph 8B, Lots 16&17, Block 3**  
**13-00900135**

**SCALE:** Two commercial lots on 2.75 acres

**LOCATION:** 913 William D Fitch Parkway

**ZONING:** GC General Commercial and OV Overlay District

**APPLICANT:** Chuck Ellison, The Ellison Firm

**PROJECT MANAGER:** Jenifer Paz, Staff Planner  
jpaz@cstx.gov

**RECOMMENDATION:** Staff recommends approval of the Final Plat.

Aerials



## DEVELOPMENT HISTORY

<b>Annexation:</b>	October 1983
<b>Zoning:</b>	A-O Agricultural-Open to GC General Commercial (2001) and OV Overlay District (2006)
<b>Preliminary Plat:</b>	The subject property is part of the Crowley Tract Master Plan originally approved in 1997 and has had subsequent revisions. A Preliminary Plat for the Tower Point Subdivision portion was originally approved in 2006 and was recently revised in December 2012.
<b>Site Development:</b>	Vacant

## COMMENTS

<b>Parkland Dedication:</b>	Parkland dedication is not required for non-residential developments.
<b>Greenways:</b>	N/A
<b>Pedestrian Connectivity:</b>	A waiver to sidewalks along William D. Fitch Parkway was granted. Each lot will be required to meet the pedestrian connectivity requirements for building plots over 50,000 square feet in the Unified Development Ordinance Section 7.10.
<b>Bicycle Connectivity:</b>	Bicycle lane exists along Arrington Road. No additional bicycle connectivity is required.
<b>Impact Fees:</b>	The majority of the property is located in the Spring Creek Sewer Impact Fee Area and will be required to pay \$98.39 per LUE at time of building permit.

## REVIEW CRITERIA

**Compliance with Subdivision Regulations:** The proposed Final Plat is in compliance with the Subdivision Requirements in the Unified Development Ordinance.

## STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat.

## SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



FOR OFFICE USE ONLY	
CASE NO.:	<u>13-135</u>
DATE SUBMITTED:	<u>7-2-13</u>
TIME:	<u>9:59</u>
STAFF:	<u>CDD</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 Tower Point Phase 8B, Lots 16 & 17, Block 3 (2.75 acres)

ADDRESS State Highway No. 40 (W. D. Fitch Parkway)

SPECIFIED LOCATION OF PROPOSED PLAT:

S.H. No. 40 near corner of State Highway No. 6

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

Name Charles A. (Chuck) Ellison      E-mail chuck@ellisonlaw.com

Street Address 302 Holleman Drive East, Suite 76

City College Station      State TX      Zip Code 77840

Phone Number 979-696-9889      Fax Number 979-693-8819

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

Name College Station Marketplace, L.P. E-mail andyweiner@rockstepcap.com  
Street Address 1445 North Loop W. Suite 625  
City Houston State TX Zip Code 77008  
Phone Number 713-623-0188 Fax Number 713-623-0178

ARCHITECT OR ENGINEER'S INFORMATION:

Name Kling Engineering & Surveying, a division of CEC E-mail skling@cectexas.com  
Street Address 4101 S. Texas Ave. Suite A  
City Bryan State TX Zip Code 77802  
Phone Number 979-846-6212 Fax Number 979-846-8252

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 2.75 Total No. of Lots 2 R-O-W Acreage none

Existing Use vacant Proposed Use commercial/retail

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

Average Acreage Of Each Residential Lot By Zoning District:

n/a / / / /

Floodplain Acreage \_\_\_\_\_

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: Tower Point Subdivision

City Project Number (if known): 09-169

Date / Timeframe when submitted: August 2009 to January 2012

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

none

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

none

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

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

Detailed explanation of condition identified above:

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

*Charles E. [Signature]*  
Signature and title

7.1.13  
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.

Chad E. Bell with agent

Property Owner(s)

7-1-13

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

\_\_\_\_\_  
Date

CURRENT ZONING:  
GC (GENERAL COMMERCIAL)  
& OV (OVERLAY)  
(SEE NOTE B.)

**FUTURE PHASE**

LOT 27, BLOCK 3  
UNPLATTED

COLLEGE STATION MARKETPLACE, L.P.  
VOL. 8274, PG. 111  
UNPLATTED

LEHTONEN INVESTMENTS II, LTD.  
VOL. 11252, PG. 210

LOT 28A, BLOCK 3  
1.80 ACRES  
TOWER POINT SUBDIVISION  
PHASE 3  
VOL. 10722, PG. 220  
REPLATTED



College Station Marketplace, L.P.  
2.75 Acre Tract  
Lots 16 & 17, Block 3  
Tower Point Subdivision, Phase 8B  
Robert Stevenson Survey, A-54  
College Station, Brazos County, Texas

Field notes of a 2.75 acre tract or parcel of land, lying and being situated in the Robert Stevenson Survey, Abstract No. 54, College Station, Brazos County, Texas, and being part of the 89.42 acre - Tract One, described in the deed from Timothy J. Crowley to College Station Market Place, L.P., recorded in Volume 8274, Page 111, of the Official Records of Brazos County, Texas, and said 2.75 acre tract being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod and cap found marking the south corner of Lot 15 - 0.97 acre, Block 3, Tower Point Subdivision, Phase 8A, according to the plat recorded in Volume 10042, Page 214, of the Official Records of Brazos County, Texas, said 1/2" iron rod and cap also lying in the northwest right-of-way line of State Highway No. 40, (W. D. Fitch Parkway);

THENCE along the northwest right-of-way line of the beforementioned State Highway No. 40, as follows:

S 48° 59' 02" W for a distance of 186.12 feet to a 3" brass disc TxDOT concrete right-of-way monument found,

S 50° 47' 22" W for a distance of 249.24 feet to a 1/2" iron rod and cap found marking the east corner of Lot 18, Block 3, 1.17 acres, Tower Point Subdivision, Phase 8A;

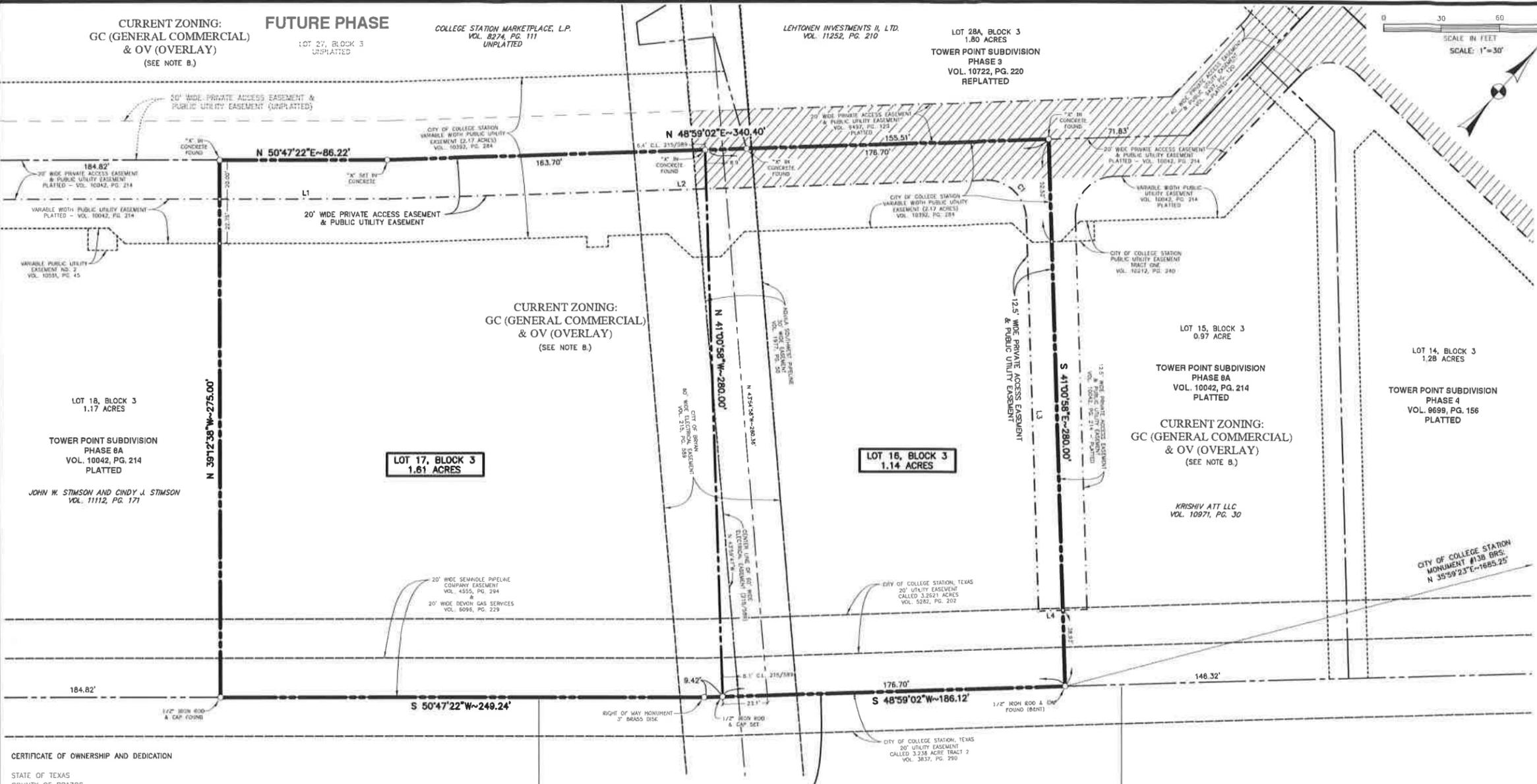
THENCE N 39° 12' 38" W along the northeast line of the beforementioned Lot 18, Block 3, for a distance of 275.00 feet to an "X" found in concrete, same being in or near the centerline of a 34' wide concrete street;

THENCE along the centerline of a proposed 40' wide private access and public utility easement, as follows:

N 50° 47' 22" E for a distance of 86.22 feet to an "X" set in concrete,

N 48° 59' 02" E at a distance of 184.89 feet pass an "X" found in concrete marking the south corner of Lot 28, Block 3 - 1.68 acres, Tower Point Subdivision, Phase 3, according to the Replat filed in Volume 10722, Page 220, of the Official Records of Brazos County, Texas, continue on, for a total distance of 340.40 feet to an "X" found in concrete marking the west corner of the beforementioned Lot 15, Block 3;

THENCE S 41° 00' 58" E along the southwest line of the beforementioned Lot 15, Block 3, for a distance of 280.00 feet to the PLACE OF BEGINNING, containing 2.75 acres of land, more or less.



**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
STATE OF TEXAS  
COUNTY OF BRAZOS

We, College Station Marketplace L.P., a Texas limited partnership, owners and developers of the land shown on this plat, and designated herein as Tower Point Subdivision, Phase 8B, Lots 16 & 17, Block 3, on addition to the City of College Station, Texas, and whose names is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed.

COLLEGE STATION MARKETPLACE, L.P.,  
a Texas limited partnership  
By: College Station Marketplace GP, LLC  
a Texas limited liability company,  
one of its general partners

By: Charles A. Ellison,  
Authorized Agent

By: Crowley Development Corporation  
a Texas corporation, one of its general partners

By: Charles A. Ellison,  
Authorized Agent

THE STATE OF TEXAS §  
COUNTY OF BRAZOS §  
This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2013, by Charles A. Ellison, Authorized Agent for College Station Marketplace GP, LLC, a Texas limited liability company, a General Partner of College Station Marketplace, L.P., a Texas limited partnership, on behalf of said partnership.

Notary Public in and for State of Texas

THE STATE OF TEXAS §  
COUNTY OF BRAZOS §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2013, by Charles A. Ellison, Authorized Agent for Crowley Development Corporation, a Texas corporation, a General Partner of College Station Marketplace, L.P., a Texas limited partnership, on behalf of said partnership.

Notary Public in and for State of Texas

**CERTIFICATE OF THE COUNTY CLERK**  
STATE OF TEXAS  
COUNTY OF BRAZOS  
I, \_\_\_\_\_ 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 the \_\_\_\_ day of \_\_\_\_\_, 2013, in the Official Records of Brazos County, Texas, in Volume \_\_\_\_\_ Page \_\_\_\_\_  
WITNESS my hand and official Seal, at my office in Bryan, 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.

**CERTIFICATE OF PLANNING AND ZONING COMMISSION**  
I, \_\_\_\_\_ 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.  
ATTEST: \_\_\_\_\_ Chairman  
\_\_\_\_\_  
Secretary

**LINE TABLE:**

LINE	BEARING	DISTANCE
L1	N50°47'22"E	86.53'
L2	N48°59'02"E	308.21'
L3	S41°00'58"E	201.07'
L4	N48°59'02"E	12.50'

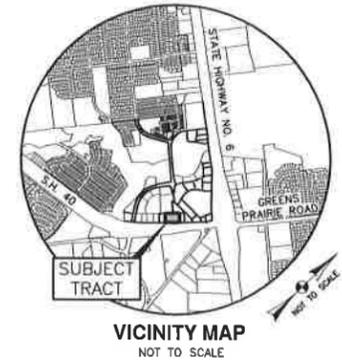
**CURVE TABLE:**

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	31.42'	20.00'	90°00'00"	S 86°00'58"E ~ 28.28'

**CERTIFICATE OF SURVEYOR**  
STATE OF TEXAS  
COUNTY OF BRAZOS  
I, S. M. Kling, Registered Professional Land Surveyor No. 2003, 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.



- NOTES:
1. BASIS OF BEARINGS IS THE MONUMENTED NORTHWEST RIGHT OF WAY LINE OF STATE HIGHWAY NO. 40 AS SHOWN ON PLAT OF TOWER POINT SUBDIVISION PHASE 4 RECORDED IN VOL. 9699, PG. 156 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, RECORD BEARING: S 48°59'02"W.
  2. CURRENT TITLE APPEARS VESTED IN COLLEGE STATION MARKETPLACE, L.P. BY VIRTUE OF DEED RECORDED IN VOL. 8274, PG. 111 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
  3. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480083, PANEL NO. 0310E, MAP NO. 4804100310E AS REVISED PER LOMR CASE NO. 12-06-1841P, EFFECTIVE DATE: MAY 18, 2012.
  4. 1/2" IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED
  5. THIS PROPERTY IS WITHIN THE SANITARY SEWER IMPACT FEE AREA 97-01 (SPRING CREEK)
  6. LOT 16 AND THE ADJOINING 6.4' OF LOT 17 ARE SUBJECT TO RECIPROCAL ACCESS CREATED BY A DECLARATION OF EASEMENTS RECORDED IN VOL. 9392, PG. 76 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
  7. LOTS 16 & 17, BLOCK 3 ARE PART OF BUILDING PLOT d) AS SHOWN ON THE PRELIMINARY PLAT OF TOWER POINT SUBDIVISION; BUILDING PLOT d) IS AS FOLLOWS:  
d) LOTS 12-19 & 28A, BLOCK 3  
THE BUILDING PLOT IS FOR THE PURPOSES OF SIGNAGE, LANDSCAPING, AND NON-RESIDENTIAL ARCHITECTURAL STANDARDS AS APPLICABLE TO BUILDING PLOTS OVER 150,000 SQUARE FEET.
  8. CURRENT ZONING: GC (GENERAL COMMERCIAL) & OVERLAY DISTRICT ORDINANCE NO. 2911 (JULY 13, 2006).
  9. THESE LOTS ARE SUBJECT TO ZONING BOARD OF ADJUSTMENTS (ZBA) VARIANCE 11-0050002-901-917 - WILLIAM D. FITCH PARKWAY WHICH REDUCES THE REQUIRED 10' SETBACK TO 5' FOR LOW PROFILE SIGNS. SIGNS ARE NOT PERMITTED IN THE PUBLIC UTILITY EASEMENT ADJACENT TO STATE HIGHWAY NO. 40 (AKA WILLIAM D. FITCH PARKWAY).
  10. LOT 16, BLOCK 3 IS SUBJECT TO A TEMPORARY BLANKET UTILITY EASEMENT RECORDED IN VOL. 9497, PG. 77.  
LOT 17, BLOCK 3 IS SUBJECT TO A TEMPORARY BLANKET UTILITY EASEMENT RECORDED IN VOL. 9928, PG. 153.



# FINAL PLAT

OF

## TOWER POINT SUBDIVISION

### PHASE 8B

### LOTS 16 & 17, BLOCK 3

**2.75 ACRES**

**ROBERT STEVENSON SURVEY, A-54**  
COLLEGE STATION, BRAZOS COUNTY, TEXAS  
OWNED AND DEVELOPED BY  
COLLEGE STATION MARKETPLACE, L.P.  
1445 NORTH LOOP W., SUITE 675  
HOUSTON, TX 77008  
SCALE: 1"=30' JULY, 2013  
PREPARED BY:  
KLING ENGINEERING & SURVEYING  
4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH: 979/846-7172

L:\Land Projects\2013\041\Stevenson, Robert A-54\Market - Block 3\Map\Printing\Tower - Final\Phase 8B\Final - Plat.dwg 7/18/2013 4:47:50 PM CDT



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

## MEMORANDUM

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**Date:** August 6, 2013

**To:** Planning and Zoning Commission

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

**Subject:** **South Knoll Area Neighborhood Plan**

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**Item:** Public hearing, presentation, possible action, and discussion regarding an ordinance amending the College Station Comprehensive Plan by adopting the South Knoll Area Neighborhood Plan for the area generally located within the boundaries of Texas Avenue, Holleman Drive, Welsh Avenue, Southwest Parkway, Wellborn Road, and Harvey Mitchell Parkway. **Case #13-00900151**

**Background:** As part of the on-going implementation of College Station's Comprehensive Plan, the City created its Neighborhood, District, and Corridor Planning program to provide focused action plans for smaller areas of the City. Under this program, the City has adopted the Central College Station Neighborhood Plan and the Eastgate Neighborhood Plan. These plans focus on the particular needs and opportunities of the areas.

The Southside Area Neighborhood Plan process began in August 2011 with background field work and creation of the volunteer Neighborhood Resource Team. Over the past year, Staff has worked with the neighborhood to develop a plan to address neighborhood integrity, community character, mobility, and public facilities and services. Over the course of the planning process, seven public neighborhood meetings and nine Neighborhood Resource Team meetings were held.

**Summary:** The Southside Area Neighborhood Plan includes five chapters, described below. Within the chapters, information related to citizen discussions that formed the Plan recommendations is included. Each chapter has a goal that is supported by a series of strategies and action items that reflect the work of the Neighborhood Resource Team.

The Plan includes approximately 60 action items to be implemented over the next five to seven years, including actions such as parking removal, options to further limit the number of unrelated residents, new sidewalks, amendments to the Future Land Use and Character Map, and park improvements. Through the implementation of these strategies, the neighborhood aims to help stabilize and protect

the South Knoll Area neighborhood while encouraging appropriate redevelopment opportunities around the perimeter of the neighborhood.

### **Chapter 1: Introduction**

This chapter describes the South Knoll Area and outlines the neighborhood planning process.

### **Chapter 2: Neighborhood Integrity and Community Character**

Neighborhood integrity can be described as a measure of the quality of life in a neighborhood. It includes resident involvement, preservation of neighborhood resources, neighborhood identity and investment, property maintenance, and adherence to adopted codes. Neighborhood integrity builds relationships among various groups so that proactive and positive interaction can occur. The objective is to address issues and work toward common goals of retaining the strength and vitality of the neighborhood.

Community character relates to the stability, sustainability, and vitality of an area through the appropriate placement and interaction of land uses. The Community Character section of this chapter identifies the location of future land uses in order to create, protect, and enhance places of distinction throughout the community.

This chapter focuses on land use, character preservation, and neighborhood organizations, with an established **Neighborhood Integrity & Community Character Goal** for the South Knoll Area **to be a neighborhood that is desired and valued for its single-family-friendly character with:**

- **Reduced character impact of high-density housing in the neighborhood;**
- **Continued investment in and maintenance of area schools, parks, and trails;**
- **Preservation of the existing larger-lot development pattern and eclectic architecture; and**
- **Effective neighborhood organizations.**

The strategies in this chapter focus on increased code compliance and property maintenance standards, additional parking standards, and the preservation of historic resources.

### **Chapter 3: Mobility**

Mobility addresses vehicular, bicycle, and pedestrian movements within and through an area. Whether for transportation or recreation, good connectivity improves the quality of life for neighborhood residents. The purpose of mobility in neighborhood planning is to ensure that all modes and routes of transportation are safe and reliable, and minimize congestion on the road system including an adequate and efficient street network, designated bike routes, a sufficient sidewalk network, and local transit services.

This chapter focuses on pedestrian and bicycle safety, accessibility, and the function of streets, with an established **Mobility Goal** for the South Knoll Area **to maintain a safe and efficient transportation network and improve multi-modal transportation options by increasing the continuity of bicycle and pedestrian routes to key destinations, while protecting the single-family character and integrity of the neighborhood.**

The strategies in this chapter focus on additional parking restrictions to increase safety, additional sidewalks and intersection improvements, and amend the Bicycle Master Plan.

#### **Chapter 4: Public Facilities and Services**

Neighborhood identity is made up of a variety of elements including public and private landscaping, community gathering places, park development and maintenance, fencing, drainage, sidewalk and public facility maintenance, and signage that serves to enhance an area's aesthetic quality. Together these elements can provide a distinct image for an area. Maintaining or improving that identity is important to promoting the long-term viability and attractiveness of a neighborhood. Public investments such as utility and street rehabilitation, drainage improvements, and streetlight programs can support neighborhood investment. Building on these elements throughout the neighborhood can strengthen its overall image and identity.

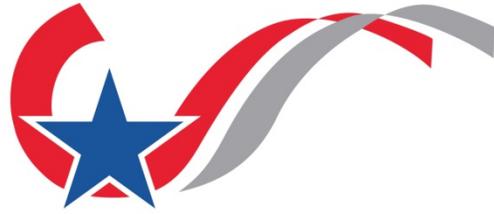
This chapter focuses on strategies relating to community services, infrastructure, capital investments, and public safety with an established **Public Facilities and Services** Goal for the South Knoll Area is **to provide and maintain public facilities and services that meet the needs of the residents and positively contribute to the integrity of the neighborhood and an enhanced single-family friendly character.**

The strategies in this chapter focus on increased code compliance and property maintenance, increased public safety, and park improvements.

#### **Chapter 5: Implementation**

The final chapter includes all of the strategies and actions that are proposed in the Plan. The plan implementation period is five to seven years. Specifically, this chapter assigns the estimated cost of implementing a particular strategy, a timeframe for when the strategy will be implemented, and the entity that is responsible for implementing the strategy.

Staff provided a final draft copy of the Plan as well as an overview of the document to the Commission at the August 1<sup>st</sup> workshop meeting. The draft Plan is also available on the City's website at [www.cstx.gov/ndcplanning](http://www.cstx.gov/ndcplanning). The Bicycle, Pedestrian, and Greenways Advisory Board considered the bicycle and pedestrian mobility components of the Plan at their August 6<sup>th</sup> meeting and recommended approval. The City Council will hold a public hearing and consider adoption of the Plan at their August 22<sup>nd</sup> meeting.



CITY OF COLLEGE STATION

**DEVELOPMENT PLAT  
for  
Salem Baptist Church  
13-00900129**

**SCALE:** One lot on 0.89 acres

**LOCATION:** 15215 Royder Rd

**ZONING:** A-O Agricultural Open

**APPLICANT:** Jermain White, Pastor

**PROJECT MANAGER:** Matt Robinson, AICP, Senior Planner  
mrobinson@cstx.gov

**RECOMMENDATION:** Staff recommends approval of the applicant's request to utilize the sidewalk fund and also recommends approval of the Development Plat.



Case: 13-129

SALEM BAPTIST CHURCH

DEVELOPMENT REVIEW

DEVELOPMENT PLAT

## DEVELOPMENT HISTORY

<b>Annexation:</b>	April 2011
<b>Zoning:</b>	A-O Agricultural Open upon annexation (2011)
<b>Preliminary Plan:</b>	A Preliminary Plan is not required because the tract is not being subdivided.
<b>Site Development:</b>	Undeveloped

## COMMENTS

<b>Parkland Dedication:</b>	Parkland dedication is not required for non-residential development.
<b>Greenways:</b>	N/A
<b>Pedestrian Connectivity:</b>	There are no sidewalks that currently exist along the property. The applicant has requested to utilize fee in lieu of construction for a sidewalk along Royder Road.
<b>Bicycle Connectivity:</b>	Future bike lanes are identified along Royder Road in the Bicycle, Pedestrian, and Greenways Master Plan. They will be installed when the street is reconstructed in the future.
<b>Impact Fees:</b>	N/A

## REVIEW CRITERIA

1. **Compliance with Subdivision Regulations:** The Development Plat is not proposing a sidewalk along Royder Road as required by UDO Section 8.3.K, Sidewalks. The applicant has proposed to utilize the sidewalk fund in lieu of constructing a sidewalk along Royder Road.

The Planning & Zoning Commission may authorize a fee in lieu of sidewalk construction when it determines that **one or more** of the following conditions exists:

- (a) An alternative pedestrian way or multi-use path has been or will be provided outside the right-of-way;
- (b) The presence of unique or unusual topographic, vegetative, or other natural conditions exist so that strict adherence to the sidewalk requirements contained herein is not physically feasible or is not in keeping with the purposes and goals of this UDO or the City's Comprehensive Plan;
- (c) 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;
- (d) Existing streets constructed to rural section that are not identified on the Thoroughfare Plan with an Estate/Rural Context;

- (e) When a sidewalk is required along a street where a multi-use path is shown on the Bicycle, Pedestrian, Greenways Master Plan;
- (f) The proposed development is within an older residential subdivision meeting the criteria in Section 12-8.3.H.2 Platting and Replatting within Older Residential Subdivisions of this UDO; or
- (g) 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.

Since the proposed Development Plat is located off Royder Road, which is currently built to a rural street section and designated as a 4-lane minor arterial with an General Suburban Context on the City’s Thoroughfare Plan, **Criteria D** enables the Planning and Zoning Commission to authorize use of the sidewalk fund.

If approval is granted by the Commission to utilize the sidewalk fund is approved, the development plat will be in compliance with the Subdivision Regulations. The fees for the sidewalk fund are \$6,300 and will be utilized in Sidewalk Zone 13. In addition, these fees will be collected prior to plat filing.

