



College Station, TX

City Hall
1101 Texas Ave
College Station, TX 77840

Meeting Agenda

Planning and Zoning Commission Workshop

The City Council may or may not attend the Planning & Zoning Commission Workshop Meeting.

Thursday, July 16, 2015

6:00 PM

City Hall Council Chambers

1. Call the meeting to order.
2. Discussion of consent and regular agenda items.
4. [15-0384](#) Discussion of Minor and Amending plats approved by Staff.
* Final Plat ~ Amending Plat ~ Creek Meadows Section 5 Phase 3 ~ Case # FP2015-000011 (M.Thomas)
3. Discussion of new development applications submitted to the City.
New Development Link: www.cstx.gov/newdev
5. [15-0377](#) Presentation, possible action, and discussion regarding the status of items in the 2015 P&Z Plan of Work (see attached). (J. Schubert)

Attachments: [2015 P&Z Plan of Work](#)
6. [15-0368](#) Presentation, possible action, and discussion on Parkland Dedication assessment for multi-family development. (J.Prochazka)

Attachments: [Memo](#)
7. [15-0370](#) Presentation, possible action, and discussion regardin the P&Z Calendar of Upcoming Meetings:
* Thursday, July 23, 2015 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
* Thursday, August 6, 2015 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
8. [15-0383](#) Presentation, possible action, and discussion regarding an update on the following items:

* A Comprehensive Plan Amendment for approximately 22.26 acres located at 3940 and 4300 North Graham Road from Restricted Suburban to General Suburban. The Planning & Zoning Commission heard this item on June 18, 2015 and voted (3-2) to recommend approval. The City Council heard this item on July 9, 2015 and voted (5-1) to deny the request.

* A rezoning of approximately 22.26 acres located at 3940 and 4300 North Graham Road from R Rural to GS General Suburban. The Planning & Zoning Commission heard this item on June 18, 2015 and voted (3-2) to approve the request. The City Council heard this item on July 9, 2015 and voted (5-1) to deny the request.

* A Comprehensive Plan Amendment for approximately 25 acres located at 4201 Rock Prairie Road from Estate and Restricted Suburban to Restricted Suburban and Suburban Commercial. The Planning & Zoning Commissioner heard this item on June 18, 2015 and voted (5-0) to recommend approval. The City Council heard this item on July 9, 2015 and voted (6-0) to approve the request.

* A rezoning of approximately 20.872 acres from R Rural to 17.14 acres of RS Restricted Suburban and 3.732 acres of SC Suburban Commercial located at 4201 Rock Prairie Road. The Planning & Zoning Commission heard this item on June 18, 2015 and voted (5-0) to recommend approval. The City Council heard this item on July 9, 2015 and voted (5-1) to postpone the request until August 13, 2015.

9. Discussion, review and possible action regarding the following meetings: Design Review Board, BioCorridor Board, Joint Annexation Task Force

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.

The Commission may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion.

APPROVED

City Manager

I certify that the above Notice of Meeting was posted at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on July 10, 2015 at 5:00 p.m.

City Secretary

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 3517 or (TDD) 1 800 735 2989. Agendas may be viewed on www.cstx.gov. Council meetings are broadcast live on Cable Access Channel 19.



Legislation Details (With Text)

File #: 15-0384 **Version:** 1 **Name:** Minor Plat
Type: Updates **Status:** Agenda Ready
File created: 7/10/2015 **In control:** Planning and Zoning Commission Workshop
On agenda: 7/16/2015 **Final action:**
Title: Discussion of Minor and Amending plats approved by Staff.
* Final Plat ~ Minor Plat ~ Creek Meadows Section 5 Phase 3 ~ Case # FP2015-000011 (M.Thomas)
Sponsors:
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Discussion of Minor and Amending plats approved by Staff.
* Final Plat ~ Minor Plat ~ Creek Meadows Section 5 Phase 3 ~ Case # FP2015-000011 (M.Thomas)



Legislation Details (With Text)

File #: 15-0377 **Version:** 1 **Name:** 2015 P&Z Plan of Work Update
Type: Updates **Status:** Agenda Ready
File created: 7/8/2015 **In control:** Planning and Zoning Commission Workshop
On agenda: 7/16/2015 **Final action:**
Title: Presentation, possible action, and discussion regarding the status of items in the 2015 P&Z Plan of Work (see attached). (J. Schubert)
Sponsors:
Indexes:
Code sections:
Attachments: [2015 P&Z Plan of Work](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Presentation, possible action, and discussion regarding the status of items in the 2015 P&Z Plan of Work (see attached). (J. Schubert)