#### **STAFF RECOMMENDATIONS**

Staff recommends approval of the applicant’s request to utilize the sidewalk fund in lieu of constructing a sidewalk along Royder Road. This recommendation is based upon the proposed plat meeting the criteria found in UDO Section 8.3.K, Sidewalks. In specific, the subject property has frontage along an existing street constructed to a rural section that are not identified on the Thoroughfare Plan with an estate/rural context. Staff also recommends approval of the Development Plat.

#### **SUPPORTING MATERIALS**

1. Application
2. Copy of Development Plat



FOR OFFICE USE ONLY	
CASE NO.:	<u>13-129</u>
DATE SUBMITTED:	<u>7-1-13</u>
TIME:	<u>2:46</u>
STAFF:	<u>CDD</u>

## DEVELOPMENT PLAT APPLICATION

### MINIMUM SUBMITTAL REQUIREMENTS:

- \$932 Development Plat Application Fee.
- \$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 staff review).
- 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).
- 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 Development Plat checklist with all items checked off or a brief explanation as to why they are not.

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

NAME OF PROJECT Salem Baptist Church

ADDRESS 15215 Royder Road, College Station, TX 77881

LEGAL DESCRIPTION (Lot, Block, Subdivision) \_\_\_\_\_

SPECIFIED LOCATION OF PROPOSED PLAT:

SAME

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

Name Jermain White, Pastor E-mail jwhite\_6@yahoo.com

Street Address P.O. Box 168

City Wellborn State TX Zip Code 77881

Phone Number 979-436-8608 Fax Number \_\_\_\_\_

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

Name Salem Baptist Church E-mail jwhite\_6@yahoo.com  
Street Address 15215 Royder Road  
City College Station State Texas Zip Code 77881  
Phone Number 979-436-8608 Fax Number \_\_\_\_\_

ARCHITECT OR ENGINEER'S INFORMATION:

Name Christian A. Galindo, P.E., R.P.L.S. E-mail chris@gepinc.net  
Street Address 3833 South Texas Ave. Suite 213  
City Bryan State Texas Zip Code 77802  
Phone Number 979-846-8868 Fax Number 979-846-8868

Total Acreage 1.0121 R-O-W Acreage 0.1157

Current zoning of subject property AO

Floodplain Acreage None

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

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

None

Regarding the waiver request, explain how:

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

\_\_\_\_\_

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

\_\_\_\_\_

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

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

Regarding the waiver request, explain how:

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

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

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

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

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

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

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

Detailed explanation of condition identified above:

Requested by City of College Station's Staff Review.

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

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

<p style="text-align: center;"><b>Total Linear Footage of Proposed Public:</b></p> <p>_____ Streets</p> <p><u>185</u> Sidewalks</p> <p>_____ Sanitary Sewer Lines</p> <p>_____ Water Lines</p> <p>_____ Channels</p> <p>_____ Storm Sewers</p> <p>_____ Bike Lanes / Paths</p>	<p style="text-align: center;"><b>Parkland Dedication due prior to filing the Final Plat:</b></p> <p>ACREAGE:</p> <p>_____ No. of acres to be dedicated + \$ _____ development fee</p> <p>_____ No. of acres in floodplain</p> <p>_____ No. of acres in detention</p> <p>_____ No. of acres in greenways</p> <p><b>OR</b></p> <p>FEE IN LIEU OF LAND:</p> <p>_____ No. of SF Dwelling Units X \$ _____ = \$ _____</p> <p>_____ (date) Approved by Parks &amp; Recreation Advisory Board</p>
--	---

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

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

  
 Signature and title

July 18, 2013  
 Date

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS }  
 COUNTY OF BRAZOS }  
 WE, SALEM BAPTIST CHURCH, REPRESENTED HERE BY PASTOR JERMAN WHITE, OWNERS OF THE LAND SHOWN HEREON PER DEED RECORDED IN VOL. 08, PG. 495, DEED RECORDS BRAZOS COUNTY, TEX. AND WHICH IS DESIGNATED HEREIN AS THE "SALEM BAPTIST CHURCH SUBDIVISION" IN THE CITY OF COLLEGE STATION, TX, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED. ALL SUCH DEDICATIONS SHALL BE IN FEE SIMPLE UNLESS EXPRESSLY PROVIDED OTHERWISE.

OWNER(S) \_\_\_\_\_  
 STATE OF TEXAS }  
 COUNTY OF BRAZOS }  
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_  
 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, BRAZOS COUNTY, TEXAS

**APPROVAL OF THE PLANNING AND ZONING COMMISSION**

I, \_\_\_\_\_ CHAIR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF COLLEGE STATION, HEREBY CERTIFY THAT THIS PLAN WAS DULY APPROVED BY THE COMMISSION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.  
 CHAIR OF THE PLANNING AND ZONING COMMISSION  
 ATTEST:  
 CITY SECRETARY

**CERTIFICATE OF THE CITY ENGINEER**

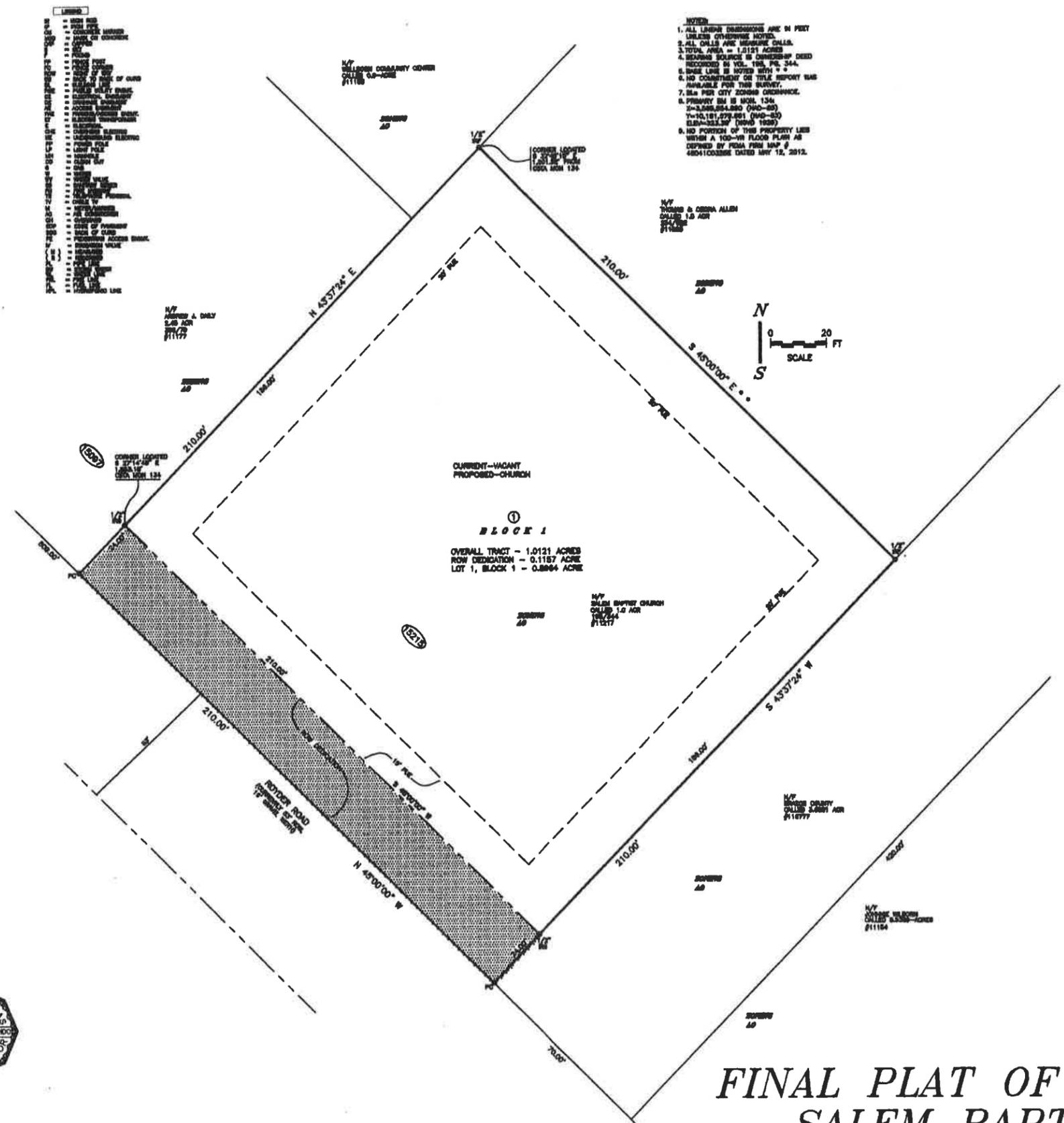
I, \_\_\_\_\_ CITY ENGINEER OF THE CITY OF COLLEGE STATION, HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF COLLEGE STATION.  
 CITY ENGINEER, CITY OF COLLEGE STATION

**CERTIFICATE OF THE COUNTY CLERK**

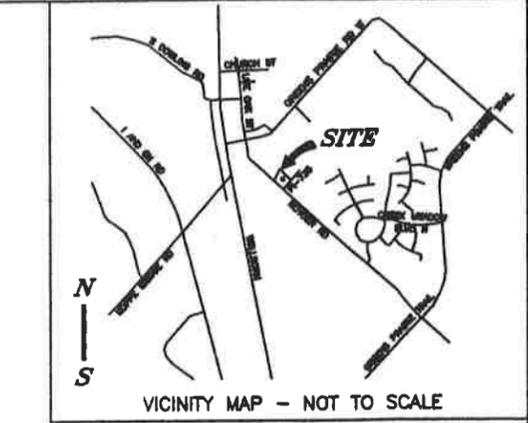
STATE OF TEXAS }  
 COUNTY OF BRAZOS }  
 I, \_\_\_\_\_ COUNTY CLERK, IN AND FOR SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAN TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013, IN THE OFFICIAL RECORDS OF BRAZOS, TEXAS, IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_  
 WITNESS MY HAND AND OFFICIAL SEAL, AT MY OFFICE IN BRYAN, TEXAS.  
 COUNTY CLERK, BRAZOS COUNTY, TEXAS

**CERTIFICATE OF SURVEYOR AND/OR ENGINEERS**

I, CHRISTIAN A. GALINDO, LICENSED PROFESSIONAL ENGINEER No. 63485, AND REGISTERED PROFESSIONAL LAND SURVEYOR No. 4473, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY, THAT MARKERS AND MONUMENTS WERE PLACED ON THE GROUND UNDER MY SUPERVISION, AND THAT PROPER ENGINEERING PRACTICE WAS EXERCISED IN THE PREPARATION OF THIS PLAN.



- NOTES:**
1. ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
  2. ALL CALLS ARE MEASURED CHAINS.
  3. TOTAL AREA = 1.0121 ACRES
  4. BEARING SOURCE IS OWNERSHIP DEED RECORDED IN VOL. 106, PG. 344.
  5. BOUNDARY LINE IS NOTED WITH \* \*
  6. NO COMMITMENT OR TITLE REPORT WAS AVAILABLE FOR THIS SURVEY.
  7. 5.0 PER CITY ZONING ORDINANCE.
  8. PRIMARY BM IS MON. 134  
 7-3,285,854.880 (MAD-80)  
 7-10,181,879.881 (MAD-80)  
 ELEM=383.37 (MAD 1989)
  9. NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YR FLOOD PLAIN AS DEFINED BY FEMA FIRM MAP #4804100088 DATED MAY 12, 2013.



- NOTES:**
1. ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
  2. ALL CALLS ARE MEASURED CHAINS.
  3. TOTAL AREA = 1.0121 ACRES
  4. BEARING SOURCE IS OWNERSHIP DEED RECORDED IN VOL. 106, PG. 344.
  5. BOUNDARY LINE IS NOTED WITH \* \*
  6. COMMITMENT REF: BRAZOS COUNTY ABSTRACT CO., OFF 181006, DATED JUNE 15, 2012.
  7. 5.0 PER CITY ZONING ORDINANCE.
  8. PRIMARY BM IS COLLAGE STATION MON. 134  
 7-3,285,854.880 (MAD-80)  
 7-10,181,879.881 (MAD-80)  
 ELEM=383.37 (MAD 1989)
  9. NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YR FLOOD PLAIN AS DEFINED BY FEMA FIRM MAP #4804100088 DATED MAY 12, 2013.
  10. A) AN ON-SITE SEWAGE FACILITY (OSPF) COMPLYING WITH COUNTY AND STATE REGULATIONS SHALL BE INSTALLED. PRIOR TO INSTALLATION THE BRAZOS COUNTY HEALTH DEPARTMENT SHALL ISSUE AN "AUTHORIZATION TO CONSTRUCT" UNDER THE PROVISIONS OF SECTION 21.054 OF THE TEXAS WATER CODE.  
 B) BEFORE THE OSPF IS CONSTRUCTED A SITE/Soil POLLUTION REPORT WILL BE FILED WITH THE BRAZOS COUNTY HEALTH DEPARTMENT.  
 C) NO OSPF DRAIN FIELD SHALL EXCEED THE 100-FOOT SANITARY ZONE OF SEWAGE WATER WELLS OR 100-FOOT SANITARY ZONE OF PUBLIC WATER WELLS.
  11. THIS TRACT IS IN THE 50/1 ELECTRIC SERVICE AREA FOR ELECTRICAL SUPPLY AND IN THE WELLSBORO SPECIAL UTILITY DISTRICT SERVICE AREA FOR WATER SUPPLY.
  12. ALL EASEMENTS SHOWN HEREON ARE PROPOSED EASEMENTS.

**FINAL PLAT OF LOT 1, BLOCK 1  
 SALEM BAPTIST CHURCH**

**ALINDO ENGINEERS AND PLANNERS, INC.**  
 3833 SOUTH TEXAS AVE., SUITE 213 BRYAN, TEXAS 77802 979-846-8868  
 FIRM LICENSE#: ENGINEERING F-1798, SURVEYING 100289-00

**OWNER/DEVELOPER:**  
 PASTOR JERMAN WHITE  
 SALEM BAPTIST CHURCH  
 P.O. BOX 168  
 WELLSBORO, TX 77861  
 TEL: (979) 436-8808  
 EMAIL: jwhite\_6@yahoo.com

**15215 ROYDER ROAD  
 1.0121-ACRES  
 SAMUEL DAVIDSON LEAGUE, A-13  
 VOLUME 195, PAGE 344  
 COLLEGE STATION, BRAZOS COUNTY, TEXAS**

**DATE:** JULY 18, 2013  
**DESIGNED BY:** CJT  
**APPROVED BY:** CAG  
**REVISIONS:** JULY 30, 2013

**PROJECT  
 7-13  
 SHEET  
 1 of 1**

13-129  
 7-30-13  
 4:30  
 CDD



**COMPREHENSIVE PLAN AMENDMENT  
FOR  
900 & 900A Ashburn Avenue  
13-00900140**

**REQUEST:** Neighborhood Conservation to Urban

**SCALE:** Approximately 1.6 acres

**LOCATION:** 900 & 900A Ashburn Ave

**APPLICANT:** Veronica Morgan, Mitchell and Morgan

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

**RECOMMENDATION:** Based on the review criteria, it is Staff's opinion that the proposed change in character from Neighborhood Conservation to Urban does not further the goals and strategies set forth in the Comprehensive Plan and the Eastgate Neighborhood Plan, is incompatible with the existing and planned character of the surrounding area, would place additional demands on city services and facilities not anticipated in current Master Plans, and is not the result of changed conditions in the subject area. Therefore, Staff recommends denial of the requested Comprehensive Plan amendment.



COMP  
PLAN

Case: 13-140

900 ASHBURN AVENUE

DEVELOPMENT REVIEW





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

**DEVELOPMENT REVIEW**

900 & 900A ASHBURN AVENUE

Case: 13-140

**COMP PLAN**



**NOTIFICATIONS**

Advertised Commission Hearing Date: August 15, 2013  
Advertised Council Hearing Dates: September 12, 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:  
College Hills Woodlands

Contacts in support: Two (2) at the time of this report.  
Contacts in opposition: Fourteen (14) at the time of this report.  
Inquiry contacts: Two (2) at the time of this report.

**ADJACENT LAND USES**

Direction	Comprehensive Plan	Zoning	Land Use
North (across Ashburn Avenue)	Neighborhood Conservation	R-1 Single-Family Residential	Single-family residences
South	Neighborhood Conservation	R-1 Single-Family Residential	Single-family residences
East	Neighborhood Conservation	R-1 Single-Family Residential	Single-family residences
West (across Lincoln Avenue)	General Suburban	R-1 Single-Family Residential	Single-family residences

**DEVELOPMENT HISTORY**

**Annexation:** February 1956  
**Zoning:** R-1 Single-Family Residential  
**Final Plat:** The property was platted in 1957.  
**Site development:** The site is currently developed with one dwelling unit on each parcel.

**REVIEW CRITERIA**

- 1. Changed or changing conditions in the subject area or the City:** The subject tract and properties immediately surrounding the area have been identified as Neighborhood Conservation on the Comprehensive Plan Future Land Use and Character Map. The applicant has stated that the Neighborhood Conservation designation has made it difficult for the property to sell and develop. The Neighborhood Conservation designation on site is as it was when the Comprehensive Plan was adopted in 2009 to recognize the existing and future land uses that would be appropriate in this area of the City.

This area is located within the Eastgate Neighborhood Planning area and through the plan adopted in June 2011, is designated as Community Character Area 2. Through this effort, the designation on the properties located along Lincoln Avenue, directly across from the subject lot, were amended from Urban to General Suburban. Based on input from the plan

participants, increased density in this area is inconsistent with existing single-family residential character. In communication with the applicant, the stated intent is to develop condominiums on the site to not exceed the maximum density permitted by R-6 High-Density Multi-Family zoning restrictions of 30 dwelling units per acre. Other than market opportunities, there appears to be no change in conditions in the subject area that would invalidate the current land use and character designations for the area.

2. **Scope of the request:** This request is located in an area that is designated as Neighborhood Conservation. The Eastgate Neighborhood Plan was adopted within the past two years with significant community participation with an emphasis to maintain the existing character of the neighborhood. Through this effort, there was even an amendment to the Comprehensive Plan to prevent urban character development from occurring within the area.

This request is to introduce an urban land use and character into an area that is otherwise entirely suburban and single-family in character. The request would enable the possibility of a land use that is several times more dense than surrounding land uses and would generate traffic and other service demand, well in excess of current land uses.

3. **Availability of adequate information:** R-6 High-Density Multi-Family is the maximum density for the proposed development on the site. The existing water/waste water facilities are able to support a single-family neighborhood of densities comparable to that which already exist in the area. Future, more intense development would need to be reviewed further.

The Thoroughfare Plan identifies Lincoln Avenue as a 2-lane major collector, as planned for a suburban context, but is built to a 2-lane minor collector standard, not an urban context. As of 2011, the Travel Demand Model estimated approximately 7,320 vehicles per day (VPD). Minor collector standard capacity is 5,000 VPD; therefore, Lincoln Avenue is incapable of accommodating the proposed density, though no traffic impact analyses have been conducted to verify.

4. **Consistency with the goals and strategies set forth in the Plan:** The goal for College Station's Future Lane Use and Character is to create a community with strong, unique neighborhoods, protected rural areas, special districts, distinct corridors, and a protected and enhanced natural environment.

Relevant Strategies identified in the Plan to achieve this goal include:

- Establish and protect distinct boundaries between various character areas:
  - Lincoln Avenue currently serves as a district boundary between a single-family neighborhood area and more intense multi-family and commercial character areas.

- The current Future Land Use and Character Map depicts retaining the distinct boundary between Neighborhood Conservation areas from other character areas.
- The proposed land use and character designation would represent the only intrusion of planned Urban character into the otherwise Neighborhood Conservation character area.
- Promote public and private development and design practices that ensure distinct neighborhoods, districts, and corridors:
  - The Eastgate Neighborhood area was designated as an area for further study. In 2011, a Plan was adopted to enhance the area's character. To that end, the Plan established the following goals and reinforced the land use and character designation for the area as Neighborhood Conservation:
    - Maintain a diverse mix of housing types;
    - Preserve larger lot single-family development patterns;
    - Reduce character impact of rental housing in the neighborhood; and
    - Promote redevelopment around the perimeter of the neighborhood that meets community needs and is complimentary to the neighborhood.

**5. Consideration of the Future Land Use & Character and/or Thoroughfare Plans:** The subject tract is designated as Neighborhood Conservation on the Comprehensive Plan Future Land Use and Character Map. Neighborhood Conservation is intended for areas that are built-out and are not likely to be the focus of extensive infill development or redevelopment. This area specifically consists of larger-lot homes along Ashburn Avenue that were platted in the later 1950s.

The proposed Urban designation is for an intense level of development activity. These areas tend to consist of townhouses, duplexes and high-density apartments. Urban allows for a higher density, equivalent to R-6 High-Density Multi-Family standards. The applicant states as a justification for the request, placement along Lincoln Avenue, and the high traffic count. The Comprehensive Plan identifies a considerable amount of Urban and Urban Mixed Use areas across Lincoln Avenue to meet the demand for the desired development while protecting the existing single-family character.

The Thoroughfare Plan identifies Lincoln Avenue as a 2-lane major collector, as planned for a suburban context, but is built to a 2-lane minor collector standard, not the urban context requested. There are currently no plans to upgrade Lincoln Avenue and it appears there is insufficient capacity on the adjacent transportation network. This is discussed further in the infrastructure section below.

**6. Compatibility with the surrounding area:** As stated previously, the amendment request to Urban is located in an area designated as Neighborhood Conservation within the Eastgate Neighborhood, currently developed as a large-lot single-family neighborhood. An Urban

designation would permit townhomes, duplexes, and high-density apartments. With this type of development, an increased amount of traffic, population, and infrastructure demands can be expected. Although the applicant has stated that a PDD Planned Development District would be requested through a rezoning to accommodate for screening and buffering, increased density and the associated impacts would be out of context with the existing and planned character of the neighborhood.

- 7. Impacts on infrastructure including water, wastewater, drainage, and the transportation network:** Water service to the subject tract may be provided by existing 6-inch and 18-inch water mains along Ashburn Avenue and Lincoln Avenue, respectively. Domestic and fire flow demands will necessitate future water main extensions at the time of site development.

There is an existing 6-inch sanitary sewer line along Ashburn Avenue which currently serves the subject property. The current infrastructure is adequate to serve the existing single-family development; however, if the proposed density changes as permitted under the Urban land use designation and the maximum density of R-6 High-Density Multi-Family zoning, capacity will have to be reevaluated. There are currently only limited capacity upgrades planned for this area included in either the Water or Waste Water Master Plan.

This property is located within the Wolf Pen Creek drainage basin. No portion of the property has been designated FEMA Special Flood Hazard Area.

Based on initial preliminary traffic impact calculations, assuming R-6 High-Density Multi-Family densities and based on approximately 1.6 acres, the adjacent transportation network will be impacted. This is the result of the tract of land in question being small in acreage. Lincoln Avenue is currently built to a minor collector standard but classified as a major collector in the Thoroughfare Plan, with the intent that at some point in the future, either the City or development would construct Lincoln Avenue to a major collector standard adding capacity. The capacity on Lincoln Avenue, if converted to a major collector, would increase capacity from approximately 5,000 vehicles per day (VPD) to approximately 10,000 VPD.

- 8. Impact on the City's ability to provide, fund, and maintain services:** Additional water/waste water infrastructure may be required to meet the demands that the proposed request places on this area of the City. The existing lines are designed to serve a low-density single-family residential neighborhood. The Water/Waste Water Master Plan show plans for the water line on Ashburn Avenue to be upsized from 6-inches to 8-inches, yet the planned line size may be inadequate to serve an urban development.
- 9. Impact on environmentally sensitive and natural areas:** There have not been any areas identified as floodplain on the subject lot; however, behind the subject lot, the Comprehensive Plan has designated the area as Natural Areas Reserved due to the location of the creek. A change in character in this area could lead to increases in population, traffic, etc and will impact this natural area.

**10. Contribution to the overall direction and character of the community as captured in the Plan's vision and goals:** The goal for College Station's Future Lane Use and Character is to create a community with strong, unique neighborhoods, protected rural areas, special districts, distinct corridors, and a protected and enhanced natural environment.

The proposal is located within a unique neighborhood, the Eastgate Neighborhood, which is also subject to an approved Plan adopted in 2011 which calls for further protection of the large-lot, single-family character of the neighborhood. An Urban designation differs from this character as it allows for high-density development.

### **STAFF RECOMMENDATION**

Based on the review criteria, it is Staff's opinion that the proposed change in character from Neighborhood Conservation to Urban does not further the goals and strategies set forth in the Comprehensive Plan and the Eastgate Neighborhood Plan, is incompatible with the existing and planned character of the surrounding area, would place additional demands on city services and facilities not anticipated in current Master Plans, and is not the result of changed conditions in the subject area. Therefore, Staff recommends denial of the requested Comprehensive Plan amendment.

### **SUPPORTING MATERIALS**

1. Application
2. Copy of Land Use Amendment Map
3. Resident emails



FOR OFFICE USE ONLY	
CASE NO.:	<u>13-140</u>
DATE SUBMITTED:	<u>7-15-13</u>
TIME:	<u>8:45</u>
STAFF:	<u>CRO</u>

## COMPREHENSIVE PLAN AMENDMENT APPLICATION

(Check all applicable)

- Related to Community Character     Related to Transportation     Related to Other \_\_\_\_\_

### MINIMUM SUBMITTAL REQUIREMENTS:

- \$1,165 Comprehensive Plan Amendment 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.
- Two (2) copies of a fully dimensioned map on 24" X 36" paper showing (if applicable):
  - a. Land affected;
  - b. Present zoning of property and zoning classification of all abutting property;
  - c. Current Concept Map and Future Land Use and Character Map classifications and proposed classifications;
  - d. Current Concept Map and Future Land Use and Character Map classifications of all abutting property;
  - e. Current and proposed thoroughfare alignments;
  - f. Currently planned utility infrastructure and proposed utility infrastructure;
  - g. General location and address of property; and
  - h. Total acres of property.

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

NAME OF PROJECT Ashburn Subdivision

ADDRESS 900 Ashburn Avenue

LEGAL DESCRIPTION (Lot, Block, Subdivision) 1.597 Acre Tract (Portion of Lot 8)

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:

Corner of Ashburn Ave. & Lincoln Ave.

TOTAL ACREAGE 1.597

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

Name Veronica Morgan E-mail v@mitchellandmorgan.com

Street Address 511 University Drive East, Ste. 204

City College Station State TX Zip Code 77845

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

PROPERTY OWNER'S INFORMATION:

Name BNL Builders LLC E-mail mallett78@gmail.com  
Street Address 28502 Ravens Prairie Dr  
City Katy State TX. Zip Code 77494  
Phone Number 832-797-7442 Fax Number 281-828-0220

**ANSWER ALL OF THE FOLLOWING:**

1. What specific element of the Comprehensive Plan (for example, Land Use and Character designation, Thoroughfare Plan Context Class, or thoroughfare alignment) and at what specific location (if applicable) is requested to be amended?

*See attached letter.*

2. What is the amendment request?

*See attached letter.*

3. Explain the reason for this amendment.

*See attached letter.*

4. Identify the conditions that have changed to warrant this change to the existing Comprehensive Plan.

*See attached letter.*

5. Explain why the existing element of the Comprehensive Plan in question is no longer appropriate.

*See attached letter.*

6. How does the requested amendment further the goals and objectives of the Comprehensive Plan?

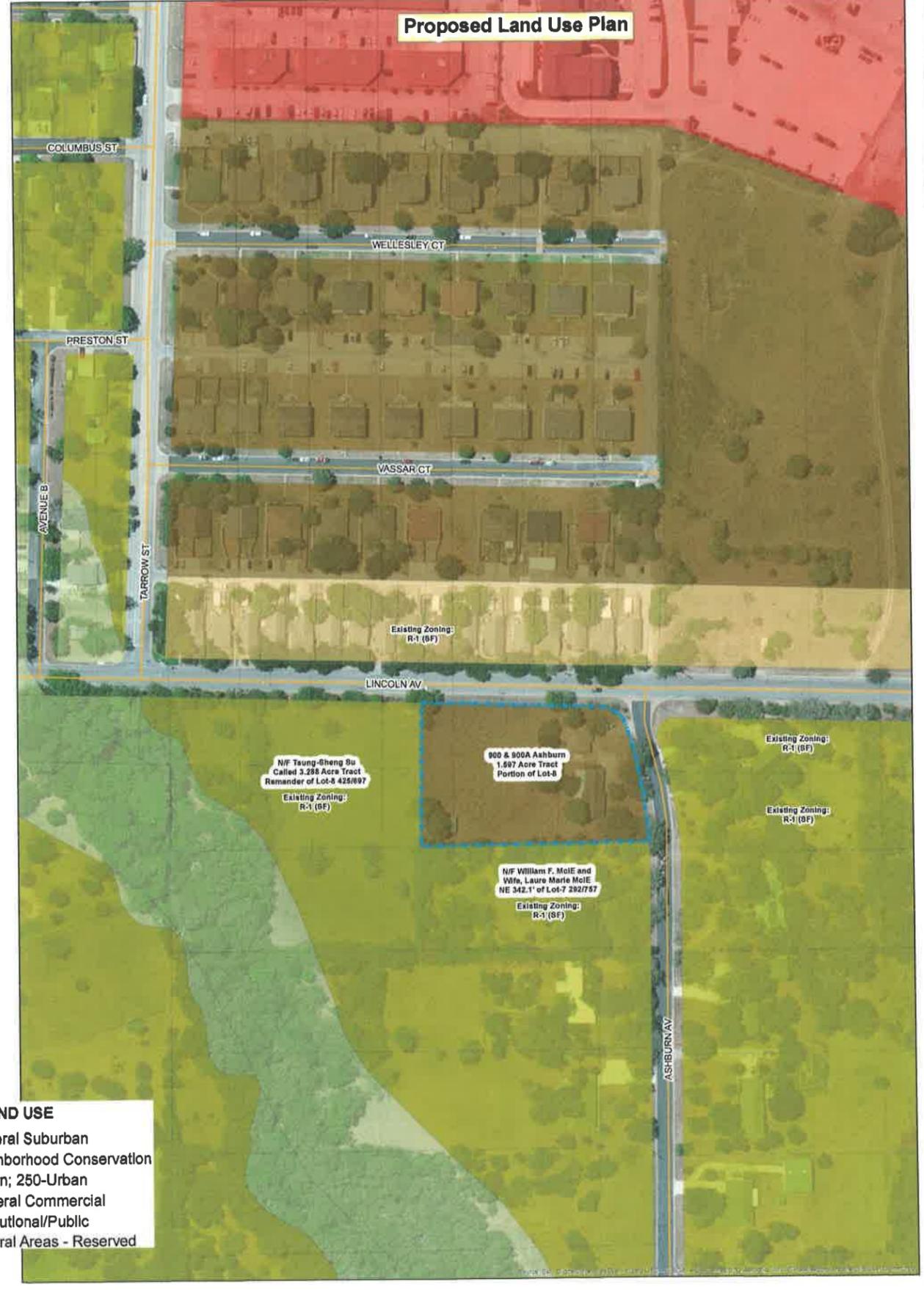
*See attached letter.*

7. What other information are you providing to support the proposed amendment (for example, transportation impact study)?

*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.*

*[Handwritten Signature]*  
Signature and title *managing member*

*7/12/13*  
Date



**LEGEND - LAND USE**

	110-General Suburban
	111-Neighborhood Conservation
	120-Urban; 250-Urban
	210-General Commercial
	410-Institutional/Public
	800-Natural Areas - Reserved

1 inch = 100 feet

**MITCHELL MORGAN**

Civil Engineering: Hydraulics, Hydrology, Utility Planning & Design, Site Planning & Design, Street Design, Subdivision Planning & Design

JULY 2019  
Designed By: JTB  
Drawn By: KWB  
Checked By: VJBM

**Mitchell & Morgan, L.L.P.**  
Consulting Engineers and Constructors  
511 University Drive East, Suite 204  
College Station, Texas 77940  
(979) 260-6963 Fax: (979) 260-3564

**LAND USE AMENDMENT  
900 & 900A ASHBURN  
COLLEGE STATION, TX**

**EX**

9-8-13-140  
00086-13

Dear Planning & Zoning Commission and City Council,

My name is *Barbara Huskey* and I reside at *901 Ashburn*. I have lived at that location for *13* years. I understand that Chris Mallett owner of BNL Builders LLC has purchased the property at 900 and 900A Ashburn and it is his desire to apply for a Land Use Plan Amendment and subsequently a rezoning on the property. I understand that he wishes to construct a condominium project on that property if allowed by the City through their development process.

In the time that I have lived in my home I have seen significant changes in the area. The property at 900 Ashburn has been on the market for several years and time after time the sale has fallen through because of the restriction that it only be used as a single family residential lot. I understand that it would be very difficult to sell as a single family residence mainly because of its location next to Lincoln Avenue. The structures on the property are of such quality that they will be difficult or at least costly to renovate and there have been no potential buyers who desire to do this work if it is to remain a single family home.

I am in support of the redevelopment of this property as condominiums with the understanding that the Land Use Plan will need to be changed to Urban and with the restriction that the zoning be designated as PDD – Planned Development District. I understand that the Planned Development District can illustrate and designate access locations, parking locations, building locations and buffers to help with adjacency issues. I am comfortable with those restrictions and that they will protect my property.

I feel this redevelopment is much preferable than having the 2 structures that exist on the property remain and rented in their current condition.

If you have any questions please feel free to contact me at *979-643-3550*

Sincerely,

*Barbara B Huskey*

Dear Planning & Zoning Commission and City Council,

My name is *Bill MacIe* and I reside at *900 Ashburn*. I have lived at that location for *40* years. I understand that Chris Mallett owner of BNL Builders LLC has purchased the property at 900 and 900A Ashburn and it is his desire to apply for a Land Use Plan Amendment and subsequently a rezoning on the property. I understand that he wishes to construct a condominium project on that property if allowed by the City through their development process.

In the time that I have lived in my home I have seen significant changes in the area. The property at 900 Ashburn has been on the market for several years and time after time the sale has fallen through because of the restriction that it only be used as a single family residential lot. I understand that it would be very difficult to sell as a single family residence mainly because of its location next to Lincoln Avenue. The structures on the property are of such quality that they will be difficult or at least costly to renovate and there have been no potential buyers who desire to do this work if it is to remain a single family home.

I am in support of the redevelopment of this property as condominiums with the understanding that the Land Use Plan will need to be changed to Urban and with the restriction that the zoning be designated as PDD – Planned Development District. I understand that the Planned Development District can illustrate and designate access locations, parking locations, building locations and buffers to help with adjacency issues. I am comfortable with those restrictions and that they will protect my property.

I feel this redevelopment is much preferable than having the 2 structures that exist on the property remain and rented in their current condition.

If you have any questions please feel free to contact me at

Sincerely,

*Bill MacIe* 979 696 3836

*\* will except with approved buffering between properties.*

From: Sarah Bednarz [s-bednarz@tamu.edu]  
Sent: Wednesday, August 07, 2013 10:25 PM  
To: Morgan Hester  
Subject: 900 & 900 A Ashburn

Dear Ms Hester:

I am writing to share the concerns of my neighbors in the College Hills Woodlands area about the proposed changes in zoning at 900 Ashburn Street. The arguments against this proposition are many: it will lead to significant changes to the nature and composition of our neighborhood; it will affect the traffic flows in and out of our neighborhood; it will have a negative effect on housing values.

We are facing significant issues with so-called single family four-unrelated persons homes being built and with more student rentals flooding our area. The proposed change would simply be a death knell and would accelerate the sell off of homes to renters and students. It would be the tipping point at which events and neighborhood decline would take a sharp turn.

I certainly anticipate a healthy discussion at P&Z.

Thanks,

Sarah Bednarz  
1101 Marsteller Avenue

From: Bob Bednarz [r-bednarz@tamu.edu]  
Sent: Wednesday, August 07, 2013 7:36 PM  
To: Morgan Hester  
Subject: Reasoning on Ashburn

Ms Hester,

I am out of town, so this will be short. I have lived in the neighborhood for almost 35 years. I have seen the city do very little to protect older single-family neighborhoods, including my own. To me this comes down to: Will the city prevent College Hills from being nibbled away piece by piece, that is, have you written us off even though old and new residents are investing in their own occupied houses? Don't turn every old neighborhood into a student ghetto.

Bob Bednarz, 1101 Marsteller

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>< <> >< <>

Bob Bednarz, Professor, Geography, TAMU, College Stn., TX 77843-3147 N.  
American Editor, Journal of Geography in Higher Education  
[www.tandf.co.uk/Journals/titles/03098265.asp](http://www.tandf.co.uk/Journals/titles/03098265.asp)

**From:** Peter Hugill [<mailto:pjhugill@tamu.edu>]  
**Sent:** Wednesday, August 07, 2013 4:10 PM  
**To:** Morgan Hester  
**Subject:** proposed rezoning at corner of Lincoln and Ashburn

Dear Ms Hester

I write to oppose the proposed rezoning of the area at the corner of Lincoln and Ashburn from R-1 to "urban" and I would appreciate it if you would bring my letter to the attention of the appropriate agencies within city government. I wish to focus my comments on two main areas of concern.

I have lived in College Station for 34 years, always in pretty much the same College Hills neighborhood (first at 1100 Westover and now at 904 Francis). Over time I have seen two things that greatly concern me. First has been an overall deterioration in the quality of neighborhood life caused by substantial increases in traffic and residential density (the latter from the ill-considered adoption of a rule that allows 4 unrelated adults to occupy a "single family" home). Second has been what seems to be an increasing lack of concern by city government with the existing homeowners in a neighborhood and much too much attention to the desire of developers to profit from our neighborhoods geographic proximity to campus in the most destructive ways, by increasing traffic and driving up residential densities. I have served on various committees that the city has established at different times to address the problem of growth, usually after a problem such as this one has arisen, and have almost always come away frustrated by the sense that the city seems to care less about existing residents and more about the developers who are constantly present in city hall lobbying to increase their profits. In a way its a microcosm of the problem we have in Washington. The lobbyists out shout and out last the citizens.

My second area of concern is the highly destructive effect that this proposed rezoning is likely to have on the David Schob Memorial Nature Preserve on Ashburn. Dr Schob's estate was conveyed to the Regents of the Texas A&M University System following a decision by the State Attorney General. The Regents then assigned the management of that estate to the College of Architecture. In order to properly represent Dr Schob's wishes and use the land properly a committee was formed to consider how to use the land, house, and a substantial management fund. I was appointed to represent the neighborhood on that committee. After much study, a major survey, many student led proposals, and considerable discussion over a period of many months it became clear to us that the area represents a serious and important wildlife refuge and that the creek area in back of it, which extends across Francis and further along the next block of Ashburn behind College Hills School, is a major movement path for many species of animals that would otherwise be unable to survive in an urban area. The Committee thus saw the Schob bequest as an important resource within which various classes at Texas A&M (in Landscape Architecture, Fisheries and Wildlife, Geography and several other disciplines) could study the survival and management of various types of flora and fauna in Texas' cities. The proposed massive increase in human density and traffic directly adjacent to the Schob Nature Preserve would have a highly destructive effect on a resource that will, in the long run, be of immense value to the people of the State.

Sincerely

Peter Hugill, Ph.D.

## Brittany Caldwell

---

**To:** Morgan Hester  
**Subject:** FW: 900A Ashburn

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**From:** Dennis Berthold [<mailto:d-berthold@tamu.edu>]

**Sent:** Wednesday, August 07, 2013 11:48 AM

**To:** Brittany Caldwell

**Subject:** 900A Ashburn

Dear Ms. Caldwell,

I write you in your capacity as staff liaison with the Planning and Zoning Commission, and wish to express my concern over the pending request to change the designation of 1.6 acres of land on the corner of Lincoln and Ashburn from "Neighborhood Conservation" to "Urban." According to Morgan Hester, the ultimate aim of this request is to rezone the property to R-6 and construct as many as 48 condominium units.

For well over a decade citizens in Eastgate, particularly in College Hills Woodlands, where I live, have tried to stem the tide of development that threatens to change the city's second-oldest neighborhood from single-family homes on spacious wooded lots to one peppered with rentals. We are already seeing duplexes appearing on vacant land (Dominik east of Munson) and four-bedroom miniature dormitories with paved front yards and no garages popping up on Walton, Francis, and other streets. Developers are renovating single-family homes into rental units designed for four students, or are constructing new rental properties with paved front yards instead of garages or attractive landscaping. This is rapidly changing the character of the neighborhood and increasing traffic, on-street parking, congestion, noise, and unkempt yards.

More than ever, firm boundaries are needed to protect the neighborhood's perimeter, and the present request would be the most drastic incursion into the neighborhood I have seen since moving here in 1985. The time to halt this irresponsible development is now, and I urge the P&Z Commission to deny this request.

Please share this message with commission members before their August 15 meeting and make sure they are fully informed both of the consequences of this decision and the long history of permanent residents' desire to maintain the integrity and family character of the neighborhood. Thank you.

Dennis Berthold  
1204 Marsteller  
College Station, TX 77840  
979-764-9427  
[d-berthold@tamu.edu](mailto:d-berthold@tamu.edu)

## Brittany Caldwell

---

**To:** Morgan Hester  
**Subject:** FW: Zoning On Ashburn  
**Importance:** High

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**From:** Boyd, Kriss Hope [<mailto:k-boyd@tamu.edu>]  
**Sent:** Tuesday, August 06, 2013 5:06 PM  
**To:** Morgan Hester  
**Subject:** Zoning On Ashburn  
**Importance:** High

TO THE COLLEGE STATION PLANNING AND ZONING COMMISSION:

I would like to add my concerns to those of many of my neighbors in the College Hills Neighborhood. We bought our house on Ashburn about 25 years ago because we loved the peaceful nature of the neighborhood. I just found out about the proposal to rezone the north end of Ashburn. The proposal if approved will create 48 condos that may house 192 students with 192 cars. This is wrong. It will invade the privacy for those immediate neighbors whose houses are all one-story and who paid premium prices for THE oversized lots they desired. It will dump a huge increase in traffic onto Ashburn and Lincoln, and there will be a significant increase in student vehicle traffic on Francis next to the elementary school. It will increase the chances that surrounding property may be rezoned in ways that will further erode the entire neighborhood.

I maintained a balanced outlook during all of the debate about traffic controls on Munson. I maintained a balanced outlook during the conversations about the overlay for additional restrictions on additions to houses and division of existing lots. I cannot have a balanced outlook on this proposal. The greed of a few people should not harm the investments that many, many others have made in the College Hills neighborhood.

I understand a Community Plan for College Station was created not too long ago. My understanding is that this does not match the goals in that plan. It also does not match the Comprehensive Plan of the city at large.

There is a win/win option that should be encouraged. There is no traditional neighborhood that remains in the Northgate area. That area would be greatly improved if more of the slums were torn down and replaced with student houses. I don't think there should be more large condos/structures. With the approval of the Rise and the Stack, and with the university initiative to build another dorm/apartment complex north of both of those structures, traffic on University Drive will quickly become a nightmare.

I strongly oppose this proposal for Ashburn and College Hills. I plan to write a more comprehensive response once I have had the opportunity to educate myself more about the proposal. Unfortunately, I will not be in town to attend the meeting on the 15<sup>th</sup>. I can guarantee my husband will be there.

I definitely will vote against anyone on the City Council who votes to approve this or any plan that will result in a significant increase in student residents/renters that will damage the character and value of established and historical neighborhoods.

Save Southgate. Save College Hills. Save South Knoll.

## Brittany Caldwell

---

**To:** Morgan Hester  
**Subject:** FW: 900 & 900A Ashburn

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**From:** Dave Hill [<mailto:dave@bryanbroadcasting.com>]

**Sent:** Tuesday, August 06, 2013 1:39 PM

**To:** Morgan Hester

**Subject:** 900 & 900A Ashburn

Morgan... good afternoon... I realize I may be late to the party on this issue but my 2 cents is "NO WAY" does this need to pass. I'm somewhat surprised at this request as it is contrary to the overall plan for the integrity of my neighborhood. I mean how can it be said that the city wants to keep our little enclave as "single family only" not to mention the issues with traffic and street size and even consider this persons request for urban zoning. I could go on and on but will not. Please add me to your e-mail list of people who want to be informed about issues regarding my neighborhood. Thanks and I will be attending both meetings. ----Dave Hill 1113 Ashburn

### Dave Hill

Senior Account Executive

KNDE.KZNE.WTAW.KWBC.KAGC

office: 979.695.9595

cell: 979.255.2940

fax: 979.695.1933

[dave@bryanbroadcasting.com](mailto:dave@bryanbroadcasting.com)

2700 Earl Rudder Frwy South

Suite 5000

College Station 77840

### Texas A&M Students Impact Local Economy

\$144 million – Dollars spent locally by visitors (up \$6 million from 2009)

\$464 million – Dollars spent locally by students (up \$39 million from 2009)

\$886 million – Payroll to local employees (up \$4 million from 2009)

\$1.5 billion – Brazos County expenditures subject to multipliers (up \$85 million from 2009)

\$3.7 billion – Impact of Texas A&M students on Brazos County (up \$213 million from 2009)

*---Dr. R. Bowen Loftin, 24th President Texas A&M University*

The B/CS Economic Outlook Conference January 25, 2011



The Flagship of Aggie Athletics  
**BRYAN BROADCASTING**  
CANDY 95.1 WTAW 1620 KZNE 1150 KAGC 1510 KWBC 1550  
BRYAN BROADCASTING PUBLICATIONS

**2012 NAB  
Crystal Award**  
for year-long commitment  
to community service

Texas Public  
Service Award  
2008, '09, '10, '11

BBB Torch Award  
for  
Marketplace Ethics

**CLICK TO READ OUR LATEST NEWSLETTER**

## Brittany Caldwell

---

**To:** Morgan Hester  
**Subject:** FW: Ashburn and Lincoln rezoning.

---

**From:** L Hunter [<mailto:hunterlawrence11@gmail.com>]

**Sent:** Tuesday, August 06, 2013 12:35 PM

**To:** Morgan Hester

**Subject:** Ashburn and Lincoln rezoning.

Rezoning part of Ashburn to "Urban" with a word of mouth promise for a stack of town-homes....hmmm. It might be a row of town-homes, increasing the traffic on an already congested Lincoln. Or...it might end up being a small strip center with a 7-11, a bar, and a nail salon...

My opinion is this re-zoning to urban will strongly jeopardize the integrity of the neighborhoods of College Hills Estates and College Hills Woodlands. Once this sort of thing is allowed in one area, it's all to quickly too happen in other areas of the neighborhood too.

Lawrence Hunter  
1116 Ashburn

--

Lawrence Hunter

### PRIVILEGED AND CONFIDENTIAL

This electronic message and any attachments thereto is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone or email and delete the message.

## Brittany Caldwell

---

**To:** Morgan Hester  
**Subject:** FW: Rezoning on Ashburn

---

**From:** Gary Halter [<mailto:ghalter.99@hotmail.com>]

**Sent:** Tuesday, August 06, 2013 12:30 PM

**To:** Morgan Hester

**Subject:** Rezoning on Ashburn

Thanks for all the useful information on the proposed rezoning. The addition of 48 units to these two lots would be a disaster for the neighborhood. Not only is it incompatible with the surrounding development it would add at least 96 cars to an already congested traffic flow. Lincoln is a race way with speeds of over 50 mps common. There are no traffic controls from Texas to University drive. Traffic on Ashburn and Munson are also raceways.

We have had serious sewer problems on Ashburn in the past. I cannot believe that there is enough capacity for 48 units with from 2 to 4 people living in them.

Texas A&M has just constructed a nature study area one lot down from this development. How would 48 units add to the usefulness of this nature study area?

The creek that runs from Lincoln to Wolf Pen Creek is already at capacity and in danger of flooding units on Ashburn that back up to the creek. ( My house back up to the creek) Since the reconstruction of College Hills School the degree of flooding has increased and last year set a new record. The additional run off from such a large development would tip the balance and cause flooding unless the developes in required to build retention ponds which would greatly decrease the land available for development.

Please forward my comments to the P&Z

Gary Halter  
1204 Ashburn  
Mayor of College Station, 1980-86  
Council Member, 1975-80

## Brittany Caldwell

---

To: Morgan Hester  
Subject: FW: Commission's info packets

-----Original Message-----

From: Della Stephenson [<mailto:dellastephenson@hotmail.com>]  
Sent: Tuesday, August 06, 2013 11:38 AM  
To: Morgan Hester  
Subject: Re: Commission's info packets

Thank you Ms Hester! I hope the staff and commission members will be able to use the current Neighborhood designation and plan along with statements from many neighborhood residents to determine that changing that small area of our neighborhood into Urban area would have a severe impact on our well established neighborhood and its long time residents. The neighborhood plan is quite current, I believe only a couple years old, so these issues have been recently discussed and the current plan determined to be the best designations.

I noticed another good point as I forwarded you Mr Halter's email regarding the sewage capacity. This is another serious consideration. Just last month the city had to dig up a corner of our front yard to fix a sewage problem in the main line under Ashburn. Those older lines are designed to support the amount of families initially there and it could mean big problems to add 48 more families.

On a more personal note, Ashburn Ave is very unique in that we have fairly large lots for being located right in the center of town. We wanted a large yard and I drove down Ashburn every day for almost two years before seeing a house for sale and it was exciting when it became ours! We have an old house and huge yard that require lots of work and projects but that's what we wanted and for us it's our dream home! We've lived there almost 10 years now and many of our neighbors even longer. As you can see many neighbors know each other. Lots of us spend time walking around the neighborhood, up to Thomas park, now around the new park on Ashburn; my kids ride their bikes up to Thomas park. A change adding higher traffic would affect all of this. Also it has been wonderful for us to live just minutes from everywhere but still have a quiet and peaceful yard and neighborhood. It doesn't sound or feel like we live in the middle of town because of the space we have and low number of residences and traffic and noise.

Please include this more personal note along with the statement my husband sent last night in the packets to the staff and Commission.

Thank you for your consideration.

Sincerely,

Della

Sent from my iPhone

On Aug 6, 2013, at 8:30 AM, "Morgan Hester" <[mhester@cstx.gov](mailto:mhester@cstx.gov)> wrote:

> Good morning, Della!

>

> I've forwarded on your letter as well as other neighbors to the appropriate Staff member to include in packets for the upcoming Planning & Zoning meeting.

>

> Thank you!

>

> Morgan Hester

> Staff Planner

> Planning & Development Services

> City of College Station

> P.O. Box 9960  
> 1101 Texas Avenue  
> College Station, TX 77842  
>  
> Office: 979.764.3570  
> Fax: 979.764.3496  
>  
> Email: [mhester@cstx.gov](mailto:mhester@cstx.gov)  
> Website: [www.cstx.gov](http://www.cstx.gov)

> City of College Station : 75th Anniversary  
>  
>

> -----Original Message-----

> From: Della Stephenson [<mailto:dellastephenson@hotmail.com>]  
> Sent: Monday, August 05, 2013 7:31 PM  
> To: Morgan Hester  
> Subject: Commission's info packets  
>

> Hi Ms Hester,

> I spoke with Mike Ashfield and he advised that my neighbors and I should send you letters or emails regarding the proposal so that they can be included in the packets for the Commission members to review. I will type a memo I would like them to have and will send it to you soon.

> Thank you!

> Della

>  
> Sent from my iPhone  
> City of College Station  
> Home of Texas A&M University ®

## Brittany Caldwell

---

**To:** Morgan Hester  
**Subject:** RE: Re Zoning On Ashburn

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**From:** Della Stephenson [<mailto:dellastephenson@hotmail.com>]  
**Sent:** Tuesday, August 06, 2013 11:05 AM  
**To:** Morgan Hester  
**Subject:** Fwd: Re Zoning On Ashburn

Please include Mr Halter's statement in the staff and commission packets, I had told him I would get it to the right person. Thank you!

Sent from my iPhone

Begin forwarded message:

**From:** Gary Halter <[E339GH@politics.tamu.edu](mailto:E339GH@politics.tamu.edu)>  
**Date:** August 5, 2013, 11:43:13 AM CDT  
**To:** 'Della Stephenson ' <[dellastephenson@hotmail.com](mailto:dellastephenson@hotmail.com)>  
**Subject:** **RE: Re Zoning On Ashburn**

Ms Stephenson: I live at 1204 Ashburn. I am out of the state of Texas and will not return until after this date. I am very much opposed to this proposed zoning change. Building 48 units in the middle of a residential area does not make for good compatible use. Also, TAMU has spent a lot of money developing the area almost next to this area as a nature area and teaching tool. This proposed use does not seem to fit with that development. In the past we have had a problem with sewage capacity on Ashburn and adding this many units seem like a real mistake. I hope you can convey my thoughts on this.