2015 Planning & Zoning Commission Plan of Work

Comprehensive Plan Implementation

Implementation of Adopted Plans	
<p>Summary:</p> <p>Implementation of adopted master plans and neighborhood, district, and corridor plans, namely: Central College Station, Eastgate, Southside Area, Wellborn Community, and South Knoll Area neighborhood plans, and Bicycle, Pedestrian & Greenways, Parks and Recreation, Water, Waste Water, Medical District, and Economic Development master plans.</p>	<p>Project Dates:</p> <p>3/4/15: Public meeting regarding the design of Langford Street and Guadalupe Drive sidewalks (South Knoll Area Plan).</p> <p>3/26/15: Council awarded contract to Freese & Nichols to update the Wastewater Master Plan.</p> <p>3/26/15: Council approved all-way stop at Lincoln Avenue and Tarrow Street (warrant study requested by Eastgate Plan).</p> <p>June 2015: Sidewalk constructed along Normand Drive between Rock Prairie Road and Pondersoa Drive (Central College Station Plan).</p> <p>June 2015: Bike lanes on Holleman Drive restriped (Southside and South Knoll Area Plans).</p> <p>July 2015: Sidewalk gap filled on Tarrow Street by Fire Station 6 (Eastgate Plan).</p> <p>7/9/15: Council approved all-way stop at Walton Drive and Francis Drive (warrant study requested by Eastgate Plan).</p>
Staff Assigned: P&DS Staff	Anticipated Completion: On-going
<u>Five-Year Comprehensive Plan Report</u> Implementation	
<p>Summary:</p> <p>Implementation of general items and tasks identified in the Five-Year Comprehensive Plan Report.</p>	<p>Project Dates:</p>
Staff Assigned: J. Prochazka	Anticipated Completion: On-going
<u>Annexation</u> Task Force	
<p>Summary:</p> <p>Implement the Five-Year Comprehensive Plan Report by creating a task force of elected officials, appointed officials, and staff to update timing and priorities of future annexations including the potential development of a three-year annexation plan.</p>	<p>Project Dates:</p> <p>5/28/15: Council adopted resolution to create Joint Annexation Task Force.</p> <p>6/4/15: P&Z appointed 3 members to Task Force.</p> <p>6/23/15: Initial Task Force meeting held.</p> <p>7/10/15: Task Force meeting.</p>
Staff Assigned: L. Simms	Anticipated Initiation: May 2015

Future Land Use and Character Map Assessments	
<p>Summary:</p> <p>Implement the Five-Year Comprehensive Plan Report by evaluating the appropriateness of the existing Future Land Use and Character designations for five areas and recommend amendments as necessary. Priority will be given to Area A (Wellborn Road near Barron Road) and Area B (Greens Prairie Road at Greens Prairie Trail).</p>	Project Dates:
Staff Assigned: J. Prochazka	Anticipated Initiation: Summer 2015

Harvey Mitchell District Plan	
<p>Summary:</p> <p>Implement the Five-Year Comprehensive Plan Report by initiating the Harvey Mitchell District Plan as identified in the Comprehensive Plan.</p>	Project Dates:
Staff Assigned: J. Prochazka	Anticipated Initiation: Fall 2015

Land Use Inventory/Housing Needs	
<p>Summary:</p> <p>Implement the Five-Year Comprehensive Plan Report by maintaining up-to-date percentages of available and utilized land and evaluating whether all of the City's future housing needs are being met.</p>	Project Dates:
Staff Assigned: M. Bombek	Anticipated Initiation: Summer 2015

Non-Residential Architectural Standards	
<p>Summary:</p> <p>Implement the Five-Year Comprehensive Plan Report by revising the existing non-residential architectural requirements to reflect current practices and allow more flexibility in design.</p>	<p>Project Dates:</p> <p>April 2015: Public comment period of draft ordinance.</p> <p>5/4/15: BPG Advisory Board recommended approval with minor changes.</p> <p>5/7/15: P&Z recommended approval of proposed ordinance.</p> <p>5/28/15: Council adopted proposed ordinance.</p>
Staff Assigned: J. Schubert	Item Completed: May 2015

<u>Thoroughfare Plan</u>	
<p>Summary:</p> <p>Implement the Five-Year Comprehensive Plan Report by updating the Thoroughfare Plan based on new traffic counts and capacity data and evaluate if changes are needed to the existing street section standards.</p>	<p>Project Dates:</p> <p>9/10/14: Entered into contract with Kimley-Horn and Associates, Inc to update Thoroughfare Plan.</p>
Staff Assigned: D. Singh	Anticipated Completion: Fall 2015