Good morning, Della,

Thank you for your email. I hope this response will provide some insight on the project and make things more clear in terms of Comprehensive Plan Amendment vs. rezoning.

This project (13-00900140) is a Comprehensive Plan Amendment. The Comprehensive Plan is what I like to refer to as a "blanket" of land use for College Station and zoning is more of the "skeleton" on top of that, with our ordinances filling in the missing pieces. Land uses are more broad, such as residential, commercial, industrial, urban, etc. Zoning is more detailed, for example, defining what specific residential uses are permitted in an area (single-family, duplex, multi-family).

This area (900 & 900A Ashburn) is currently designated as Neighborhood Conservation on the Comprehensive Plan. Neighborhood Conservation is defined as:

"generally for areas that are essentially "built-out" and are to likely to be the focus of extensive infill development or redevelopment. Further, these areas were often 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".

In this case, the applicant has requested a Comp Plan Amendment from Neighborhood Conservation to Urban. Urban is defined as:

"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".

If the request is approved, this would allow for a rezoning (which would come in as a separate request) to develop the property as what is permitted in an Urban designation. The ultimate desire of the applicant is to be able to built condominiums meeting an R-6 High-Density Multi-Family zoning density which is 30 dwelling units per acre. This would be done through a PDD Planned Development District zoning where they would provide buffering and screening to the abutting lots.

When these requests (both Comprehensive Plan Amendments and rezoning) come in, they are first scheduled to go to Planning & Zoning where Staff gives their recommendation of approval/denial. The Planning & Zoning Commission then gives their recommendation to City Council who has the ultimate say. When Staff reviews the request factoring in different subjects, not limited to what the land use is shown on the Comp Plan, available facilities (water/waste water), and road networks.

In this case, we've reviewed (again, this is not the limit of what we've researched):

- \* The relation between the physical limits/location of Neighborhood Conservation and Urban,

- o As you will see in the map I've provided, Neighborhood Conservation (pea green) is within the area we refer to as Eastgate with Lincoln Ave as a boundary. Just beyond that, General Suburban (peach) is the land use designation along the first row of single-family fronting Lincoln Ave with Urban (brown) directly behind it.

- \* The recommendations made through the Eastgate Neighborhood Plan (adopted in June 2011),

- o One of the recommendations made through this plan was the amend the Comprehensive Plan along Lincoln Ave where General Suburban now exists. This area was designated as Urban, but through the neighborhood

plan process, Staff and neighbors discussed the opportunity to amend the Comprehensive Plan to provide a transitional buffer moving towards Neighborhood Conservation.

\* The capacity of water/wastewater lines based on a maximum density (30 dwelling units per acre), and the transportation network (Ashburn Ave and Lincoln Ave).

o Staff does not yet have enough information to make a final determination, but if the applicant builds to the mentioned density, that would allow for 48 dwelling units (the property is approximately 1.6 acres)

The specific details for the reasoning can be found in the Staff Report which will be available online the week of the meeting (<http://agenda.cstx.gov/nom/default.aspx?commid=11>).

The Planning & Zoning and City Council meetings are open to the public and if you would like to voice your opinion on the project, you are welcome to do so. Please be aware that City Council has the ultimate say of approval or denial which will be made at the September meeting.

I know this is a lot of information, so please do not hesitate to give me a call with questions.

Thank you!

Morgan Hester

Staff Planner

Planning & Development Services

City of College Station

P.O. Box 9960

1101 Texas Avenue

College Station, TX 77842

Office: 979.764.3570

Fax: 979.764.3496

Email: [mhester@cstx.gov](mailto:mhester@cstx.gov)

Website: [www.cstx.gov](http://www.cstx.gov)

City of College Station : 75th Anniversary

-----Original Message-----

From: Della Stephenson [<mailto:dellastephenson@hotmail.com>]

Sent: Monday, August 05, 2013 8:58 AM

To: Morgan Hester

Subject: Ashburn Ave zone change

Hi Ms Hester,

We live at 1005 Ashburn and yesterday we received a notice of a zoning change request for a lot on our street. The project number is 13-00900140. It looks like the request is to change the lot to urban zoning. Is that correct? Please let us know why this change is requested and what the plan would be for that lot?

Thank you,

Della and Mike Stephenson

Sent from my iPhone

City of College Station  
Home of Texas A&M University (r)  
<Area Comp Plan Designations.jpg>

**From:** Leslie [<mailto:leslie@agconsult.net>]

**Sent:** Monday, August 05, 2013 10:27 PM

**To:** Morgan Hester

**Cc:** Della Stephenson

**Subject:** Consideration of a Comprehensive Plan Amendment request for 900 and 900A Ashburn

Hello Ms. Hester,

My name is Leslie Miller and I reside at 1112 Ashburn. I would like to express concern about the proposed comprehensive plan amendment to Ashburn and request that these comments be forwarded to the Planning and Zoning Commission:

Dear Planning and Zoning Commission:

Please imagine for a moment that overnight you suddenly had 100 new neighbors living on your street and 100 more cars driving on your street and the home that you have invested in and loved in a beautiful old historic neighborhood in the heart of your city is now a stone's throw away from an urban 48 unit apartment complex on your street. That is what we are potentially facing on Ashburn Ave. with the proposed comprehensive plan amendment to change 900 and 900A Ashburn to Urban with the current intent being to build 48 dwelling units. Knowing that typically there is more than one person living in these types of units, we are potentially looking at 100 or more people living on our street.

A couple of years ago, I had the privilege of serving on the Neighborhood Planning Committee for the Eastgate Neighborhood Plan. At that time the property across the street from 900 and 900A was showing to be Urban on the Future Land Use Map. We discussed this area at length and the overwhelming majority of neighbors wanted it to stay Single Family, creating a buffer zone for our neighborhood. We were able to change it on the City's master map and when we presented it to City Council, they voted to approve it. So, a council vote to change this again would definitely be going against what our own neighborhood wanted and worked hard to put in our neighborhood plan and originally passed through the Council.

In addition to the concern about traffic on Ashburn, there is great concern about an increase in traffic on Lincoln St. During the school year, the area of Lincoln St. adjacent to 900 and 900A Ashburn has become very congested. I can't imagine adding an apartment complex to the mix with the current width of the street. There is concern that more Urban zoning along Lincoln could necessitate widening Lincoln, bringing even more traffic into the area.

Also, we believe that changing the zoning of 900 and 900A Ashburn would set a bad precedent which could encourage changes in zoning to the areas surrounding this property. For example, the area across Lincoln Street from the property, there are patio homes and 4plexes behind them on Wellesley and Vassar Ct - We were told by the City during our neighborhood planning meetings that the City has been approached by developers who would like to tear down the 4plexes and build luxury apartments with shops similar to what was done in the Wolf Pen Creek area, but nothing has been done yet. Also, we were told that the owner of the property between the newer and older patio homes on Lincoln had at one time an interest in building a hotel there, but he was fine with leaving the strip of property directly on Lincoln as single family and possibly building behind with an entrance from University Dr. However, if the area starts shifting to urban, that could change too, creating even more traffic in the area.

Why do people leave the center of cities where the history, heart and charm are, leaving behind rundown neighborhoods? It is exactly because of the type of thing being proposed in this Comprehensive Plan Amendment and a lack of attention or care to maintaining the integrity of these valuable neighborhoods. Our neighborhood, with its many beautiful parks, is within biking distance of our largest employer, Texas A&M University. What an opportunity to provide something special to the many people who come to our community to work there or what a waste to lose vision of the gem our neighborhood truly is. Thank you for your consideration of this matter.

Sincerely,  
Leslie Miller  
1112 Ashburn Ave  
979-219-1854

**From:** Dale Rice [<mailto:dalealanrice@gmail.com>]  
**Sent:** Monday, August 05, 2013 8:53 PM  
**To:** Morgan Hester  
**Subject:** opposition to zoning change for Ashburn and Lincoln

Aug. 5, 2013

Dear Ms. Hester,

As homeowners at 1206 Ashburn Avenue, we are writing to protest the proposed zoning change for the corner of Ashburn and Lincoln (Project Number 13-00900140).

We believe it is bad policy to encroach in an established residential neighborhood by changing the zoning to permit a high-density townhouse development that will add congestion to the area and alter the very nature of a primary gateway into our neighborhood.

The proposal will diminish the character of a neighborhood that residents have worked hard to preserve as many other areas of College Station fall victim to absentee landlords, deteriorating homes, parking issues and numerous houses with four or more residents. We have a strong sense of home ownership and neighborhood pride on our two blocks of Ashburn and we believe the zoning change will undermine that.

Furthermore, we believe that one encroachment is likely to lead to others, if not in the near future, then in the long run, ultimately destroying a neighborhood that we have invested heavily in – both in terms of monetary resources and emotional attachment.

Therefore, we urge the city not to permit this zoning change.

Please include our comments in any packets put together for city officials, so they understand the depth of our opposition to this proposal.

Thank you,

Antonio C. La Pastina

Dale A. Rice

DATE: August 5, 2013

TO: Ms. Morgan Hester, Project Manager, and  
Members of the Planning & Zoning Commission

FROM: Della and Mike Stephenson  
1005 Ashburn Ave

RE: Project Number 13-00900140

As long time residents on Ashburn Avenue, we are very much against the proposal outlined as Project Number 13-00900140 to change the classification of our neighborhood from Neighborhood Conservation to Urban. The proposed change is completely inconsistent with the neighborhood's existing use and would create a radical, negative change to this area. The proposal is to change the plot of land at 900 and 900A Ashburn Avenue, a residential street that includes a large nature park and is one block away from College Hills elementary school, and change it to an urban area with the intention of building a large apartment complex for up to 48 dwelling units and other commercial businesses. We are against the proposed change. There are many other areas zoned for urban use that would be more appropriate than encroaching into a well-established neighborhood.

The lots are currently designated as Neighborhood Conservation. This neighborhood plan was created after much study and consultation between existing residents, planners, and past commissions. There is absolutely no change to the neighborhood that would warrant deviating from the consultative plan derived two years ago. With all of the development going on in College Station, this designation is even more important to us to protect the neighborhood we live in and call home.

There are only two blocks of Ashburn Avenue. The lots of 900 and 900A Ashburn are within our neighborhood border, should remain residential, and should not be changed to an Urban designation. Per the city planning office, changing these lots to Urban would allow 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."

This is problematic for multiple reasons. First, this area of the neighborhood is not appropriate for intense development. It is an established area of the community.

Second, the area on Lincoln definitely is not large enough to have "a very intense level of development activities." Lincoln Avenue is already a busy and crowded street, and the plans call for the complex to enter and exit off of this already busy thoroughfare. Any such development should remain outside the established older neighborhood we live in. The city planners have informed us that, if reclassified, the 1.6 acres of land would hold 48 dwelling units (with potentially hundreds of

additional residents). The plan for how the land and existing streets would accommodate the additional vehicle and traffic is unclear. Lincoln is a small two-way street without any room for expansion. It is already heavily travelled and has other problems the city should be addressing. The intersection of Lincoln and Tarrow has recently become more dangerous with the addition of a solid fence blocking the view on one side and a concrete pole with bushes blocking the view on the other side when people try to turn onto Lincoln from Tarrow. The city should be considering a 3 way stop at that intersection to help slow the traffic on Lincoln and allow turning onto Lincoln from Tarrow safely.

Finally, although the current owners hope to build high-density apartments, there is absolutely no guarantee as to what the land will be used as once it is changed to an Urban classification. The definition of Urban allows for other commercial offices and business parks. The city's planners have explained to us that the conversion to Urban is the first of two separate actions. While it is anticipated that the second action would be to build the 48 dwelling units, the owners are under no obligation to do so after the land is changed to Urban. In fact, the owner's plans may fall through, or they might choose to sell the property once converted to Urban. This is unacceptable for the current Neighborhood Conservation plan.

As you can see, the proposal to change this one lot from Neighborhood Conservation to Urban is completely inconsistent with existing neighborhood plan, the infrastructure, and the wishes of many of the residents in the area.

We appreciate the efforts of the Project Manager and Planning and Zoning Commission, and we hope you will take the concerns of the existing residents into consideration. The change to an Urban designation would have a huge impact on this quiet neighborhood as well as the safety of those traveling on Lincoln Avenue. There is plenty of room for our city to grow and it is important to preserve the special and unique neighborhoods that are already established.

Thank you and God bless you.

## Brittany Caldwell

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**To:** Morgan Hester  
**Subject:** RE: Ashburn Ave zone change

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**From:** Morgan Hester  
**Sent:** Monday, August 05, 2013 11:15 AM  
**To:** 'Della Stephenson'  
**Subject:** RE: Ashburn Ave zone change

Good morning, Della,

Thank you for your email. I hope this response will provide some insight on the project and make things more clear in terms of Comprehensive Plan Amendment vs. rezoning.

This project (13-00900140) is a Comprehensive Plan Amendment. The Comprehensive Plan is what I like to refer to as a "blanket" of land use for College Station and zoning is more of the "skeleton" on top of that, with our ordinances filling in the missing pieces. Land uses are more broad, such as residential, commercial, industrial, urban, etc. Zoning is more detailed, for example, defining what specific residential uses are permitted in an area (single-family, duplex, multi-family).

This area (900 & 900A Ashburn) is currently designated as Neighborhood Conservation on the Comprehensive Plan. Neighborhood Conservation is defined as:

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In this case, the applicant has requested a Comp Plan Amendment from Neighborhood Conservation to Urban. Urban is defined as:

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If the request is approved, this would allow for a rezoning (which would come in as a separate request) to develop the property as what is permitted in an Urban designation. The ultimate desire of the applicant is to be able to built condominiums meeting an R-6 High-Density Multi-Family zoning density which is 30 dwelling units per acre. This would be done through a PDD Planned Development District zoning where they would provide buffering and screening to the abutting lots.

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In this case, we've reviewed (again, this is not the limit of what we've researched):

- The relation between the physical limits/location of Neighborhood Conservation and Urban,
  - As you will see in the map I've provided, Neighborhood Conservation (pea green) is within the area we refer to as Eastgate with Lincoln Ave as a boundary. Just beyond that, General Suburban (peach) is the land use designation along the first row of single-family fronting Lincoln Ave with Urban (brown) directly behind it.
- The recommendations made through the Eastgate Neighborhood Plan (adopted in June 2011),
  - One of the recommendations made through this plan was the amend the Comprehensive Plan along Lincoln Ave where General Suburban now exists. This area was designated as Urban, but through the neighborhood plan process, Staff and neighbors discussed the opportunity to amend the Comprehensive Plan to provide a transitional buffer moving towards Neighborhood Conservation.
- The capacity of water/wastewater lines based on a maximum density (30 dwelling units per acre), and the transportation network (Ashburn Ave and Lincoln Ave).
  - Staff does not yet have enough information to make a final determination, but if the applicant builds to the mentioned density, that would allow for 48 dwelling units (the property is approximately 1.6 acres)

The specific details for the reasoning can be found in the Staff Report which will be available online the week of the meeting (<http://agenda.cstx.gov/nom/default.aspx?commid=11>).

The Planning & Zoning and City Council meetings are open to the public and if you would like to voice your opinion on the project, you are welcome to do so. Please be aware that City Council has the ultimate say of approval or denial which will be made at the September meeting.

I know this is a lot of information, so please do not hesitate to give me a call with questions.

Thank you!

Morgan Hester  
 Staff Planner  
 Planning & Development Services  
 City of College Station  
 P.O. Box 9960  
 1101 Texas Avenue  
 College Station, TX 77842

Office: 979.764.3570

Fax: 979.764.3496

Email: [mhester@cstx.gov](mailto:mhester@cstx.gov)

Website: [www.cstx.gov](http://www.cstx.gov)

City of College Station : 75th Anniversary

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Thank you,

Della and Mike Stephenson

Sent from my iPhone



## MEMORANDUM

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Date: August 6, 2013  
TO: The Planning & Zoning Commission  
FROM: Teresa Rogers, Staff Planner  
SUBJECT: UDO Amendment – Single-Family Parking Requirements

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**Item:** Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, “Unified Development Ordinance,” Articles 3, “Development Review Procedures,” 7, “General Development Standards,” and 8, “Subdivision Design and Improvements,” of the Code of Ordinances of the City of College Station, Texas by the creation and amendment of single-family parking requirements. **Case #13-00900128**

**Objective:** Implementation of the Strategic Plan through ordinance amendments that address community concerns of neighborhood parking issues and emergency access.

**Background:** The Joint Neighborhood Parking Task Force of the College Station City Council and Planning and Zoning Commission was created through City Council Resolution on February 9, 2012. The Task Force was created to address community concerns of neighborhood parking issues and emergency access. The scope of the Task Force was to gather and evaluate data related to neighborhood parking issues, solicit input from stakeholders, formulate recommendations, and forward final recommendations to the Planning and Zoning Commission and the City Council for final action.

The City Council’s Strategic Plan, updated in 2012, identifies neighborhood parking issues as a problem affecting the City’s Neighborhood Integrity. College Station’s older neighborhoods were developed when automobiles were less prevalent. Many of these established residential neighborhoods include streets designed as “yield streets,” consisting of narrow pavement, often with no curb and gutter. Yield streets contribute greatly to neighborhood character when working as intended. However, many of these streets are in neighborhoods that have converted to high percentages of renter-occupancy. An increase in the number of people per residence has resulted in a high-density of on-street parking. These conditions have caused the yield street design to fail in many instances. A number of neighborhoods are experiencing overcrowding and emergency access concerns due to an increase in on-street parking.

**Approach:** The City currently uses a limited number of options to alleviate on-street parking problems, which the City Council recommended continuing. These options include:

- land use planning,
- development regulations,
- neighborhood plans,
- code enforcement, and
- parking removal.

Additionally, the following existing options should be expanded:

- Increase the current minimum requirements of off-street parking, increasing the standard to one parking space required for each bedroom in a single-family dwelling, with a maximum of four required spaces.
- Only consider removing parking on one or both sides of a street per a recommendation from the City's Traffic Management Team when there is a safety concern verified by the City.
- Neighborhood initiated parking removal not related to public safety will be addressed through a private process, such as deed restrictions and covenants.

Based on the findings of the Task Force, City Council recommended the following solutions to aid in the reduction of neighborhood parking problems City-wide. These recommendations include:

- refine the current parking removal process to allow parking removal on one or both sides of a street per a recommendation from the City's Traffic Management Team (only if there is a verified safety concern),
- increase the off-street parking requirements based on the number of bedrooms provided, and
- allow no more than 50% of the front portion of the property be used for parking.

In addition, new development would also be required to provide an additional solution, chosen from the following six recommended options, in order to prevent future on-street parking issues:

- wide streets,
- narrow streets,
- parking removal with platting,
- visitor alley-fed off-street parking,
- wide lot frontages, or
- visitor parking areas.

Some solutions, such as narrow streets and parking removal with platting, would require the provision of additional off-street parking measures to ensure adequate parking is available.

On February 28, 2013, City Council directed staff to proceed with drafting a single-family parking ordinance for Council's consideration. Ordinance amendments are being presented to the Planning and Zoning Commission on August 15, 2013 for recommendation. City Council will hear this item on September 12, 2013 for final action.

**Attachments:**

1. Single-Family Parking Options Summary Sheet
2. Redlined applicable UDO Sections

# Ordinance Amendments for Single-Family Parking Requirements

## **Background**

The City Council's Strategic Plan, updated in 2012, identifies neighborhood parking issues as a problem affecting the City's Neighborhood Integrity. Many of the established residential neighborhoods in College Station include streets designed as "yield streets," consisting of narrow pavement, often with no curb and gutter. Many of the neighborhoods that contain yield streets have converted to high percentages of renter-occupancy. An increase in the number of people per residence has resulted in a high-density of on-street parking, which has caused the yield street design to fail. A number of neighborhoods are experiencing overcrowding and emergency access concerns due to an increase in on-street parking. The single-family parking requirements have been created to maintain emergency access in existing neighborhoods and also prevent on-street parking problems in new developments. In addition, the City will continue current practices of land use planning, development regulations, neighborhood plans, code enforcement, and parking removal, to ensure emergency access.

## **Parking Removal Program**

City Council will only consider parking removal on one or both sides of an existing street per a recommendation from the City's Traffic Management Team. This recommendation must be based on a public safety concern verified by the City. The following is the City's process that must be followed in order to remove parking from public streets:

1. *Concern Initiation* – A citizen informs the City of a potential problem resulting from on-street parking (Citizen Initiated) or the City observes the need to remove on-street parking from a street(s) (City Initiated).
2. *Concern Evaluation* – The City's Traffic Management Team (TMT) will evaluate the citizen initiated request or city initiated concern and analyze the impact existing on-street parking has on public safety. If the existing on-street parking is determined to impact public safety, the TMT will approve a recommendation which will be included on a future City Council Agenda as a public hearing.
3. *Public Notice* – Per the recommendation from the TMT to remove on-street parking on a specific street(s), notices will be mailed to property owners and residents on both sides of the street(s) where parking is proposed to be removed. These notices will provide the date of the City Council meeting when the public hearing for the proposed ordinance will occur.
4. *Public Hearing* – The proposal to remove on-street parking from a specified street(s) will be presented to council, followed by a public hearing where citizens can voice their opinions. Then the City Council can discuss and vote on the proposed parking removal ordinance.

In all other cases, the individual neighborhood must address parking issues through a private process, such as deed restrictions and covenants.

## City-wide Requirements

The following are a set of solutions to aid in the reduction of neighborhood parking problems city-wide. These solutions are required for all new construction, redevelopment, or when an addition to the number of bedrooms is completed.

### Off-Street Parking Requirements

One parking space will be required for each bedroom in a single-family dwelling, with a maximum of four required parking spaces. Garages that meet minimum parking dimension standards may be counted towards parking requirements.

- ❖ **UDO Section 12-7.3.B.1.a Off-Street Parking Spaces Required**
- ❖ **UDO Section 12-7.3.I Number of Off-Street Parking Spaces Required**

### Maximum Front Yard Coverage

No more than 50% of the front area of the property shall be used for parking.

- ❖ **UDO Section 12-7.3.C.3 Dimensions, Access, and Location**  
In the event parking is expanded in front of the structure, it shall not exceed 50% of the front area.
- ❖ **UDO Section 12-7.3.C.4 Dimensions, Access, and Location**

## New Development Requirements

In addition to city-wide requirements, new developments are required to provide one solution, chosen from the following six recommended options, in order to prevent future on-street parking issues:

### Wide Streets

Wide streets, consisting of a minimum 32 and maximum of 38 feet pavement width, are allowed to ensure emergency access is maintained. These streets allow for access through a street, even when high volumes of parked vehicles are present on both sides of the street. Wide streets often induce higher travel speeds and are required to provide traffic calming measures to improve safety.

- ❖ **UDO Section 12-8.3.W.2.a Residential Parking Options – Wide Streets**

### Narrow Streets

Narrow streets do not accommodate on-street parking, ensuring that emergency access is maintained. Pavement width for narrow streets must be a minimum of 22 feet, up to a maximum of 24 feet and meet fire service standards. Narrow streets must be accompanied by visitor alley fed off-street parking and/or visitor parking areas in order to provide adequate parking in neighborhoods.

- ❖ **UDO Section 12-8.3.W.2.b Residential Parking Options – Narrow Streets**

### Parking Removal with Platting

Parking may be removed on one or both sides of the street upon the City Council approving an ordinance removing parking from the street. This option must be accompanied by other measures, such as visitor alley fed off-street parking and/or visitor parking areas in order to provide adequate parking in neighborhoods.

- ❖ **UDO Section 12-8.3.W.2.c Residential Parking Options – Parking Removal with Platting**

### Visitor Alley-Fed Off-Street Parking

Visitor alley-fed off-street parking spaces may be provided at a rate of one parking space per four dwelling units. This requirement is in addition to minimum off-street parking requirements. Residential lots served by an alley should only have driveway access via the alley and provide ample off-street parking.

- ❖ **UDO Section 12-8.3.W.2.d Residential Parking Options – Visitor Alley-Fed Off-Street Parking**

### Wide Lot Frontages

This option requires a minimum lot frontage of 70-feet, as measured at the front setback, decreasing the density within neighborhoods and increasing more on-street parking area in front of every lot.

- ❖ **UDO Section 12-8.3.W.2.e Residential Parking Options – Wide Lot Frontages**

### Visitor Parking Areas

Visitor parking areas consist of remote parking facilities that are privately maintained and located outside of the right-of-way on private property, such as HOA common areas. These parking areas must be provided in addition to minimum lot-based off-street parking requirements to increase off-street parking within a neighborhood. Visitor parking areas should be designed as part of a site's overall design. To minimize the environmental impact of visitor parking, alternative paving may be used in these areas.

- ❖ **UDO Section 12-8.3.W.2.f Residential Parking Options – Visitor Parking Areas**
- ❖ **UDO Section 12-7.4.B.1.a-c Access Management and Circulation**
- ❖ **UDO Section 12-7.4.C.1.e Driveway Access Location and Design**

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

- ❖ **UDO Section 12-3.4.C.3.a.18 Plat Review – Application Requirements for Preliminary Plans**
- ❖ **UDO Section 12-3.4.C.3.b.15 Plat Review – Application Requirements for Final Plats**
- ❖ **UDO Section 12-7.3.G.2.c Surfacing – Permeable Surfaces (for single-family parking)**
- ❖ **UDO Section 12-8.3.V.1.g Private Streets (applicability)**

## EXHIBIT "A"

THAT CHAPTER 12, "UNIFIED DEVELOPMENT ORDINANCE," ARTICLE 3 "DEVELOPMENT REVIEW PROCEDURES" SECTION 3.4 "PLAT REVIEW", SECTION C "APPLICATION REQUIREMENTS" SECTION A "PRELIMINARY PLANS" IS HEREBY AMENDED TO ADD ITEM NUMBER 23 TO READ AS FOLLOWS:

### Sec. 12-3.4. Plat Review.

#### C. Application Requirements.

3. When required to submit the following, the applications shall comply with and/or show the following information:

- a. **Preliminary Plans.**

When submitting preliminary plans, the following information is required:

- 23) Provide a note on the Preliminary Plan to identify the Residential Parking Option chosen from the Single-Family Residential Parking Requirements for Platting when applicable;

**EXHIBIT “B”**

**THAT CHAPTER 12, “UNIFIED DEVELOPMENT ORDINANCE,” ARTICLE 3 “DEVELOPMENT REVIEW PROCEDURES” SECTION 3.4 “PLAT REVIEW”, SECTION C “APPLICATION REQUIREMENTS” SECTION B “FINAL PLATS” IS HEREBY AMENDED TO ADD ITEM NUMBER 20 TO READ AS FOLLOWS:**

**Sec. 12-3.4. Plat Review.**

**C. Application Requirements.**

3. When required to submit the following, the applications shall comply with and/or show the following information:

**b. Final Plats and Other Plats to be Recorded.**

When submitting Final Plats, Replats, Minor Plats, Amending Plats, Vacating Plats, and Development Plats, the following shall be required:

20) Provide a note on the Final Plat to identify the Residential Parking Option chosen from the Single-Family Residential Parking Requirements for Platting when applicable;

## EXHIBIT “C”

**THAT CHAPTER 12, “UNIFIED DEVELOPMENT ORDINANCE,” ARTICLE 7 “GENERAL DEVELOPMENT STANDARDS” SECTION 7.3 “OFF STREET PARKING STANDARDS”, SECTIONS B, C, F, G, AND I ARE HEREBY AMENDED TO READ AS FOLLOWS:**

### **Article 7. General Development Standards**

#### **Sec. 12-7.3. Off-Street Parking Standards.**

##### **B. Off-Street Parking Spaces Required.**

1. In all districts, for all uses, at the time any building or structure is erected, enlarged, or increased in capacity, or at any time any other use is established, there shall be off-street parking spaces provided for motor vehicles in accordance with the requirements specified herein, except as noted below.

Exception:

a.- In all single-family residential and townhouse uses, at the time of construction, redevelopment, or when an addition to the number of existing bedrooms is completed there shall be off-street parking spaces provided for motor vehicles in accordance with the requirements specified herein.

2. Where off-street parking facilities are provided in excess of the minimum amounts specified by this Section, or when off-street parking facilities are provided but not required, said off-street parking facilities shall comply with the minimum requirements for parking and maneuvering space as specified in this Section.
3. It shall be unlawful to discontinue or dispense with, or cause the discontinuance or reduction of, the required parking facilities apart from the discontinuance of the building, use, or structure without establishing alternative off-street parking facilities that meet these requirements.

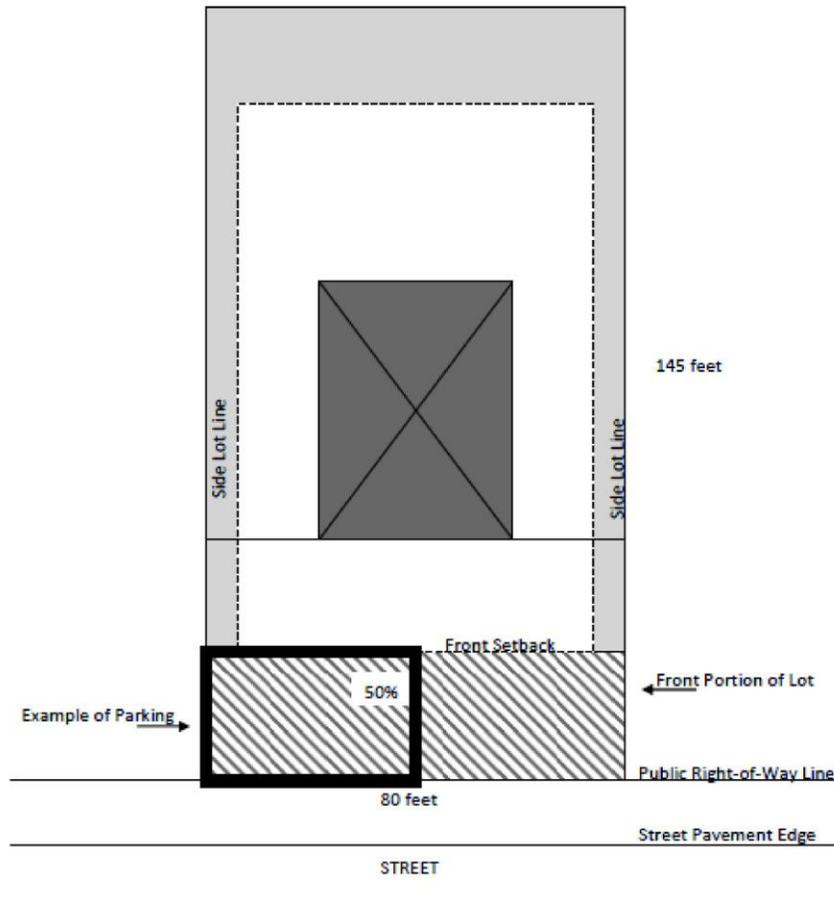
##### **C. Dimensions, and Access, and Location.**

This Section applies to any development or redevelopment of uses other than single-family residential, duplexes, or townhouses unless otherwise noted.

1. Each off-street parking space for automobiles shall have an area of not less than nine (9) feet by twenty (20) feet and each stall shall be striped. This standard shall apply for off-street parking for all uses including single-family residential, duplexes, and townhouses. Single-family residential and townhouses are not required to stripe parking spaces.
2. For properties located within the area described as "Area V" in the Southside Area Neighborhood Plan, an amendment of the City's Comprehensive Plan (Ordinance No. 2012-3442), a new single-family structure may locate its parking, including both required and additional parking in the areas described below:
  - a. Anywhere on the lot behind the structure with no limit on the size of the area;
  - b. Anywhere in the side yards of the lot with no limit on the size of the area; and,
  - c. An area located in front of the structure not to exceed a size equivalent to fifty (50) percent of the front portion of the property. The front portion of the property is the area of the lot within the side lot lines, the front setback, and the public right-of-way line (see graphic below). The square footage of parking allowed by this calculation may be located within or

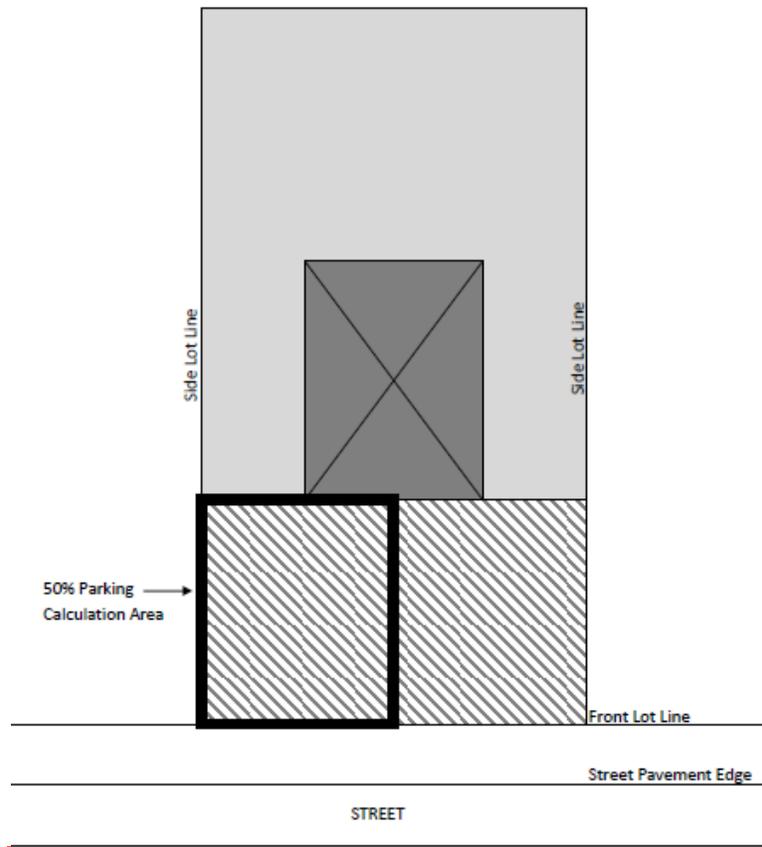
outside the boundary of the area used for calculations (see graphic below). The portion of the driveway located between the front property line and the structure shall be included in the maximum parking area square footage.

**AREA V – ALLOWABLE LOCATION FOR PARKING**



3. For all single-family and townhouse uses, at the time of construction, reconstruction, or addition to the number of existing bedrooms, parking shall be located in the areas described below:
  - a. Anywhere on the lot behind the structure with no limit on the size of the area. Parking located behind the structure shall be screened by a solid hedge wall, fence, or wall, at least six (6) feet in height. All solid hedge walls shall be one-hundred (100) percent opaque. All shrubs planted for a hedge wall shall be a minimum of 15 gallons each and evergreen;
  - b. Anywhere in the side yards of the lot with no limit on the size of the area; and,
  - c. Any area located in front of the primary structure not to exceed a size equivalent to fifty (50) percent of the front area. The front area is defined as the area of the lot within the side lot lines, the front plane of the primary structure and the public right-of-way (see graphic below). The driveway area shall be included in this calculation.

**SINGLE-FAMILY AND TOWNHOUSE USES – ALLOWABLE LOCATION FOR PARKING**



4. When existing single-family and townhouse parking is expanded in front of the structure, it shall not exceed a size equivalent to fifty (50) percent of the front area as described above.
5. An eighteen-foot paved space (ninety-degree only) may be utilized where the space abuts a landscaped island with a minimum depth of four (4) feet. An eighteen-foot space may also be used when adjacent to a sidewalk provided that the minimum width of the sidewalk is six (6) feet. This standard shall also apply to off-street parking for single-family residential, duplexes, and townhouses.
6. The width of an alley may be assumed to be a portion of the maneuvering space requirement for off-street parking facilities located adjacent to a public alley. This standard shall apply for off-street parking for all uses including single-family residential, duplexes, and townhouses.
7. Each parking space intended for use by the handicapped shall be designed in accordance with the standards of the Texas Architectural Barriers Act (TABAA) administered by the Texas Department of License and Regulation.
8. Each parking space and the maneuvering area thereto shall be located entirely within the boundaries of the building plot except where shared parking is approved by the City.
9. All parking spaces, aisles, and modules shall meet the minimum requirements, as shown in the following table. All dimensions are measured from wall to wall.
10. Parking lots located within fifteen (15) feet of a public right-of-way shall have a maximum of seven (7) contiguous spaces separated by an eighteen- by twenty-foot landscaped island. All

parking lots and drive aisles shall be setback a minimum of six (6) feet from any public right-of-way.

11. Parking is discouraged along entrance drives and should be limited on major circulation aisles of large developments and major retail centers.
12. The Design Review Board may waive parking lot dimension requirements in the Northgate and Wolf Pen Creek districts if the development meets the goals of the master plan for the respective district.

**F. Requirements Apply to All Parking Areas.**

Every parcel of land hereafter used as a public parking area, excluding overflow parking for churches, including commercial parking lots, visitor parking areas for single-family and townhouse uses, and parcels used for open-air sales lots shall be developed and maintained in accordance with the requirements in this Section and as described in the City of College Station Site Design Standards.

**G. Surfacing.**

**2) Permeable Surface.**

- (a) The use of porous materials (such as permeable concrete and pavers) to mitigate storm water sheeting and pooling of water may be used in off-street parking areas if the material meets vehicular loading standards and is approved by the Administrator.
- (b) Fire lanes may also be constructed of porous materials such as permeable concrete and pavers to mitigate storm water sheeting and pooling of water, so long as it is demonstrated that the permeable surface can obtain sufficient load and compaction ratings for its application as approved by the City of College Station Fire and Sanitation Departments.
- (c) Single-family and townhouse visitor parking areas, as required in Single-Family Residential Parking Requirements for Platting, may also be constructed of porous materials such as permeable concrete and pavers to mitigate storm water sheeting and pooling of water.
- (d) Permeable surfaces approved as provided above shall be maintained in accordance with industry standards and to achieve mitigation of storm water sheeting and pooling of water. Failure to maintain permeable surfaces as required herein, shall constitute a violation of the Section of the UDO for which penalty provisions may be involved.

**I. Number of Off-Street Parking Spaces Required.**

In computing the number of parking spaces required, the following rules shall govern:

1. Parking requirements based on square footage shall be based upon the gross floor area, unless otherwise stated. Service areas such as mechanical rooms, restrooms, and closets shall be included in the calculation of "gross floor area" for determining required parking spaces;
2. Where fractional spaces result in computing required parking spaces, the required number of spaces must be increased to the nearest whole number;
3. The parking space requirements for a use not specifically listed shall be the same as those for the most similar to the proposed use, as determined by the Administrator;
4. Whenever a building or use constructed or established after the effective date of this UDO is changed or enlarged in floor area, number of employees, number of dwelling units, seating capacity, or otherwise, parking requirements shall be met on the basis of the enlargement or change. Whenever a building or use existing prior to the effective date of this UDO is enlarged, the enlarged building or increased use shall then and thereafter comply with the parking requirements set forth herein;

5. In the case of mixed uses, the parking spaces required shall equal the sum of the requirements of the various uses computed separately. This includes the parking requirements for uses such as private schools, day care centers, soup kitchens, and computer centers located on property used for religious worship;
6. Where requirements are established on the basis of the number of seats, such requirements shall be based on the seating capacity as determined by the Building Official;
7. Where a manufacturing/industrial use has more than one (1) working shift of employees, parking shall be provided to accommodate overlap requirements during transition periods;
8. When the developer of a large-scale development can demonstrate that such development will require fewer parking spaces than required by the standards of this Section, the Administrator may permit a reduction in the number of required parking spaces for the development. Such a reduction in parking spaces shall be justified through the development of a parking study prepared by a professional engineer or transportation planner and submitted to the Administrator. The balance of the land necessary to meet these requirements shall be held in reserve as an undeveloped area, to meet any future needs generated by an expansion of the business, a change in land use, or underestimated parking demand;
9. The Design Review Board may waive parking space requirements in the Northgate and Wolf Pen Creek districts if the development meets the goals of the master plan for the respective district.

**MINIMUM OFF-STREET PARKING REQUIREMENTS**

Use	Unit	Spaces/ Unit	Plus Spaces For:
Airport	As determined by the Administrator		
Banks	250 s.f.	1.0	
Bowling Alley	As determined by the Administrator		
Bus Depot	As determined by the Administrator		
Car Wash (Self-Serve)	Wash Bay	1.0	1.0 space per vacuum bay
Church	Seat	0.33*	
Convalescent Home/Hospital	Bed	0.5	
Duplex Dwelling:			
1 & 2 Bedroom	DU	2.0	
3 Bedroom	DU	3.0	
Dormitory	Bed	0.75	
Day Care Center	250 s.f.	1.0	
Fraternal Lodge	75 s.f.	1.0	
Fraternity/Sorority House	Person	1.0	1/30 s.f. meeting room
Freight Station	As determined by the Administrator		
Funeral Parlor	Seat	0.33	
Furniture Sales, Freestanding	350 s.f.	1.0	

Use	Unit	Spaces/ Unit	Plus Spaces For:
Golf Driving Range	Tee Station	1.0	
Health Club/Sports Facility	As determined by the Administrator		
Gasoline and Fuel Service	300	1.0	
Group Housing	BR	2.0	As determined by the Administrator
Health Studio	150 s.f.	1.0	
Hospital	As determined by the Administrator		
Hotel/Motel	DU	1.0	1/200 s.f. meeting room
HUD-Code Manu. Home	DU	2.0	
Laundry	150 s.f.	1.0	
Motor Vehicle Sales/Service	250 s.f.	1.0	
Office/Sales Area	200 s.f.	1.0	
Service Area			
Medical or Dental Clinic < 20,000 s.f.	200 s.f.	1.0	
Multi-Family Dwelling:			

1 Bedroom	BR	1.5	
2 Bedroom	BR	1.5	
<b>Use</b>	<b>Unit</b>	<b>Spaces/ Unit</b>	<b>Plus Spa ces For:</b>
(ea. BR <130 s.f.) 2 Bedroom	BR	1.25	
3 Bedroom	BR	1.0	
Night Club	50 s.f.	1.0	
Office Building	250 s.f.	1.0	
Personal Service Shop	250 s.f.	1.0	
Priv. School or Comm. Studio	100 s.f.	1.0	
Retail Sales & Service: <del>C</del> <u>4GC</u>	250 s.f.	1.0	
<del>C-2C1</del>	350 s.f.	1.0	
C-3	250 s.f.	1.0	
Restaurant (w/o drive- through)	65 s.f.	1.0	
Restaurant (w/drive- through)	100 s.f.	1.0	
Rooming/Boarding House	Person	1.0	
Sales Display	250 s.f.	1.0	
Single-Family Dwelling	<del>BR***DU</del>	<u>1.0*** (minimum of 2 with no more than 4 total spaces</u>	

		<u>required)</u>	
Shopping Center** GC	250 s.f.	1.0	
<b>Use</b>	<b>Unit</b>	<b>Spaces/ Unit</b>	<b>Plus Spaces For:</b>
CI	350 s.f.	1.0	
C-3	250 s.f.	1.0	
SC	250 s.f.	1.0	
Townhouse	<del>BR***DU</del>	<u>1.0*** (minimum of 2 with no more than 4 total spaces required)2.0</u>	
Theater	Seat	0.25	
Truck Terminal	As determined by the Administrator		
Veterinary Clinic	300 s.f.	1.0	
Warehouse	1,000 s.f.	1.0	

"s.f." = square footage. "DU" = Dwelling Unit. "BR" = Bedroom.

\* Overflow parking above required parking spaces may be grassed rather than paved. All unpaved spaces shall be shown on site plan and organized for efficient traffic circulation using wheel stops and other appropriate measures as required by the Administrator.

\*\* No more than twenty-five (25) percent of any shopping center square footage shall be utilized for intense uses (uses that, individually, have a parking requirement greater than 1:250 in C-1 or C-3 and 1:350 in C-2) unless additional parking is provided in accordance with the above requirements for that square footage of such uses in excess of twenty-five (25) percent.

~~\*\*\* For properties located within "Area V" of the Southside Area Neighborhood Plan, an amendment of the Comprehensive Plan (Ordinance No. 2012-3442). All single-family and townhouse uses, at the time of construction, redevelopment, or when an addition to the number of existing bedrooms is completed, shall come into compliance with the minimum off-street parking requirements. Garages that meet minimum dimensional standards may be counted towards parking requirements.~~

**EXHIBIT “D”**

**THAT CHAPTER 12, “UNIFIED DEVELOPMENT ORDINANCE,” ARTICLE 7 “GENERAL DEVELOPMENT STANDARDS” SECTION 7.4 “ACCESS MANAGEMENT AND CIRCULATION”, SECTIONS B “ EASEMENTS” AND SECTION C “DRIVEWAY ACCESS LOCATION AND DESIGN” ARE HEREBY AMENDED TO READ AS FOLLOWS:**

**Article 7. General Development Standards**

**Sec. 12-7.4. Access Management and Circulation.**

**B. Easements.**

**1. Street Access.**

No use shall be permitted to take direct access to a street except as allowed in this Section.

**a. Local Streets.**

All residential uses and associated visitor parking areas may take direct access to local streets. Residential visitor parking areas may take direct access to local streets via a driveway, however no backing maneuvers onto local streets shall be allowed. Nonresidential uses shall not take direct access to local streets, provided that any lot located within a nonresidential subdivision or any parcel adjacent to a street within a nonresidential subdivision may take direct access to the local street internal to the subdivision, and provided that any corner lot abutting a local street and an arterial or collector street or freeway may take access to the local street if such access is required by the highway governmental authority having jurisdiction.

**b. Minor Collector Streets.**

No single-family dwelling, townhouse, or duplex shall take direct access to minor collector streets except when permitted by the Subdivision Regulations. Residential visitor parking areas may take direct access to minor collector streets via a driveway, however no backing maneuvers onto local streets shall be allowed.

**c. Major Collector Streets.**

No single-family dwelling, townhouse, or duplex shall take direct access to major collector streets. Residential visitor parking areas may take direct access to major collector streets via a driveway, however no backing maneuvers onto local streets shall be allowed.

**d. Arterial Streets.**

No single-family dwelling, townhouse, or duplex shall take direct access to arterial streets.

**e. Shared Driveways.**

The Development Engineer may require a shared driveway at the time of platting, development, or redevelopment of the affected lots.

**C. Driveway Access Location and Design.**

**1. General.**

- a. It shall be unlawful for any person to cut, break, or remove any curb or install a driveway along a street except as herein authorized. Openings in the curb may be approved by the Development Engineer for the purposes of drainage.
- b. It shall be unlawful for any person to construct, alter, extend, permit, or cause to be constructed, altered, or extended any driveway approach which can be used only as a parking space or area between the curb and private property.
- c. This Section shall be deemed to be supplemental to other Sections regulating the use of public property, and in case of conflict, this Section shall govern.
- d. Adequate sight distance shall be provided for a passenger motor vehicle making a left or right turn exiting from a driveway. This determination shall be made by the Development Engineer.
- e. The specifications and guidelines set forth in this UDO are to be applied to driveways providing access to commercial and multi-family developments and visitor parking areas for single-family and townhouse uses. Single-family and duplex residential driveways are excluded from this policy unless otherwise indicated.
- f. As determined by the Development Engineer, engineering judgment shall override the required dimensions set forth in this Section if warranted by specific traffic conditions.

**EXHIBIT “E”**

**THAT CHAPTER 12, “UNIFIED DEVELOPMENT ORDINANCE,” ARTICLE 8 “SUBDIVISION DESIGN AND IMPROVEMENTS” SECTION 8.3 “GENERAL REQUIREMENTS AND MINIMUM STANDARDS OF DESIGN FOR SUBDIVISIONS WITHIN THE CITY LIMITS”, SECTION V “PRIVATE STREETS AND GATING OF ROADWAYS” IS HEREBY AMENDED AND BY ADDING SECTION W “SINGLE-FAMILY RESIDENTIAL PARKING REQUIREMENTS FOR PLATTING” IS TO READ AS FOLLOWS:**

**Article 8. Subdivision Design and Improvements**

**Sec. 12-8.3. General Requirements and Minimum Standards of Design for Subdivisions within the City Limits.**

**V. Private Streets and Gating of Roadways.**

**1. General Requirements.**

The following applies to platting of roadways:

- a. Gating of a public roadway is prohibited.
- b. Streets required to meet block length, block perimeter, or street projection requirements shall not be private or gated.
- c. Private driveways are considered public roadways for the purpose of gating requirements herein.
- d. Vehicular access shall be provided on all private and public roadways at all times for police, fire, City inspection, mail delivery, garbage pickup, dial-a-rides, utility, school buses, and other health and safety related vehicles. Access must not require drivers to exit their vehicle.
- e. A private street may not cross an existing or proposed public thoroughfare as shown on the City's Thoroughfare Plan. A private street may not disrupt or cross an existing or proposed public park or pedestrian pathway as shown on the Bicycle, Pedestrian and Greenways Master Plan.
- f. The gate design and implementation shall be such that it does not pose a threat to public health, safety and welfare as determined by the City.
- g. Private streets must meet the requirements listed in Single-family Residential Parking Requirements for Platting.

**W. Single-Family Residential Parking Requirements for Platting.**

**1. Purpose.**

The purpose of this Section is to establish requirements for new single-family and townhouse parking to aid in reducing neighborhood parking problems and maintain certainty of access for emergency vehicles.

**2. General Requirements.**

This Section applies to all new single family and townhouse subdivisions.

- a. Each phase of a multi-phase project shall comply with this Section.

- b. Subdivisions may utilize multiple Residential Parking Options so long as each phase meets requirements and all options are listed on the plat.
- c. Replats, Amending Plats, Vacating Plats, and Development Plats are exempt from this section.

### **3. Residential Parking Options.**

In order to provide adequate access for emergency vehicles, new single-family and townhouse subdivisions shall provide one option from the following:

#### **a. Wide Streets**

- 1) Pavement width shall be a minimum of thirty-two (32) feet, up to a maximum of thirty-eight (38) feet.
- 2) In order to minimize adverse traffic impacts on residential neighborhoods, subdivisions which choose to incorporate wide streets shall also incorporate one measure from the Neighborhood Traffic Calming Toolbox adopted December 14, 2000. Traffic calming proposals must be approved in accordance with City regulations.

#### **b. Narrow Streets**

- 1) Pavement width shall be a minimum of twenty-two (22) feet, up to a maximum of twenty-four (24) feet.
- 2) No parking shall be allowed on Narrow Streets with a pavement width of twenty-two (22) feet. Parking may be allowed on one side of the street where pavement width is twenty-four (24) feet.
- 3) Narrow streets must meet fire service standards as described in the City of College Station Site Design Standards.
- 4) In order to provide adequate parking in residential neighborhoods, subdivisions which choose to incorporate narrow streets shall incorporate additional parking spaces through the provisions of visitor alley-fed parking areas or visitor parking areas. See additional requirements for visitor alley-fed off-street parking and visitor parking areas below.
- 5) All No Parking signs shall be placed along both sides of the street to ensure adequate emergency access. The edge of the sign shall be a minimum distance of two (2) feet from the face of the curb. Signs should be spaced two hundred (200) feet apart and placed at property lines. The developer shall provide and install, at no cost to the City, all No Parking signs and associated poles and hardware.

#### **c. Parking Removal with Platting**

- 1) Parking may only be removed on one or both sides of a street upon the City Council approving an ordinance removing parking from the street.
- 2) All No Parking areas shall be depicted on the Preliminary Plan.
- 3) All No Parking signs shall be placed along both sides of the street to ensure adequate emergency access. The developer shall provide and install, at no cost to the City, all No Parking signs and associated poles and hardware.
- 4) In order to provide adequate parking in residential neighborhoods, subdivisions which choose to incorporate parking removal with platting shall incorporate additional parking spaces through the provisions of visitor alley-fed parking areas or visitor parking areas. See additional requirements for visitor alley-fed off-street parking and visitor parking areas below.

**d. Visitor Alley-Fed Off-Street Parking**

- 1) Visitor ally-fed off-street parking spaces shall be provided at a rate of one (1) parking space per four (4) dwelling units. Visitor alley-fed off-street parking shall be in addition to minimum off-street parking requirements.
- 2) Refer to Alleys Section for additional requirements.

**e. Wide Lot Frontages**

- 1) All lot widths shall be a minimum of seventy (70) feet, as measured at the front setback.

**f. Visitor Parking Areas**

- 1) Visitor parking shall:
  - a) be provided at a rate of one (1) parking space per four (4) dwelling units,
  - b) meet requirements of Off-Street Parking Standards and Access Management and Circulation sections, except requirements of Alternative Parking Plans,
  - c) be developed at the same time as public infrastructure,
  - d) be located no farther than five hundred (500) feet from the lot it is meant to serve. This distance shall be measured by a walkable route,
  - e) be located in a common area and maintained by a Homeowners Association,
  - f) be designed to prohibit backing maneuvers onto public streets classified as collector or above.
  - g) not be counted towards common open space requirements for Cluster Developments.
- 2) Visitor parking areas adjacent to a right-of-way shall be screened from the right-of-way. Screening is required along one hundred (100) percent of the street frontage (such as ten (10) shrubs for every thirty (30) linear feet of frontage), with the exception of areas within the visibility triangle. Screening may be accomplished using plantings, berms, structural elements, or combinations thereof, and must be a minimum of three (3) feet above the parking lot pavement elevation. Walls and planting strips shall be located at least two (2) feet from any parking area. Where the street and the adjacent site are at different elevations, the Administrator may alter the height of the screening to ensure adequate screening. Fifty (50) percent of all shrubs used for screening shall be evergreen.
- 3) Visitor parking areas may be constructed of permeable surfaces as allowed in the Off-Street Parking Standards.
4. Private parking constructed for the use of subdivision amenities, such as a community pool, may be counted toward Visitor Parking if it meets all other requirements listed above. Permeable materials shall not be allowed for private parking areas surfaces.



## MEMORANDUM

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**DATE:** August 6, 2013

**TO:** The Planning & Zoning Commission

**FROM:** Jason Schubert, AICP, Principal Planner

**SUBJECT:** UDO Amendment – Block Length

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**Item:** Public Hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, “Unified Development Ordinance,” Sections 12-8.3.E, “Streets,” and 12-8.3.G, “Blocks,” of the Code of Ordinances of the City of College Station, Texas to amend street network and block length requirements. **Case #13-00900141**

**Background:** There has been discussion regarding street connectivity and block length in College Station for much of the past decade. After years of effort that involved stakeholder meetings and discussions with the Planning & Zoning Commission, revisions to the subdivision regulations were adopted by City Council in January 2011. Changes regarding the street network were a part of many revisions that helped update the subdivision regulations to contemporary practice and legal environment. The main revision regarding streets was to change the block length requirement from being based solely on use (1,200-foot maximum for single family, 1,500 for rural residential and ETJ, and 800-foot for all other uses) to be based on the intensity of the various land use character designations (i.e. General Suburban, Restricted Suburban, Urban, Estate, Suburban Commercial, etc.) identified for different areas of the city in the Comprehensive Plan. As a result of these changes, block length requirements for some types of development increased, some decreased, and some stayed the same.

Over the past year there has been significant discussion regarding General Suburban and its assignment to the 900-foot requirement. General Suburban is designated for higher density single family and in growth areas it also allows townhouses and neighborhood commercial. Staff has had discussions in the City Manager’s Office/BCS Home Builders Association monthly meetings and studied hypothetical development scenarios comparing the difference between the previous and current requirements.

As requested by development interests, the proposed revision changes the General Suburban block length requirement from 900 feet to 1,200 feet. The maximum cul-de-sac length in General Suburban correspondingly changes from 450 feet to 600 feet. If adopted, single family will have a 1,200-foot (General Suburban and Restricted Suburban) or 1,500-foot (Estate, Rural, and ETJ) requirement as required by the previous ordinance prior to 2011. The proposed revisions are scheduled for final consideration by City Council at their August 22nd meeting.

**Attachment:**

1. Redlined applicable UDO Sections

## Proposed Ordinance Revision for Block Length Requirements

### Sec. 12-8.3. General Requirements and Minimum Standards of Design for Subdivisions within the City Limits.

#### E. Streets.

##### 7. Culs-de-Sac.

- a. The maximum length of a cul-de-sac is based on the land use designation on the Future Land Use and Character Map in the adopted Comprehensive Plan in which the cul-de-sac is located. The length of a cul-de-sac is measured along the centerline of the cul-de-sac street from the center of the bulb to the edge of the nearest intersecting through street right-of-way. Culs-de-sac shall not exceed the following lengths:
  - 1) Four hundred fifty (450) feet in ~~General Suburban~~, Suburban Commercial, and General Commercial designations;
  - 2) Six hundred (600) feet in General Suburban, Restricted Suburban, and Business Park designations; and
  - 3) Seven hundred fifty (750) feet in Estate and Rural designations.
- b. Culs-de-sac are not permitted in the Urban and Urban Mixed Use designations unless the proposed subdivision is surrounded by platted property and where a through street is not possible.
- c. Regardless of length, culs-de-sac shall have no more than thirty (30) lots.

#### G. Blocks.

1. Blocks for single-family, duplex, and townhouse lots shall be platted to provide two (2) tiers of lots with a utility easement or alley between them. A single tier of lots may be used if the lots back up to a thoroughfare, railroad, or floodplain.
2. In order to provide a public street network that is complimentary to the Thoroughfare Plan and that ensures uniform access and circulation to areas intended for similar land use contexts, block length shall not exceed the following dimensions based on the land use designation on the Future Land Use and Character Map in the adopted Comprehensive Plan in which the block is located:
  - a. Six hundred sixty (660) feet in Urban and Urban Mixed Use designations;
  - b. Nine hundred (900) feet in ~~General Suburban~~, Suburban Commercial, and General Commercial designations;
  - c. One thousand two hundred (1,200) feet in General Suburban, Restricted Suburban, and Business Park designations; and
  - d. One thousand five hundred (1,500) feet in Estate and Rural designations.
3. If a plat is not bounded by a public through street or other qualifying break to block length then the block length measurement shall continue to extend each way beyond the plat along the public through street until the nearest intersecting through street or qualifying break to the block is reached.
4. Block perimeter shall not exceed the following dimensions based on the land use designation provided in the adopted Comprehensive Plan:
  - a. One thousand six hundred (1,600) feet in Urban Mixed Use designations; and
  - b. Two thousand (2,000) feet in Urban designations.

5. In lieu of a public street, non-residential and multi-family developments may opt to construct a Public Way to satisfy block length and block perimeter requirements when the Public Way connects two (2) public streets. The plat shall dedicate a public access easement that covers the entire width of the private drive and sidewalks for the Public Way. The private drive and sidewalks may be constructed with the development of the property. A Public Way shall not substitute for a thoroughfare identified on the City's Thoroughfare Plan.
6. Block length or block perimeter shall not require a new street, Public Way, or Access Way to enter the face of a block when the surrounding area of the block is subdivided so that a through movement is not possible or a new block cannot be created.



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## MEMORANDUM

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**DATE:** August 6, 2013

**TO:** The Planning & Zoning Commission

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

**SUBJECT:** **One- & Two-Family Residential Zoning Districts**

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**Item:** Public Hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance" of the Code of Ordinances of the City of College Station, Texas by the creation and amendment of one- and two-family residential zoning districts in compliance with the Comprehensive Plan. **Case #13-00900030**

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

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

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

**Item Summary:** Staff has worked with a sub-committee of the Planning and Zoning Commission to develop ordinance language for one and two family residential zoning districts based on direction in the Comprehensive Plan. These districts are similar to the City's existing set of zoning districts, meaning that they are largely use-based, with some additional performance standards. Districts have been renamed to simplify the nomenclature. Retired districts will remain effective for properties, but will not be available for future rezoning proposals. The districts to be created and renamed through this process include:

**New Districts**

- "RS Restricted Suburban"

**Changed & Renamed Districts**

- "A-O Agricultural Open" to "R Rural"
- "A-OR Rural Residential Subdivision" to "E Estate"

**Renamed Districts**

- "R-1 Single-Family Residential" to "GS General Suburban"
- "R-3 Townhouse" to "T Townhouse"
- "R-2 Duplex" to "D Duplex"
- "R-7 Manufactured Home Park" to "MHP Manufactured Home Park"

**Retired Districts**

- "R1-B Single Family Residential"

A public meeting was held on Tuesday, April 9, 2013 to present the one- and two-family zoning district concepts to the community for consideration and comment. Stakeholders were given an additional review period after this meeting in order to submit any recommended changes. Specific ordinance language was then developed and stakeholders were again asked to provide comments.

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

**Attachments:**

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

## Article 1 – General Provisions

### Sec. 12-1.10. Transitional Provisions.

#### B. Zoning Districts.

##### 1. Retained Districts.

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

<u>District</u>	<u>Name</u>	<u>Effective Date</u>
<u>WPC</u>	<u>Wolf Pen Creek Dev. Corridor</u>	<u>June 13, 2003</u>
<u>NG-1</u>	<u>Core Northgate</u>	<u>June 13, 2003</u>
<u>NG-3</u>	<u>Residential Northgate</u>	<u>June 13, 2003</u>
<u>CU</u>	<u>College and University</u>	<u>June 13, 2003</u>
<u>PDD</u>	<u>Planned Development</u>	<u>June 13, 2003</u>
<u>OV</u>	<u>Corridor Overlay</u>	<u>June 13, 2003</u>

##### 2. Renamed Districts.

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

<u>District</u>	<u>New name</u>	<u>Effective Date</u>
<u>M-1</u>	<u>Light Industrial</u>	<u>June 13, 2003</u>

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

<u>District</u>	<u>New name</u>	<u>Effective Date</u>
<u>R-6</u>	<u>High Density Multi-Family</u>	<u>June 13, 2003</u>

The following district, NG-2, known as NG-2, Commercial Northgate prior to this amendment of this UDO, shall henceforth be renamed NG-2, Transitional Northgate.

<u>District</u>	<u>New name</u>	<u>Effective Date</u>
<u>NG-2</u>	<u>Transitional Northgate</u>	<u>April 2, 2006</u>

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

<u>District</u>	<u>New name</u>	<u>Effective Date</u>
<u>O</u>	<u>Office</u>	<u>October 7, 2012</u>

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

<u>District</u>	<u>New name</u>	<u>Effective Date</u>
<u>GC</u>	<u>General Commercial</u>	<u>October 7, 2012</u>

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

<u>District</u>	<u>New name</u>	<u>Effective Date</u>
<u>CI</u>	<u>Commercial Industrial</u>	<u>October 7, 2012</u>

The following district, R, known as A-O Agricultural Open prior to the amendment of this UDO, shall henceforth be renamed R, Rural.

<u>District</u>	<u>New name</u>	<u>Effective Date</u>
<u>R</u>	<u>Rural</u>	<u>September 22, 2013</u>

The following district, E, known as A-OR Rural Residential Subdivision prior to the amendment of this UDO, shall henceforth be designated E, Estate.

<u>District</u>	<u>New name</u>	<u>Effective Date</u>
<u>E</u>	<u>Estate</u>	<u>September 22, 2013</u>

The following district, GS, known as R-1 Single-Family Residential prior to this amendment of this UDO, shall henceforth be renamed GS, General Suburban.

<u>District</u>	<u>New name</u>	<u>Effective Date</u>
<u>GS</u>	<u>General Suburban</u>	<u>September 22, 2013</u>

The following district, D, known as R-2 Duplex Residential prior to this amendment of this UDO, shall henceforth be renamed D, Duplex.

<u>District</u>	<u>New name</u>	<u>Effective Date</u>
<u>D</u>	<u>Duplex</u>	<u>September 22, 2013</u>

The following district, T, known as R-3 Townhouse prior to this amendment of this UDO, shall henceforth be renamed T, Townhouse.

<u>District</u>	<u>New name</u>	<u>Effective Date</u>
<u>T</u>	<u>Townhouse</u>	<u>September 22, 2013</u>

The following district, MHP, known as R-7 Manufactured Home Park prior to this amendment of this UDO, shall henceforth be renamed MHP, Manufactured Home Park.

<u>District</u>	<u>New name</u>	<u>Effective Date</u>
<u>MHP</u>	<u>Manufactured Home Park</u>	<u>September 22, 2013</u>

**3. Combined Districts.**

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

<u>Combined Districts</u>	<u>Name</u>	<u>Effective Date</u>
<u>R-4</u>	<u>Apartment/Low Density</u>	<u>June 13, 2003</u>
<u>R-5</u>	<u>Apartment/Medium Density</u>	

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

<u>Combined Districts</u>	<u>Name</u>	<u>Effective Date</u>
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<u>C-B</u>	<u>Business Commercial</u>	<u>June 13, 2003</u>
<u>C-1</u>	<u>General Commercial</u>	

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

<u>Combined Districts</u>	<u>Name</u>	<u>Effective Date</u>
<u>C-3</u>	<u>Planned Commercial</u>	<u>June 13, 2003</u>
<u>C-N</u>	<u>Neighborhood Business</u>	

**4. Retired Districts.**

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

<u>Retired District</u>	<u>Name</u>	<u>Effective Date</u>
<u>R-1B</u>	<u>Single-Family Residential</u>	<u>September 22, 2013</u>
<u>C-3</u>	<u>Light Commercial</u>	<u>October 7, 2012</u>
<u>R&amp;D</u>	<u>Research &amp; Development</u>	<u>October 7, 2012</u>
<u>M-1</u>	<u>Light Industrial</u>	<u>October 7, 2012</u>
<u>M-2</u>	<u>Heavy Industrial</u>	<u>October 7, 2012</u>

**5. New Districts.**

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

<u>New District</u>	<u>Name</u>	<u>Effective Date</u>
<u>RDD</u>	<u>Redevelopment District</u>	<u>June 13, 2003</u>

<u>P-MUD</u>	<u>Planned Mixed Use Development</u>	<u>June 13, 2003</u>
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The following districts are hereby created and added to those in effect at the time of this amendment of the UDO.

<u>New District</u>	<u>Name</u>	<u>Effective Date</u>
<u>NAP</u>	<u>Natural Areas Protected</u>	<u>October 7, 2012</u>
<u>SC</u>	<u>Suburban Commercial</u>	<u>October 7, 2012</u>
<u>BP</u>	<u>Business Park</u>	<u>October 7, 2012</u>
<u>BPI</u>	<u>Business Park Industrial</u>	<u>October 7, 2012</u>

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

<u>New District</u>	<u>Name</u>	<u>Effective Date</u>
<u>RS</u>	<u>Restricted Suburban</u>	<u>October 6, 2013</u>

6. **Redesignated District.**

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

<u>Previous District</u>	<u>Name</u>	<u>Effective Date</u>
<u>A-OX</u>	<u>Existing Rural Residential</u>	<u>June 13, 2003</u>
<u>Redesignated District</u>	<u>Name</u>	
<u>A-O</u>	<u>Agricultural-Open</u>	

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

<u>Previous District</u>	<u>Name</u>	<u>Effective Date</u>
<u>PUD</u>	<u>Planned Unit Development</u>	<u>June 13, 2003</u>
<u>Redesignated District</u>	<u>Name</u>	
<u>PDD</u>	<u>Planned Development Districts</u>	

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

<u>Previous District</u>	<u>Name</u>	<u>Effective Date</u>
<u>R-1A</u>	<u>Single-Family Residential</u>	<u>June 13, 2003</u>
<u>Redesignated District</u>	<u>Name</u>	
<u>R-1</u>	<u>Single-Family Residential</u>	

**7. Deleted Districts.**

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

<u>Deleted District</u>	<u>Name</u>	<u>Effective Date</u>
<u>C-PUD</u>	<u>Commercial Planned Unit Dev.</u>	<u>June 13, 2003</u>
<u>C-NG</u>	<u>Commercial Northgate</u>	<u>June 13, 2003</u>

## Article 3. Development Review Procedures

### Sec. 12-3.4. Plat Review.

#### C. Application Requirements.

3. When required to submit the following, the applications shall comply with and/or show the following information:

- a. **Preliminary Plans.**

When submitting preliminary plans, the following information is required:

- 1) The preliminary plan shall conform to the general requirements of this UDO and minimum standards of design and improvements as set forth in [Chapter 12, Article 8](#) Subdivision Design and Improvements;
- 2) Provide the preliminary plan on sheets twenty-four (24) inches by thirty-six (36) inches to a scale of one hundred (100) feet per inch or larger. Smaller scales may be allowed at the discretion of the Administrator. If more than one (1) sheet, provide an index sheet at a scale of five hundred (500) feet per inch or larger;
- 3) The words "PRELIMINARY PLAN - NOT FOR RECORD" shall appear on the plan in letters one-half (½) inch high;
- 4) The date the preliminary plan was submitted and the dates of any revisions shall legibly appear on the plan;
- 5) The proposed name of the subdivision or development, which shall not have the same spelling as or be pronounced similar to the name of any other subdivision located within the county it is located;
- 6) The name and address of all property owners, developers and subdividers, engineers, and surveyors;
- 7) The legal description by metes and bounds of the subdivision or development which shall close within accepted land survey standards. An accurate location of the subdivision or development shall be provided by reference to an established survey or league corner, City of College Station horizontal control monument, subdivision corner, or other known point. Primary control points or descriptions and ties to such control point, to which, later, all dimensions, angles, bearings, block numbers, and similar data shall be referred. The preliminary plan shall be located with respect to a corner of the survey or tract, or an original corner of the original survey of which it is a part;
- 8) Subdivision boundary lines shall be indicated by heavy lines and the computed acreage of the subdivision or development shown;
- 9) The name of contiguous subdivisions and names of owners of contiguous parcels, and an indication whether or not contiguous properties are platted;
- 10) The following existing features shall be shown:
  - (a) The location, dimension, name and description of all recorded streets, alleys, reservations, easements, or other public or private rights-of-way within the subdivision or development, intersecting or contiguous with its boundaries or forming such boundaries. In the case of pipelines carrying flammable gas or fuel,

the approximate location, size of line, design pressure and product transported through the line shall be shown;

- (b) The location, dimension, description and name of all existing or recorded lots, parks, public areas, permanent structures and other sites within or contiguous with the subdivision or development;
- (c) The location, dimensions, description, and flow line of existing watercourses and drainage structures within the subdivision, development or contiguous thereto;
- (d) The location of the one hundred-year floodplain according to the most recent best available data;

- 11) Date of preparation, scale in feet, and north arrow;
- 12) Topographic information, including contours at two-foot intervals, flow line elevation of streams, and wooded areas;
- 13) The location, approximate dimensions, description and name of all proposed streets, alleys, drainage structures, parks, or other public areas, easements, or other rights-of-way, blocks, lots, and other sites within the subdivision or development. Proposed channel cross sections, if any. Existing and/or proposed well site locations;
- 14) A number or letter to identify each lot and each block. Lots and blocks shown on a preliminary plan should be numbered sequentially;
- 15) Location of current City limits line, and current zoning district boundaries;
- 16) Vicinity map which shows general location of subject property to existing streets in College Station and to its City limits. No scale is required but a north arrow is to be included;
- 17) Show number of residential lots and average lot size when applicable;

18) Provide a note to identify a Cluster Subdivision when applicable;

~~4819~~) Provide any oversize participation requests that will be sought;

~~4920~~) Provide title report for property that is current within ninety (90) days and includes applicable information such as ownership, liens, encumbrances, etc;

~~2021~~) Written requests for waivers of subdivision standards, if any, shall be submitted in accordance with the applicable Sections of this UDO; and

~~2422~~) Eleven-inch by seventeen-inch copies of the preliminary plan (not necessarily to scale) will be requested by the Administrator when the preliminary plan has been reviewed and has the potential to be scheduled for a Planning and Zoning Commission meeting for consideration.

**b. Final Plats and Other Plats to be Recorded.**

When submitting Final Plats, Replats, Minor Plats, Amending Plats, Vacating Plats, and Development Plats, the following shall be required:

- 1) The plat shall conform to the general requirements of this UDO and minimum standards of design and improvements as set forth in Chapter 12, Article 8 Subdivision Design and Improvements unless expressly provided for otherwise;
- 2) Provide current certified tax certificates from all taxing agencies showing payment of all ad valorem taxes on the land within the subdivision;
- 3) Provide title report for property that is current within ninety (90) days and includes applicable information such as ownership, liens, encumbrances, etc;

- 4) Provide the plat on sheets twenty-four (24) inches by thirty-six (36) inches to a scale of one hundred (100) feet per inch or larger. Smaller scales may be allowed at the discretion of the Administrator. If more than one (1) sheet, provide an index sheet at a scale of five hundred (500) feet per inch or larger;
- 5) Vicinity map which shows general location of subject property to existing streets in College Station and to its City limits. No scale is required but a north arrow is to be included;
- 6) The proposed name of the subdivision or development, which shall not have the same spelling as or be pronounced similar to the name of any other subdivision located within the county it is located;
- 7) Date of preparation, scale in feet, and north arrow;
- 8) The name and address of all property owners, developers, subdividers, engineers, and surveyors responsible for the plat;
- 9) Subdivision boundary lines shall be indicated by heavy lines and the computed acreage of the subdivision or development shown;
- 10) For a replat where there are existing improvements, provide a survey of the subject property showing the improvements to ensure that no setback encroachments are created;
- 11) The name of contiguous subdivisions and names of owners of contiguous parcels, and an indication whether or not contiguous properties are platted;
- 12) The location of the one hundred-year floodplain and floodway according to the most recent best available data;
- 13) A number or letter to identify each lot and each block. Lots and blocks shown on a plat should be numbered sequentially;
- 14) Provide the number of lots and average lot size when applicable;
- 15) Provide a note to identify a Cluster Subdivision when applicable;
- ~~4516~~) Written requests for waivers of subdivision standards, if any, shall be submitted in accordance with the applicable Sections of this UDO;
- ~~4617~~) The Plat shall also include the following, based on field survey and marked by monuments and markers:
  - (a) The exact location, dimensions, name, and legal description of all existing or recorded streets, alleys, easements, or other rights-of-way within the subdivision or development, intersecting or contiguous with the boundary or forming such a boundary with accurate dimensions, bearings or deflection angles and radii, area, center angle, degree of curvature, tangent distance, and length of all curves, where applicable;
  - (b) The exact location, dimensions, description, and name of all proposed streets, alleys, drainage structures, parks, and other public areas, easements, or other rights-of-way, blocks, lots, and other sites within the subdivision or development, with accurate dimensions, bearings, or deflection angles and radii, areas, center angle, degree of curvature, tangent distance, and length of curves, where applicable;
  - (c) Lot corner markers and survey monuments shall be shown clearly by symbol, and clearly tied to City of College Station horizontal control monuments;
  - (d) The following, when applicable, shall appear on the face of the plat: (See examples in [Chapter 12, Article 8](#) Subdivision Design and Improvements.)

- i. Certificate of Ownership and Dedication;
- ii. Certificate of Surveyor and/or Engineer;
- iii. Certificate of City Engineer;
- iv. Certificate of Planning and Zoning Commission;
- v. Certificate of the County Clerk;
- vi. Certificate of City Planner; and
- vii. Certificate of Approval.

~~4718~~) The plat shall be accompanied by the construction documents and reports as prescribed below and bearing the seal and signature of a registered professional engineer. All shall be in accordance with the Bryan/College Station Unified Design Guidelines and the Bryan/College Station Unified Technical Specifications and shall include the following:

- (a) Construction plans shall be provided on twenty-four-inch by thirty-six-inch sheets;
- (b) Street, alley, and sidewalk plans, profiles, and sections, with specifications and detail cost estimates;
- (c) Sanitary sewer plan with contours, plan and profile lines, showing depth and grades, with sewer report and detailed cost estimates;
- (d) Water line plan showing fire hydrants, valves, etc., with specifications and water report and a detailed cost estimate. This may be combined with related information supplied for preliminary plan submissions;
- (e) Storm drainage system plan with contours, street lines, inlets, storm sewer and drainage channels with profiles and sections. Detail drainage structure design and channel lining design if used, with specifications, drainage report, and detailed cost estimate;
- (f) Street lighting plan showing location of lights, design, and with specifications and detailed cost estimates; and
- (g) Any associated necessary items, including but not limited to off-site public utility easements, permits or approval of governmental agencies.

~~4819~~) Eleven-inch by seventeen-inch copies of the plat (not necessarily to scale) will be requested by the Administrator when the plat has been reviewed and has the potential to be scheduled for a Planning and Zoning Commission meeting for consideration.

**Article 4. Zoning Districts**

**Sec. 12-4.1. Establishment of Districts.**

<b>Residential Zoning Districts</b>	
<del>A-OR</del>	<del>Agricultural-OpenRural</del>
<del>A-ORE</del>	<del>Rural-Residential-SubdivisionEstate</del>
<del>RS</del>	<del>Restricted Suburban</del>
<del>R-1GS</del>	<del>Single-Family-ResidentialGeneral Suburban</del>
<del>R-1B</del>	<del>Single-Family-Residential</del>
<del>R-2D</del>	<del>Duplex Residential</del>
<del>R-3 I</del>	<del>Townhouse</del>
R-4	Multi-Family
R-6	High Density Multi-Family
<del>R-7MHP</del>	<del>Manufactured Home Park</del>

<b>Non-Residential Zoning Districts</b>		
NAP	Natural Areas Protected	
O	Office	
SC	Suburban Commercial	
GC	General Commercial	
CI	Commercial Industrial	
BP	Business Park	
BPI	Business Park Industrial	
CU	College and University	
<b>Planned Districts</b>		
P-MUD	Planned Mixed-Use District	
PDD	Planned Development District	
<b>Design Districts</b>		
WPC	Wolf Pen Creek Development Corridor	
Northgate	NG-1	Core Northgate
	NG-2	Transitional Northgate
	NG-3	Residential Northgate

<b>Overlay Districts</b>	
OV	Corridor Overlay
RDD	Redevelopment District
KO	Krenek Tap Overlay
NPO	Neighborhood Prevailing Overlay
NCO	Neighborhood Conservation Overlay
HP	Historic Preservation Overlay
<b>Retired Districts</b>	
<u>R-1B</u>	<u>Single-Family Residential</u>
C-3	Light Commercial
R&D	Research & Development
M-1	Light Industrial
M-2	Heavy Industrial

For the purpose of this UDO, portions of the City, as specified on the Official Zoning Map of the City, are hereby divided into the zoning, design, and overlay districts enumerated below. The intensity regulations applicable for such zoning districts are designated in [Chapter 12, Article 5](#) and the use regulations are designated in [Chapter 12, Article 6](#) of this UDO.

(Ord. No. 2012-3450, Pt. 1(Exh. B), 9-27-2012)

**Sec. 12-4.5. - Application of District Regulations.**

**B. Newly Annexed Territory.**

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

1. Any territory hereafter annexed to the City of College Station, not otherwise classified at the time of annexation, shall be classified by applying the ~~A-O, Agricultural-Open~~ R Rural District.
2. Upon annexation, no person shall initiate any development or construction activity, including site preparation, foundation forming, sign erection, construction, improvement, repair or demolition

within a newly annexed area without first applying for and obtaining the appropriate permits or other approvals required by this UDO.

3. No person relying on a claim of vested rights shall continue any development activity within a newly annexed area without first applying for and obtaining a building permit; however, persons are not precluded from the following activities:
  - a. Continuing to use land in the area in the manner in which the land was being used on the date the annexation proceedings were instituted if the land use was legal at that time; or
  - b. Beginning to use land in the area in the manner that was planned for the land before the ninetieth (90th) day before the effective date of the annexation if:
    - 1) One (1) or more licenses, certificates, permits, approvals, or other forms of authorization by a governmental entity were required by law for the planned land use; and
    - 2) A completed application for the initial authorization was filed with the governmental entity before the date the annexation proceedings were instituted. For purposes of this section, a completed application is filed if the application includes all documents and other information designated as required by the governmental entity in a written notice to the applicant.
4. In accordance with § 43.002. Continuation of Land Use, of the Texas Local Government Code, the City may apply the following regulations within newly annexed territory:
  - a. A regulation relating to the location of sexually-oriented businesses;
  - b. A regulation relating to preventing imminent destruction of property or injury to persons;
  - c. A regulation relating to public nuisances;
  - d. A regulation relating to flood control;
  - e. A regulation relating to the storage and use of hazardous substances;
  - f. A regulation relating to the sale and use of fireworks; or
  - g. A regulation relating to the discharge of firearms.
5. Any person with an interest in property within a newly annexed area may apply to the Administrator for a determination of the vested rights such person has, if any, to continue development activities initiated prior to annexation. Such determinations shall be based upon all pertinent facts and upon the relevant decisions of State and Federal courts. The applicant may submit any written evidence to the Administrator for consideration. The Administrator's written determination shall be final unless duly appealed to the Zoning Board of Adjustment.

## Article 5. District Purpose Statements and Supplemental Standards

### Sec. 12-5.1. Residential Zoning Districts.

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

#### A. Rural (R).

This district includes lands that, due to public service limitations, inadequate public infrastructure, or a prevailing rural or agricultural character, are planned for very limited development activities. This district is designed to provide land for a mix of large acreages and large-lot residential developments. Open space is a dominant feature of these areas. This district may also serve as a reserved area in which the future growth of the City can occur.

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

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

#### B. Estate (E).

This district is designed to provide land for low-density single-family lots. These areas shall consist of residential lots averaging twenty thousand (20,000) square feet when clustered around open space or large lots with a minimum of one acre. Subdivisions within this district may contain rural infrastructure.

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

~~This district allows different infrastructure standards from the more urbanized developments within the City, and is intended for developments of a minimum of fifty (50) acres that are to be subdivided into single-family tracts no smaller than one (1) acre each. Generally, locations are intended to be at the periphery of the City where infrastructure may not yet be available and not within the urbanized core. In the developed area of the City, where infrastructure is available for extension, there may be locations where a rural subdivision would be appropriate depending on surrounding land uses and the existing road system.~~

#### C. Restricted Suburban (RS).

This district is designed to provide land for detached medium-density, single-family residential development. These areas shall consist of residential lots averaging eight thousand (8,000) square feet when clustered around open space or larger lots with a minimum of ten thousand (10,000) square feet.

#### ~~C.D. Single-Family Residential (R-1). General Suburban (GS).~~

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

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

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

E. **Duplex Residential (R-2D).**

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

The following supplemental standards shall apply to this district:

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

F. **Townhouse (R-3T).**

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

The following supplemental standard shall apply to this district:

Single-family dwellings shall conform to ~~R-1, Single-Family Residential~~ GS General Suburban standards.

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

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

The following supplemental standards shall apply to this district:

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

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

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

The following supplemental standards shall apply to this district:

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

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

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

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

**Sec. 12-5.2. Residential Dimensional Standards.**

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

Residential Zoning Districts										
	R	E (N)	RS (J)	GS (J)	T	D	MHP	R-4	R-6	Accessory Structures
<b>Non-Clustered Residential Zoning Districts</b>										
Average Lot Area per Dwelling Unit (DU)	3 Acres Average	1 Acre	10,000 SF Average	5,000 SF	2,000 SF	3,500 SF	(L)	None	None	Refer to Section 12-6.5, Accessory Uses (L)
Absolute Min. Lot Area per Dwelling Unit (DU)	2 Acres	1 Acre	6,500 SF	5,000 SF	2,000 SF	3,500 SF		None	None	
Min. Lot Width	None	100'(L)	70'	50'	None	35'/DU(E)		None	None	
Min. Lot Depth	None	None	None	100'	None	100'		None	None	
Min. Front Setback (H)	50'	30'	25'	25'(D)	25'(D)	25'(D)		25'(D)	25'(D)	
Min. Side Setback	20'	10'	7.5'	7.5'	(A)	7.5'(C)		(A)(B)	(A)(B)	
Min. Side Street Setback	15'	15'	15'	15'	15'	15'		15'	15'	
Min. Side Setback between Structures (B)	N/A	15'	15'	15'	7.5'	15'		7.5'	7.5'	
Min. Rear Setback (I)	50'	20'	20'	20'	20'	20'(F)		20'	20'	
Max. Height	35' (G)(K)(L)	35' (G)(K)(L)	35' (G)(K)(L)	2.5 Stories/ 35' (G)(K)(L)	35' (G)(K)(L)	2.5 Stories/ 35' (G)(K)(L)		(G)(L)	(G)(L)	
Max. Dwelling Units/Acre (Subdivision Gross)	0.33	1.0	4.00	8.0	14.0	12.0	10.0	20.0	30.0	N/A
<b>Clustered Residential Zoning Districts</b>										
Average Lot Area per Dwelling Unit (DU)	N/A	20,000 SF Average	8,000 SF Average	3,750 SF	N/A	N/A	N/A	N/A	N/A	N/A
Absolute Min. Lot Area per Dwelling Unit (DU)		10,000 SF	6,500 SF	3,750 SF						
Min. Lot Width		100' (M)	None	None						
Min. Lot Depth		None	None	None						
Min. Front Setback (H)		Refer to Section 12.8.3.H.4, Clustered Development, Specific District Standards								
Min. Side Setback										
Min. Street Side Setback										
Min. Side Setback between Structures (B)										
Min. Rear Setback (I)										
Max. Height		35' (G) (K)	35' (G) (K)	2.5 Stories/ 35' (G) (K)						
Max. Dwelling Units/Acre (Subdivision Gross)	1.0	4.00	8.0							



	A-O	A-OR	R-1(J)	R-1B	R-2	R-3	R-4	R-6	R-7	Accessory Structures
Min. Side Setback between Structures (B)			15'	15'	15'	7.5'	7.5'	7.5'		
Min. Rear Setback (I)	50'	50'	20'	20'	20'(F)	20'	20'	20'		
Max. Height	35' (G) (K) (L)	35' (G) (K) (L)	2.5' Stories/ 35' (G)-(K) (L)	2.5' Stories/ 35' (G)-(K) (L)	2.5' Stories/ 35' (G)-(K) (L)	35' (G) (K) (L)	(G) (L)	(G) (L)		
Max. Dwelling Units/Acre	0.2	1.0	8.0	6.0	12.0	14.0	20.0	30.0	10.0	N/A

-

**Notes:**

- (A) A minimum side setback of seven and one-half (7.5) feet is required for each building or group of contiguous buildings.
- (B) Lot line construction on interior lots with no side yard or setback is allowed only where the building is covered by fire protection on the site or by dedicated right-of-way or easement.
- (C) Zero lot line construction of a residence is allowed where property on both sides of a lot line is owned and/or developed simultaneously by single party. Development under lot line construction requires prior approval by the Zoning Official. In no case shall a single-family residence or duplex be built within fifteen (15) feet of another primary structure. See [Chapter 12, Article 8](#), Subdivision Design and Improvements, for more information.
- (D) Minimum front setback may be reduced to fifteen (15) feet when approved rear access is provided, or when side yard or rear yard parking is provided.
- (E) The minimum lot width for a duplex dwelling may be reduced to thirty (30) feet per dwelling unit when all required off-street parking is provided in the rear or side yard.
- (F) Minimum rear setback may be reduced to fifteen (15) feet when parking is provided in the front yard or side yard.
- (G) Shall abide by Section 12-7.2.H, Height.
- (H) Reference Section 12-7.1.D.1.e for lots created by plat prior to July 15, 1970 and designated as Neighborhood Conservation in the Comprehensive Plan Future Land Use and Character Map.
- (I) Reference Section 12-7.2.D.1.b for lots with approved rear access.
- (J) For areas within a Single-Family Overlay District, reference the Neighborhood Prevailing Standards Overlay Districts Section in [Article 5](#) or the Ordinance authorizing the rezoning for Neighborhood Conservation Overlay Districts.

(K) Public, civic, and institutional structures shall have a maximum building height of fifty (50) feet in these districts.

(L) Reference Easterwood Field Airport Zoning Ordinance regarding height limitations.

(M) In subdivisions built to rural street standards, lots shall be a minimum of one hundred (100) feet in width. There is no minimum lot width in cluster subdivisions built to urban street standards.

(N) Estate lots that are part of a subdivision existing on or before September 12, 2013 are not permitted to use Cluster Development Standards without rezoning approval, which incorporates the entire subdivision.

(Ord. No. 2012-3449, Pt. 1(Exh. M), 9-27-2012; Ord. No. 2012-3458, Pt. 1(Exh. A), 11-8-2012; Ord. No. 2013-3471, Pt. 1(Exh. B), 1-10-2013)

### Sec. 12-5.5. Retired Districts.

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

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

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

#### **AB. Light Commercial (C-3).**

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

The following supplemental standard shall apply to this district:

No C-3 zoning district, including adjacent C-3 zoning districts, shall exceed a combined total of five (5) acres in area.

#### **BC. Research & Development (R&D).**

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

##### 1. Performance Criteria for All Uses.

- a. **Impervious Surface:** Impervious surface is limited to seventy (70) percent.
- b. **Floor Area Ratio (FAR):** The maximum FAR in this district shall not exceed fifty (50) percent.
- c. **Building Materials:** All main buildings shall have not less than ninety (90) percent of the total exterior walls, excluding doors, windows and window walls, constructed or faced with brick, stone, masonry, stucco or precast concrete panels.
- d. **Signs:** Any detached or freestanding signage shall meet the criteria for low-profile signs established in [Section 12-7.5](#), Signs. Materials shall match building façade materials.
- e. **Other District Regulations:** Uses should be designed to provide adequate access and internal circulation such that travel through residentially-zoned or developed areas is precluded. All processes are to be conducted inside buildings and there shall be no outside storage or business activity. Any business operations occurring during the hours between 7:00 p.m. and 6:00 a.m. must meet all the performance criteria established in this section, as well as limit vehicular access into the site through a designated access point that mitigates any adverse impacts of the traffic on surrounding residential areas.

##### 2. Additional Standards.

- a. This section may be applied to any conditional use proposed in this district when either the Administrator or Development Engineer believes that the existing performance standards contained in this UDO are insufficient to address the proposed use because of its

technology or processes and thus, will not effectively protect adjacent existing or future land uses. One (1) or both shall so advise the Planning and Zoning Commission in writing.

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

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

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

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

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

(Ord. No. 2012-3450, Pt. 1(Exh. C), 9-27-2012; Ord. No. 2013-3471, Pt. 1(Exh. C), 1-10-2013)

**Sec. 12-5.6. Retired Dimensional Standards.**

**A. Retired Residential Zoning Districts**

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

	<b><u>Retired Residential Zoning Districts</u></b>
	<b><u>R-1B</u></b>
<u>Min. Lot Area per Dwelling Unit (DU)</u>	<u>8,000 SF</u>
<u>Min. Lot Width</u>	<u>None</u>
<u>Min Lot Depth</u>	<u>None</u>
<u>Min. Front Setback (H)</u>	<u>25'(D)</u>
<u>Min. Side Setback</u>	<u>7.5' (C)</u>
<u>Min. Side Street Setback</u>	<u>15'</u>
<u>Min. Side Setback between Structures (B)</u>	<u>15'</u>
<u>Min. Rear Setback (I)</u>	<u>20'</u>
<u>Max. Height</u>	<u>2.5 Stories/35'(G)(K)(L)</u>
<u>Max. Dwelling Units/Acre</u>	<u>6.0</u>

**Notes:**

- (A) A minimum side setback of seven and one-half (7.5) feet is required for each building or group of contiguous buildings.
- (B) Lot line construction on interior lots with no side yard or setback is allowed only where the building is covered by fire protection on the site or by dedicated right-of-way or easement.
- (C) Zero lot line construction of a residence is allowed where property on both sides of a lot line is owned and/or developed simultaneously by single party. Development under lot line construction requires prior approval by the Zoning Official. In no case shall a single-family residence or duplex be built within fifteen (15) feet of another primary structure. See Chapter 12, Article 8, Subdivision Design and Improvements, for more information.
- (D) Minimum front setback may be reduced to fifteen (15) feet when approved rear access is provided, or when side yard or rear yard parking is provided.
- (E) The minimum lot width for a duplex dwelling may be reduced to thirty (30) feet per dwelling unit when all required off-street parking is provided in the rear or side yard.
- (F) Minimum rear setback may be reduced to fifteen (15) feet when parking is provided in the front yard or side yard.
- (G) Shall abide by Section 12-7.2.H, Height.

(H) Reference Section 12-7.1.D.1.e for lots created by plat prior to July 15, 1970 and designated as Neighborhood Conservation in the Comprehensive Plan Future Land Use and Character Map.

(I) Reference Section 12-7.2.D.1.b for lots with approved rear access.

(J) Reference Section 12-5.12 for areas in Neighborhood Prevailing Standards Overlay Districts and reference Ordinance authorizing the rezoning for Neighborhood Conservation Overlay Districts.

(K) Public, civic, and institutional structures shall have a maximum building height of fifty (50) feet in these districts.

(L) Reference Easterwood Field Airport Zoning Ordinance regarding height limitations.

(Ord. No. 2012-3449, Pt. 1(Exh. M), 9-27-2012; Ord. No. 2012-3458, Pt. 1(Exh. A), 11-8-2012; Ord. No. 2013-3471, Pt. 1(Exh. B), 1-10-2013)

**A.B. Retired Non-Residential Zoning Districts**

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

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

**Notes:**

- (A) A minimum side setback of seven and one-half (7.5) feet shall be required for each building or group of contiguous buildings.
  - (B) Lot line construction on interior lots with no side yard or setback is allowed only where the building is covered by fire protection on the site or separated by a dedicated public right-of-way or easement of at least fifteen (15) feet in width.
  - (C) See Section 12-7.2.H, Height.
  - (D) When abutting non-residentially zoned or used land, the rear setback may be reduced to twenty (20) feet.
  - (E) Reference Easterwood Field Airport Zoning Ordinance regarding height limitations. (Ord. No. 2012-3450, Pt. 1(Exh. C), 9-27-2012; Ord. No. 2013-3471, Pt. 1(Exh. B), (Exh. C), 1-10-2013)
- (Ord. No. 2012-3450, Pt. 1(Exh. C), 9-27-2012; Ord. No. 2013-3471, Pt. 1(Exh. B), (Exh. C), 1-10-

## Article 6. Use Regulations

### Sec. 12-6.3. Types of Use.

#### C. Use Table.

Except where otherwise specifically provided herein, regulations governing the use of land and structures with the various zoning districts and classifications of planned developments are hereby established as shown in the following Use Table.

##### 1. Permitted Uses.

A "P" indicates that a use is allowed by right in the respective district. Such uses are subject to all other applicable regulations of this UDO.

##### 2. Permitted Uses Subject to Specific Standards.

A "P\*" indicates a use that will be permitted, provided that the use meets the provisions in [Section 12-6.4](#), Specific Use Standards. Such uses are also subject to all other applicable regulations of this UDO.

##### 3. Conditional Uses.

A "C" indicates a use that is allowed only where a conditional use permit is approved by the City Council. The Council may require that the use meet the additional standards enumerated in [Section 12-6.4](#), Specific Use Standards. Conditional uses are subject to all other applicable regulations of this UDO.



USE TABLE	Residential Districts										Non-Residential Districts							Retired Districts					Design Districts					
	R	E	RS	GS	T**	D**	R-4**	R-6**	MHP**	P-MUD**	O	SC	GC	CI	BP	BPI	CU	NAP	R-1B	C-3**	M-1	M-2	R&D**	WPC**	NG-1**	NG-2**	NG-3**	
<b>COMMERCIAL, OFFICE AND RETAIL (continued)</b>																												
Art Studio/Gallery										P	P	P	P								P				P	P	P	P
Car Wash													P*															
Commercial Garden/Greenhouse/Landscape Maint.	P*												P*	P*	P*	P*							P*					
Commercial Amusements										P		C	P*	P*								C				P	P	P
Conference/Convention Center										P			P	P											P	P	P	
Country Club	P	P	P	P						P			P	P							P							
Day Care, Commercial							C	C	C	P	P	P	P									P				P	P	P
Drive-in/thru window												P*	P												C		P*	
Dry Cleaners & Laundry										P*	P*	P	P	P								P*			P*	P*	P*	P*
Fraternal Lodge										P			P	P												P	P	P
Fuel Sales										P*		P*	P*									P*		P				
Funeral Homes													P	P	P								P					
Golf Course or Driving Range	P*									P*			P*	P*														
Health Club/Sports Facility, Indoor										P		P	P									P			P	P	P	P
Health Club/Sports Facility, Outdoor										P			P												P	P*	P	
Hotels	C <sup>2</sup>									P			P												P	P	P	
Night Club, Bar, or Tavern										C			C												C	P	P	
Offices										P	P	P	P	P	P	P						P	P	P	P	P	P	P
Parking as a Primary Use										P	C		P	P											P		P*	
Personal Service Shop										P	P	P	P									P			P	P	P	P
Printing/Copy Shop										P	P	P	P	P	P	P						P			P	P	P	
Radio/TV Station/Studios										P	P		P	P	P	P						P	P	P			P*	
Recreational Vehicle (RV) Park	C <sup>3</sup>												C <sup>3</sup>															
Restaurants										P		P*	P									P*			P	P	P	P*
Retail Sales - Single Tenant over 50,000 SF													P														P	
Retail Sales and Service										P		P*	P*	P*								P			P	P	P	P
Retail Sales and Service - Alcohol										P			P*	P*								P			C	P	P	
Sexually Oriented Business (SOB)	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		P*	P*	P*	P*	P*				P*	P*	P*	P*	P*	P*	P*	P*
Shooting Range, Indoor										P			P	P		P									P			

USE TABLE	Residential Districts										Non-Residential Districts							Retired Districts				Design Districts						
	R	E	RS	GS	T**	D**	R-4**	R-6**	MHP**	P-MUD**	O	SC	GC	CI	BP	BPI	CU	NAP	R-1B	C-3**	M-1	M-2	R&D**	WPC**	NG-1**	NG-2**	NG-3**	
<b>COMMERCIAL, OFFICE AND RETAIL (continued)</b>																												
Theater										P			P												P	P	P	P
Retail Sales, Manufactured Homes																P							P*					
Storage, Self Service												P*	P	P		P					P*		P					
Vehicular Sales, Rental, Repair, and Service													P*	P*		P							P*					
Wholesales/Services													P*	P*	P	P							P	P				
<b>INDUSTRIAL AND MANUFACTURING</b>																												
Bulk Storage Tanks/Cold Storage Plant														P		P							P					
Micro-Industrial													P*	P*		P												
Industrial, Light														P	P	P						P	P	P				
Industrial, Heavy																P							P					
Recycling Facility - Large														P*		P							P					
Salvage Yard																P*							P*					
Scientific Testing/Research Laboratory														P	P	P						P		P				
Storage, Outdoor - Equipment or Materials														P	P*	P						P	P					
Truck Stop/Freight or Trucking Terminal																P							P					
Utility	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*
Warehousing/Distribution														P	C	P							P	P				
Waste Services																P							P					
Wireless Telecommunication Facilities - Intermediate	P*									P*	P*		P*	P*	P*	P		P*		P*	P*	P*	P*	P*	P*	P*	P*	P*
Wireless Telecommunication Facilities - Major	C										C		C	C	C	P		C		C	C	P*	C					
Wireless Telecommunication Facilities - Unregulated	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P			P	P	P

\*\* District with Supplemental Standards (Refer to [Article 5](#)).

- <sup>1</sup> Multi-family residential uses located in stories or floors above retail commercial uses are permitted by right.
- <sup>2</sup> Hotels only allowed when accessory to a Country Club development and are limited to a maximum of fifteen (15) rooms.
- <sup>3</sup> Refer to Section 12-6.4.Z "Recreational Vehicles Park Standards (RV Parks)" for Specific Use Standards.

Per Ordinance No. 3243 (April 22, 2010)  
 Per Ordinance No. 3271 (August 26, 2010)  
 Per Ordinance No. 3280 (September 9, 2010)  
 Per Ordinance No. 2011-3312 (January 27, 2011)  
 (Ord. No. 2012-3449, Pt. 1(Exh. G), 9-27-2012; Ord. No. 2012-3450, Pt. 1(Exh. D), 9-27-2012)

### Sec. 12-6.4. - Specific Use Standards.

The following specific use standards shall apply to those uses listed below and identified in the Use Table in [Section 12-6.3](#), Types of Use, with a "P\*." A site plan review, as required by [Section 12-3.6](#), Site Plan Review, is required for all specific uses identified herein. For the purposes of this section, buffers shall comply with [Section 12-7.7](#), Buffer Requirements unless specified herein. For the purposes of this section, residential areas or uses shall mean existing developed or developing (platted) residential uses including single-family and multi-family housing, townhomes, and duplexes.

#### A. Animal Care Facilities.

Any animal care facilities with defined outdoor uses and/or facilities shall be located a minimum of five hundred (500) feet from existing or developing residential areas; and facilities with outdoor facilities for large animals shall be permitted in ~~A-O Agricultural Open~~ [R Rural](#), only.

#### X. Wireless Telecommunication Facility (WTF).

##### 3. Permitted Locations.

- a. All Intermediate WTFs are permitted by right in the following zoning districts:

~~A-O Agricultural Open~~ [R Rural](#)

M-1 Light Industrial  
M-2 Heavy Industrial  
GC General Commercial  
CI Commercial Industrial  
C-3 Light Commercial  
NG Northgate  
City-owned premises  
O Office  
R&D Research & Development  
WPC Wolf Pen Creek  
PDD Planned Development District (except PDD-H)  
BP Business Park  
BPI Business Park Industrial.

- b. Major WTFs are allowed in the following zoning districts with a Conditional Use Permit:

~~A-O Agricultural Open~~ [R Rural](#)

M-1 Light Industrial  
M-2 Heavy Industrial  
BP Business Park  
BPI Business Park Industrial  
GC General Commercial  
CI Commercial Industrial  
C-3 Light Commercial  
O Office  
R&D Research & Development  
City-owned premises.

- c. WTFs may locate on City-owned premises without a conditional use permit with approval of the City Council and subject to the requirements of this UDO.

##### 6. Requirements for New Transmission Towers.

- a. **Setbacks.**

The standard setbacks for each zoning district will apply to WTFs with additional setbacks or separation being required in the sections below. To protect citizens in their homes, transmission towers shall be placed a distance equal to the height of the tower away from any residential structure. And, non-stealth towers shall be set back a distance equal to the height of the tower away from any ~~R-1GS~~, R-1B, or ~~R-2D~~ zone boundary.

**Article 7 General Development Standards**

**Sec. 12-7.5. - Signs.**

**C. Summary of Permitted Signs.**

The following signs are permitted in the relevant zoning districts of the City:

	<b>A-OR</b>	<b>A-OR<del>E</del></b>	<b>R-1B</b>	<b>R-1GS</b>	<b>R-2D</b>	<b>R-3T</b>	<b>R-4</b>	<b>R-6</b>	<b>R-7MHP</b>	<b>O</b>	<b>SC</b>	<b>GC</b>	<b>CI</b>	<b>C-3</b>	<b>BP</b>	<b>BPI</b>	<b>R&amp;D</b>	<b>M-1</b>	<b>M-2</b>	
Apartment/Condominium/ Manufactured Home Park Identification Signs							X	X	X											
Area Identification/ Subdivision Signs	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Attached Signs							X	X	X	X	X	X	X	X	X	X	X	X	X	X
Campus Wayfinding Signs										X	X	X	X		X	X	X			
Commercial Banners							X	X		X	X	X	X	X	X	X	X	X	X	X
Development Signs	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Directional Traffic Control Signs										X	X	X	X	X	X	X	X	X	X	X
Freestanding										*	**	X	X					X	X	

Signs																			
Home Occupation Signs	X	X	X	X	X	X	X	X	X										
Low Profile Signs										X	X	X	X	X	X	X	X	X	X
Non-Commercial Signs	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Real Estate, Finance, and Construction Signs	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Roof Signs												X	X					X	X

Per Ordinance No. 2011-3348 (May 26, 2011)

\* One (1) Freestanding Sign shall be allowed in the O Office zone only when the premise has a minimum of two (2) acres.

\*\* Freestanding Signs are permitted for building plots with freeway frontage only. See 12-7.5.N "Freestanding Commercial Signs" for additional standards.

**X. Signs for Conditional Uses.**

1. Signs for Conditional Uses shall comply with the regulations for the zoning district in which the Conditional Use is permitted.
2. Signs for Conditional Uses in residential or ~~agricultural-rural~~ zoning districts shall comply with Section 12-7.5.F, Sign Standards, "Low Profile Signs."

**Y. Signs for Permitted Non-residential Uses in Residential or ~~Agricultural-Rural~~ Districts.**

Signs for non-residential permitted uses in residential or ~~agricultural-rural~~ zoning districts shall comply with Section 12-7.5.F, Sign Standards, "Low Profile Signs." Signs for government facilities in residential or ~~agricultural-rural~~ zoning districts shall comply with Section 12-7.5.I, Sign Standards, "Attached Signs."

**Sec. 12-7.7. Buffer Requirements.**

**F. Minimum Buffer Standards.**

The buffer requirements are designed to permit and encourage flexibility in the widths of buffer yards, the number of plants required in the buffer yard, and opaque screens. Standard buffer requirements are depicted in the table below. The numbers shown are the required buffer widths.

DEVELOPING USE (Classification)	ABUTTING PARCEL* (Use more restrictive of the zoning or the developed use.)		
	Single-Family Residential ■	Multi-Family Residential ✓	Non-Residential
Single-family ■	N/A	N/A	N/A
Multi-Family ✓	10' (1)	N/A	N/A
Office	10' (1)	N/A	N/A
Commercial	15' (2)	10' (1)	N/A
Industrial	25' (2)	15' (2)	5'
Suburban Commercial	20' (1)	N/A	N/A
DEVELOPING USE (Classification)	ABUTTING PARCEL* (Use more restrictive of the zoning or the developed use.)		
	Single-Family Residential ■	Multi-Family Residential ✓	Non-Residential
Business Park	50' (2)	15' (2)	5'
Business Park Industrial	50' (2)	30' (2)	10'***
SOB	50' (2)	50' (2)	50' (2)

✓ Includes duplexes.

■ Includes manufactured homes, mobile homes, manufactured home parks, and townhouses.

\* When an abutting parcel is vacant and zoned ~~A-O, Agricultural Open~~ R Rural, the Administrator shall use the future land use of the property as designated on the Comprehensive Land Use Plan in lieu of the zoning category in determining the buffer requirement.

\*\* When an abutting parcel is zoned BP Business Park or BPI Business Park Industrial, the buffer width shall be reduced to five feet (5').

- (1) Fence
- (2) Wall

**Sec. 12-7.13. Traffic Impact Analyses.**

**B. Definitions.**

**1. Trip Generation Rates.**

Trip Generation Rates are used to estimate the amount of vehicular traffic generated by proposed rezoning or a proposed site plan. For Zoning TIAs, these rates are shown by zoning district in the table below. Site plan TIAs shall use rates set forth in the latest edition of the Trip Generation Report published by the Institute of Transportation Engineers (ITE), unless said Report does not adequately address the type or intensity of the proposed land use. In this event the applicant or his agent shall submit projected vehicle trips to the Administrator. For land uses adequately represented in said Report, alternate trip generation rates shall not be accepted.

<b>Table 1</b>				
<b>Trip Generation: Residential Land Uses</b>				
<b>Zoning Classification</b>	<b>Maximum Units/Acre</b>	<b>ITE Land Use Code</b>	<b>Trip Rate / Unit</b>	<b>Trip Rate / Acre</b>
R-4	20.0	220	0.62	12.4
R-6	30.0	220	0.62	18.6
<del>R-7MHP</del>	Determined by Administrator			
P-MUD	Determined by Administrator			

**C. Applicability.**

**1. Zoning TIA.**

Any zoning request, except for certain "redevelopment" areas, requests for ~~A-OR, A-ORE, R-4GS, R-1B, R-2D, or R-3I~~ zoning classifications which is expected to generate at least one hundred fifty (150) vehicle trips during any peak hour period requires a TIA. Where the

Comprehensive Plan designates a property as "Redevelopment" a TIA is required if the zoning request is expected to generate at least one hundred fifty (150) vehicle trips during any peak hour period more than those generated by the currently approved use(s) on the property. A zoning request involving multiple zoning districts is required to have a TIA based on the total traffic generated for all the proposed districts. A TIA may be required for a zoning request that generates less than one hundred fifty (150) trips in the peak hour, where the peaking characteristics could have a detrimental impact on the transportation system as determined by the Administrator.

A TIA shall be required unless the applicant demonstrates to the satisfaction of the Administrator that a TIA is not necessary for the proposed rezoning request. In cases where a TIA is required, the rezoning application will be considered incomplete until the TIA is submitted.

## Article 8. Subdivision Design and Improvements

### Sec. 12-8.3. General Requirements and Minimum Standards of Design for Subdivisions within the City Limits.

#### H. Lots.

##### 4. Cluster Development.

###### a. General Purpose.

A cluster development is intended to provide open space, preserve unique environmental features, or protect the character of rural areas. ItA-cluster development is a residential subdivision in which the lots are allowed to be smaller (in area and width) than otherwise required for the underlying, base zoning district, but in which the overall density of all the lots collectively do not exceed the maximum density limit for the underlying zoning district. Through the cluster development option, a subdivision can contain no more lots than would otherwise be allowed for a conventional subdivision in the zoning district, though the individual lots within the development can be smaller than required in a conventional subdivision. The average lot size in a cluster development must be less than the minimum lot size of the base zoning district. Smaller lot sizes within a cluster development are required to be offset by the provision of open space as set forth below.

###### b. Conflict with Other Regulations.

If there is a conflict between the cluster development standards of this Section and any other requirement of this UDO, the standards of this Section control. Where no conflict exists, a cluster development is subject to all other applicable requirements of this UDO.

###### c. ~~1)~~Where Allowed.

Cluster developments are allowed in ~~all residential~~residential E Estate, RS Restricted Suburban, and GS General Suburban zoning districts.

###### d. ~~2)~~Approval Procedure.

Cluster Developments are subject to the subdivision procedures set forth in this UDO. A note shall be provided on the plat that states the subdivision is a cluster development with additional descriptions as necessary.

###### e. Specific District Standards

###### 1. Estate –

a. Lot Size. The minimum average lot size is 20,000 square feet with an absolute minimum lot size of 10,000 square feet as long as individual lot sizes are adequate to meet all other required density, district, and development standards. There is no set minimum lot width or depth requirement within a cluster development, except as noted below. Subdivisions with all lots over 20,000 square feet and lot widths of 100 feet may use rural character roads. Subdivisions containing any lots below 20,000 square feet must use urban street standards.

b. Setbacks and Building Separations. The minimum setback standards of the base zoning district apply along the perimeter of a cluster development. All detached structures within a cluster development must be separated by a minimum distance of ten feet.

2. Restricted Suburban –

- a. Lot Size. The minimum average lot size is 8,000 square feet with an absolute minimum lot size of 6,500 square feet as long as individual lot sizes are adequate to meet all other required density, district, and development standards. There is no set minimum lot width or depth requirement within a cluster development.
- b. Setbacks and Building Separations. The minimum setback standards of the base zoning district apply along the perimeter of a cluster development. All detached structures within a cluster development must be separated by a minimum distance of ten feet.

3. General Suburban –

- a. Lot Size. The minimum lot size is 3,750 square feet as long as individual lot sizes are adequate to meet all other required density, district, and development standards. There is no set minimum lot width or depth requirement within a cluster development.

b. 3) Lot Size.

~~There is no set minimum lot width or depth requirement within a cluster development; however, the lot size may be reduced by up to twenty-five (25) percent as long as individual lot sizes are adequate to meet all other required density, district, and development standards.~~

4) Setbacks and Building Separations.

The minimum setback standards of the base zoning district apply along the perimeter of a cluster development. All detached structures within a cluster development must be separated by a minimum distance of ten (10) feet.

f. Open Space.

1. Description of Open Space.

~~Any parcel or parcels of land or an area of water, or a combination of land and water within a development site provided and made legally available for the use and enjoyment of all residents of a proposed project. Open space may include amenities such as private outdoor recreation facilities, natural areas, trails, agricultural lands, or stormwater management facilities designed as a neighborhood amenity. Areas encumbered by right-of-way, easements, or utilized as parking may not be counted towards the Open space requirements. Open spaces must be privately owned and maintained by a Home Owners Association (HOA).~~

~~Common open space must be set aside and designated as an area where no development will occur, other than project-related recreational amenities or passive open space areas. The Commission may require that up to fifty (50) percent of required common open space be useable recreational space, if deemed necessary by the Commission to ensure adequate recreational amenities for residents of the development.~~

2. 5) Open Space.

(a) Amount of Open Space.

~~Cluster developments shall be subject to the minimum lot coverage and on-site open space standards of the base zoning district, if applicable.~~

~~(b)~~ **Common Open Space Required for Cluster Developments.**

~~a.~~ ~~i.~~ **Minimum Requirement.**

- ~~1.~~ Common open space is required within a cluster development to ensure that the overall density within the development does not exceed the maximum density allowed by the underlying zoning district.
- ~~2.~~ Common open space must be provided in an amount of at least ten (10) percent of the gross area of the development, or fifteen (15) percent of the gross area if the development is located in a Growth Area.
- ~~3.~~ All proposed lots shall have direct access to the common open space, via access easement, sidewalk, or street. Common open space may be located at the rear of lots only when the space is designed for active recreation or a design concept is submitted to staff for approval. Examples of active recreation areas may include amenities such as sports fields, hike or bike trails, parks, amenity centers, and golf courses.
- ~~4.~~ All open space areas shall be part of a larger continuous and integrated open space system within the parcel being developed. The required common open space must be arranged to provide at least 30 percent of the space in at least one contiguous area. The minimum dimensions of such space must be 25 feet by 25 feet. The remaining required common usable open space may be distributed throughout the building site and need not be in one such area; provided, however, no area containing less than 1000 square feet will be considered common usable open space.
- ~~5.~~ massed together in areas to benefit the majority of property owners as well as protecting natural amenities. The minimum common open space area must be at least equal to the difference between:
  - a. The actual, average lot area per dwelling unit within the cluster development; and
  - b. The required lot area per dwelling unit for conventional development within the underlying base zoning district.

~~6.~~ ~~ii.~~ **Use of Common Open Space.**

~~Common open space must be set aside and designated as an area where no development will occur, other than project-related recreational amenities or passive open space areas. The Commission may require that up to fifty (50) percent of required common open space be useable recreational space, if deemed necessary by the Commission to ensure adequate recreational amenities for residents of the development.~~

The common open space requirement shall not be credited toward the parkland dedication requirements specified in the City subdivision ordinance.

**K. Sidewalks.**

**3. Sidewalk Exceptions.**

Sidewalks are not required:

- d. Along new or existing streets within a ~~rural~~ Rural residential ~~Residential~~ subdivision constructed to the rural section; or

- e. Along existing local/residential streets unless sidewalks have been identified in the Bicycle, Pedestrian, and Greenways Master Plan or in the applicable neighborhood, district, or corridor plan.

**Article 9. - Nonconformities**

**Sec. 12-9.4. - Nonconforming Lots of Record.**

**C. Regulations for Certain Nonconforming Lots Zoned ~~A-O (Agricultural-Open)~~R Rural.**

1. A single-family dwelling and accessory structure(s) in areas zoned ~~A-O, Agricultural-Open~~R Rural, may be erected or structurally altered on a nonconforming lot of record, that is not less than five thousand (5,000) square feet in area and not more than one (1) acre in area, so long as the structure or the addition to the structure complies with the setbacks established by the ~~Single-Family Residential (R-1)~~GS General Suburban zoning district.
2. A single-family dwelling or accessory structure located on property within the area annexed by Ordinance No. 3331, adopted by the City Council on April 14, 2011, may be erected or structurally altered on a nonconforming lot of record provided the proposed construction complies with the setback requirements established by the ~~Single-Family (R-1)~~GS General Suburban zoning district.

(Ord. No. 2011-3355, § 1(Exh. B), 6-23-2011; Ord. No. 2012-3449, Pt. 1(Exh. M), 9-27-2012)

## Article 11. Definitions

### Sec. 12-11.2. Defined Terms.

For the purpose of this UDO, certain words as used herein are defined as follows:

**Density:** The number of dwelling units per ~~net-gross~~ acre.

(Ord. No. 2012-3450, Pt. 1(Exh. F), 9-27-2012)

# R Rural Concepts

## Purpose Statement

This district 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 residential developments. Open space is the dominant feature of these areas.

## Comprehensive Plan

This zoning is appropriate in areas designated Rural in the Comprehensive Plan.

## Subdivision Design

### Lot Area

Average minimum lot size: 3 acres

Absolute minimum lot size: 2 acres

*Clustering is not permitted*

### Dimensional Standards

Minimum width: none

Minimum depth: none

Front setback: 50'

Side setback: 20'

Street side setback: 15'

Rear setback: 50'

Max. height: 35'\*

Max du/acre: 1 unit/ 3 acres

*\*Public, civic, and institutional structures shall have a 50' maximum height*

## Permitted Uses

Agricultural Use, Barn or Stable for Private Stock

Agricultural Use, Farm or Pasturage

Agricultural Use, Farm Product Processing

Animal Care Facility Outdoor (P\*)

Commercial garden, Greenhouse, Landscape

Maintenance (P\*)

Manufactured Home (P\*)

Single-Family Detached

Educational Facility, Outdoor Instruction

Educational Facility, Primary & Secondary

Government Facilities (P\*)

Parks

Places of Worship (P\*)

Golf Course and /or driving range (P\*)

Hotel (C)

RV Park (C)

Country Club

SOB (P\*)

Utility (P\*)

WTF – Intermediate (P\*)

WTF- Major (C)

WTF – Unregulated

# E Estate Concepts

## Purpose Statement

This district is intended for developments that are to be subdivided into low-density single-family lots and allows rural infrastructure to be used. These areas will tend to consist of residential lots averaging 20,000 square feet when clustered around open space or large lots with a minimum of one acre.

## Comprehensive Plan

This zoning is appropriate in areas designated Estate in the Comprehensive Plan.

## Subdivision Design

*Property owners would have the option of developing either a clustered or non-clustered subdivision.*

### Option 1 – Non-clustered Development

#### Lot Area

Minimum lot area: 1 acre

May use rural design standards

Additional provisions to ensure minimum size is maintained in existing subdivisions

#### Dimensional Standards

Minimum width: 100'

Minimum depth: none

Front setback: 30'

Side setback: 10'

Street side setback: 15'

Rear setback: 20'

Max. height: 35'\*

Max du/acre: 1 unit/acre

*\*Public, civic, and institutional structures shall have a 50' maximum height*

### Option 2 – Clustered Development

#### Lot Area

Average minimum lot size: 20,000 square feet

Absolute minimum lot area: 10,000 square feet

*Subdivisions with all lots 20,000+ square feet and lot widths exceeding 100' may use rural character roads*

*Subdivisions with any lots below 20,000 square feet and with lots less than 100' wide must use curb and gutter*

#### Dimensional Standards

Minimum width: none

Minimum depth: none

Minimum setback standards of the district apply (see Option 1 Dimensional Standards) along the perimeter of a cluster development. All detached structures within a cluster development must be separated by a minimum distance of 10 feet.

## E Estate Concepts

### Open Space (Required for Option 2)

Open space is required to ensure that the overall density within the development does not exceed the maximum density allowed by the underlying zoning district.

- The amount of open space provided should be at least 10 percent of the gross area of the development.
- Common open space must be set aside and designated as an area where no development will occur, other than project-related recreational amenities or passive open space areas.

### Permitted Uses

Agricultural Use, Barn or Stable for Private Stock

Agricultural Use, Farm or Pasturage

Manufactured Home (P\*)

Single-Family Detached

Educational Facility, Primary & Secondary

Educational Facility, Outdoor Instruction (C)

Government Facilities (P\*)

Parks

Places of Worship (P\*)

Country Club

SOB (P\*)

Utility (P\*)

WTF – Unregulated

# RS Restricted Suburban Concepts

## Purpose Statement

This district is designed to provide land for detached medium-density, single-family residential development. These areas will tend to consist of residential lots averaging 8,000 square feet when clustered around open space or larger lots with a minimum of 10,000 square feet.

## Comprehensive Plan

This zoning is appropriate in areas designated Restricted Suburban in the Comprehensive Plan.

## Subdivision Design

*Property owners would have the option of developing either a clustered or non-clustered subdivision.*

### Option 1 – Non-clustered Development

#### Lot Area

Average minimum lot size:	10,000 square feet
Absolute minimum lot size:	6,500 square feet

#### Dimensional Standards

Minimum width:	70'
Minimum depth:	none
Front setback:	25'
Side setback:	7.5'
Street side setback:	15'
Rear setback:	20'
Max. height:	2.5 stories/35'*
Max du/acre:	4 unit/acre

*\*Public, civic, and institutional structures shall have a 50' maximum height*

### Option 2 – Clustered Development

#### Lot Area

Average minimum lot size:	8,000 square feet
Absolute minimum lot size:	6,500 square feet

#### Dimensional Standards

Minimum width:	none
Minimum depth:	none

Minimum setback standards of the district apply (see Option 1 Dimensional Standards) along the perimeter of a cluster development. All detached structures within a cluster development must be separated by a minimum distance of 10 feet.

#### Open Space

Open space is required to ensure that the overall density within the development does not exceed the maximum density allowed by the underlying zoning district.

- The amount of open space provided should be at least 10 percent of the gross area of the development.

## RS Restricted Suburban Concepts

- Common open space must be set aside and designated as an area where no development will occur, other than project-related recreational amenities or passive open space areas.

### Design Criteria

Parking standards will meet City-wide requirements

### Permitted Uses

Single-Family Detached  
Educational Facility, Primary & Secondary  
Government Facilities (P\*)  
Parks  
Places of Worship (P\*)  
Country Club  
SOB (P\*)  
Utility (P\*)  
WTF – Unregulated

# GS General Suburban Concepts

## Purpose Statement

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

## Comprehensive Plan

This zoning is appropriate in areas designated General Suburban in the Comprehensive Plan.

## Subdivision Design

### Lot Area

Minimum lot size: 5,000 square feet

### Dimensional Standards

Minimum width:	50'
Minimum depth:	100'
Front setback:	25'*
Side setback:	7.5'
Street side setback:	15'
Rear setback:	20'
Max. height:	2.5 stories/35' **
Max du/acre:	8 unit/acre

*\*May be reduced to 15' when approved rear access is provided, or when side yard or rear yard parking is provided*

*\*\*Public, civic, and institutional structures shall have a 50' maximum height*

## Design Criteria

- Parking standards will meet City-wide requirements

## Permitted Uses

Single-Family Detached  
Educational Facility, Primary & Secondary  
Government Facilities (P\*)  
Parks  
Places of Worship (P\*)  
Country Club  
SOB (P\*)  
Utility (P\*)  
WTF – Unregulated  
Utility (P\*)  
WTF – Unregulated



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College Station, Texas 77842  
Phone 979.764.3570 / Fax 979.764.3496

## MEMORANDUM

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**DATE:** August 6, 2013

**TO:** The Planning and Zoning Commission

**FROM:** Bob Cowell, AICP, CNU-A, Executive Director—Planning and Development Services  
Molly Hitchcock, AICP, Assistant Director  
Randall Heye, AICP, Assistant to the City Manager

**SUBJECT: Economic Development Master Plan**

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**Item:** Public hearing, presentation, possible action, and discussion regarding an ordinance amending the College Station Comprehensive Plan by adopting the Economic Development Master Plan. **Case #13-00900143**

**Background:** Attached you will find the Executive Summary of the College Station Economic Development Master Plan. This memo and the Executive Summary are in addition to the Master Plan previously provided to you via email. As the Commission may be aware, the City initiated the development of an economic development master plan with the Comprehensive Plan. For a variety of reasons, that effort was put on hold for a number of years. The process of developing an economic development master plan was again initiated in late 2012 under the direction of the Planning & Development Services Department with assistance from the City Manager's Office.

The Economic Development Master Plan represents the City's first such effort and joins the many other Master Plans, Neighborhood, Corridor, and District Plans created to aid in successful implementation of the Comprehensive Plan. The Master Plan defines the goals and objectives of the City's economic development efforts and lays out strategies and detailed actions to achieve these goals and objectives. Further, the Plan includes guidance for the City's use of incentives and details how the plan should be monitored and updated over time.

The Economic Development Master Plan was created over the course of nearly one year through the collaboration of City leadership, City staff, local business leaders, a consultant team, and regional economic development partners. The Plan involved the collection and analysis of economic and demographic data, interviews of local business leaders, surveys of elected officials, business owners, and residents, and discussions

with other economic development partners in the area. The resulting plan is one that positions College Station to move forward, together, with its many partners to take advantage of the economic opportunities that lie ahead, for the betterment of the residents of College Station.

As you review the Plan you are encouraged to consult the supplemental information provided with the Plan, as this information provides the data used to develop the strategies and action items. Should you have any questions about this memo, the Executive Summary, or any of the materials contained in or accompanying the Master Plan, please do not hesitate to contact any of us.

**Attachments:**

1. The proposed Economic Development Master Plan is on file at the City Secretary's Office and is available on the City's website at <http://www.cstx.gov/index.aspx?page=3875>
2. The supplemental information referenced in the Plan is available on the City's website at <http://www.cstx.gov/index.aspx?page=3875>
3. Executive Summary

# EXECUTIVE SUMMARY

The Purpose

The Goal

The Strategy

Keeping It Current and Relevant

Aggieland holds dear the spirit of the tradition of the 12<sup>th</sup> Man; that is a spirit of readiness, desire to support, and enthusiasm. It is in this spirit that City leaders, local businesses, and economic development partners have come together to chart out a path for economic success for College Station.

This Master Plan has been developed consistent with the City's on-going effort to implement its Comprehensive Plan and to maximize the economic opportunities of its residents. It is fitting that as the City celebrates its 75<sup>th</sup> year as a municipality, it takes this first-ever step to focus its efforts in economic development. This Executive Summary provides a brief overview of the Master Plan, its purpose, its goals, and the strategies the City intends to undertake to ensure the community's opportunities for economic prosperity remain strong.

## THE PURPOSE

The Purpose of the Economic Development Master Plan is to identify the City's current economic conditions (strength, weaknesses, opportunities, challenges, and barriers), its desired future, and to lay out general strategies and specific actions. This effort has been achieved through the dedicated work of the City Council, the City Manager, local business representatives, City staff, and various regional economic development partners.

## THE GOAL

The City seeks ***a diversified economy generating quality, stable, full-time jobs; bolstering the sales and property tax base; and contributing to a high quality of life.*** To put it simply, the City seeks to attain economic success by doing its part to keep College Station a great place to live and conduct business, to focus on new job creation, especially through partnerships with our major medical providers and the University, and to attract as many people to our community as possible to bolster sales in our local market. To achieve this, the City has defined six strategic initiatives for continued economic success:

## THE STRATEGY

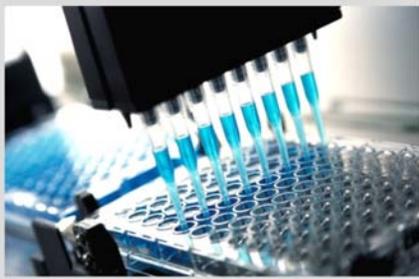
***Sustain and Enhance High Quality of Life*** – A great place to live, conduct business, learn, and visit will help the University and businesses recruit and retain a leading workforce and enable increased sales opportunities as people from throughout the region and nation visit College Station to shop, participate in events, or seek specialized services and unique experiences.





***Support and Partner with Texas A&M University and the Texas A&M University System*** – The local economy is what it is, due primarily, to the presence of Texas A&M University and the University System. Working in partnership with the University and System on a variety of initiatives helps ensure they remain strong entities and in turn, continue their contributions to the local economy.

***Support Retail Development*** – Ensuring there are opportunities to establish or expand retail businesses, businesses that attract expenditures by residents, students, and visitors remains a critical component of the local economy. The City should continue its role supporting College Station as a regional destination for basic shopping needs and various goods and services.



***Support and Stimulate Biotechnology Research and Advanced Manufacturing*** – Building upon the world-class research performed at Texas A&M University and the skills of the local workforce, there exists a unique opportunity to diversify the local economy and stimulate significant job creation. It is reasonable to expect that a significant portion of this century's job creation will be in the fields of biotechnology and advanced manufacturing and College Station is poised to capitalize on such opportunities.

***Support and Stimulate Health and Wellness Market*** – Building upon the presence of three major medical providers and a growing and aging regional population, there exists a unique opportunity to position the City as a regional center for health and wellness and stimulate significant job creation. One of the fastest growing segments of the national economy is health and wellness and College Station is poised to capitalize on this growth.



***Support and Stimulate Sports, Entertainment, and Hospitality Market*** – Already a national destination for college athletics, the opportunity exists to continue to expand the local entertainment and hospitality market. Additionally, capitalizing on many of the athletic and recreation facilities associated with the City's high quality of life may be used to stimulate new opportunities to bring additional visitors to the local community, who in turn further contribute to the success of the local entertainment and hospitality market.



The City will implement each of these strategic initiatives and thereby realize the stated goal through a series of detailed actions identified in the Master Plan. Additionally, the City will perform these actions by focusing on what it does best and through continued strategic partnerships with its many economic development partners and the local business community. Where appropriate the City will engage in incentives which will vary from initiative to initiative, but will all be guided by a deliberate and established policy detailed in the Master Plan.

### KEEPING IT CURRENT AND RELEVANT

Perhaps most important, the City recognizes that the economy is very dynamic and ever-changing, requiring the City to be nimble, while remaining strategic. As such, the Master Plan proposes an annual review of the current economic conditions and the Master Plan as well as an update to the specific actions anticipated for the following few years. Further, the Master Plan proposes a major review of the goals, assumptions, strategic initiatives, actions, partnerships, and guidelines contained in the Master Plan every five years.

Through the efforts detailed in the Master Plan and the hard work of the many business leaders in the community, the future of College Station's economy does indeed look very promising! As the City celebrates its 75<sup>th</sup> Anniversary, reaching a population of 100,000 and making the top of numerous "best of" lists, this moment represents a perfect opportunity to see where we are, set a course for success and charge forward! This Master Plan embodies that effort and provides the course for the City to do its part to help its citizens succeed in building the strongest and most competitive economy possible; ***to move forward, together.***

#### College Station – Nationally Recognized

[No. 3, 10 Great Places to Live](#) (Kiplinger's)  
[No. 4 Best Places to Retire](#) (USA Today)  
[Top 10 College Towns in America, 2013](#) (Livability.com)  
[No. 1 College Town in America, 2012](#) (Livability.com)  
[Finalist for America's Friendliest Small Town](#) (USA Today/Rand McNally)  
[10 Great Cities to Raise Your Kids](#) (Kiplinger's)  
[No. 4 Best-Performing Small Metro in U.S.](#) (Milken Institute)  
[No. 6 Small U.S. City for Business and Careers](#) (Forbes)  
[No. 4 U.S. City for Military Retirement](#) (USAA)  
[5 U.S. Cities in Full Blown Economic Expansion](#) (MSNBC)  
[No. 7 Small U.S. City for Job Growth](#) (Forbes)  
[No. 21 Small U.S. City for Education](#) (Forbes)  
[25 Best Places to Retire](#) (Forbes)  
[Top 25 U.S. Cities for Working Retirement](#) (Forbes)  
[Fifth lowest property tax rate in Texas](#)  
[Lowest foreclosure rate in the U.S.](#) (Foreclosure-Response.org)