Walton Drive Commercial Overlay	
<p>Summary:</p> <p>Implement the Eastgate Neighborhood Plan by creating a zoning overlay to address parking and other non-conformities for the commercial area at Walton Drive and Texas Avenue.</p>	<p>Project Dates:</p>
Staff Assigned: J. Schubert	Anticipated Completion: Fall 2015

Wellborn Zoning Districts	
<p>Summary:</p> <p>Implement the Wellborn Community Plan by creating new or modified zoning districts as described in the Plan.</p>	<p>Project Dates:</p>
Staff Assigned: J. Bullock	Anticipated Initiation: Summer 2015

Research, Education, and Other Items

<u>Bicycle, Pedestrian, and Greenways Master Plan</u> Update	
<p>Summary:</p> <p>Receive update on implementation of the plan and its framework for addressing bicycle and pedestrian needs on City-wide and neighborhood scales.</p>	<p>Project Dates:</p>
Staff Assigned: V. Garza	Anticipated Completion: Summer 2015

Easterwood Airport Master Plan	
<p>Summary:</p> <p>Receive a report on the Easterwood Airport Master Plan and consider potential implications of any future plans for expansion.</p>	<p>Project Dates:</p>
Staff Assigned: M. Hitchcock	Anticipated Completion: May 2015

Economic Development Master Plan Update	
<p>Summary:</p> <p>Receive an update regarding the components of the Economic Development Master Plan and its implementation.</p>	<p>Project Dates:</p> <p>4/16/15: Update provided at P&Z Workshop.</p>
Staff Assigned: N. Ruiz	Item Completed: April 2015

Parkland Dedication Basis	
<p>Summary:</p> <p>Discuss possibilities of revising parkland dedication requirements to be based on a per bedroom basis instead of per dwelling unit.</p>	<p>Project Dates:</p> <p>7/16/15: Discussion at P&Z Workshop.</p>
Staff Assigned: J. Prochazka/Legal Staff	Anticipated Completion: Summer 2015

Parkland Dedication Funds	
<p>Summary:</p> <p>Receive an update regarding the tracking and timing of expenditures in the various park zones.</p>	<p>Project Dates:</p>
Staff Assigned: Parks & Recreation Staff	Anticipated Completion: Summer 2015

Planning & Development Services Organizational Review	
<p>Summary:</p> <p>Review progress of implementation of the report that included policy discussions, ordinance revisions, and process and service improvements.</p>	<p>Project Dates:</p> <p>7/2/15: Update provided at P&Z Workshop.</p>
Staff Assigned: L. Simms	Item Completed: June 2015

Review of Adopted Plans	
<p>Summary:</p> <p>After action review of adopted planning areas, specifically Northgate, BioCorridor, and Medical Districts.</p>	<p>Project Dates:</p>
Staff Assigned: P&DS/Economic Development Staff	Anticipated Initiation: Fall 2015

University Research Commercialization	
<p>Summary:</p> <p>Receive information regarding the vision and implementation of the commercialization of research-related output, including examples of successful efforts elsewhere.</p>	<p>Project Dates:</p>
Staff Assigned: City Staff	Anticipated Completion: Winter 2015



Legislation Details (With Text)

File #: 15-0368 **Version:** 1 **Name:** Multi-Family Parkland Dedication
Type: Updates **Status:** Agenda Ready
File created: 7/6/2015 **In control:** Planning and Zoning Commission Workshop
On agenda: 7/16/2015 **Final action:**
Title: Presentation, possible action, and discussion on Parkland Dedication assessment for multi-family development. (J.Prochazka)

Sponsors:

Indexes:

Code sections:

Attachments: [Memo](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Presentation, possible action, and discussion on Parkland Dedication assessment for multi-family development. (J.Prochazka)



MEMORANDUM

July 16, 2015

TO: Members of the Planning & Zoning Commission

FROM: Jennifer Prochazka, AICP, Principal Planner

SUBJECT: **Multi-Family Parkland Dedication**

Item: Presentation, possible action, and discussion on Parkland Dedication assessment for multi-family development.

Summary: This workshop item is identified in the Planning & Zoning Commission's 2015 Plan of Work and is an opportunity to discuss the possibility of revising parkland dedication assessments to be based on a per bedroom basis instead of per dwelling unit. The purpose of this item is to receive direction on a possible ordinance amendment.

Background: Parkland funds are generated through residential development activities in the City. Funds are collected for the acquisition and development of parkland to ensure that park and recreation needs associated with new development can be met without diminishing the levels of service available to existing residents. These funds are generally used to acquire new parkland, develop new parks, and to enhance existing parks. Currently, parkland dedication fees are assessed based on the number of dwelling units in a multi-family project, regardless of the total number of bedrooms.

During the development of the multi-family zoning districts, development community stakeholders identified several potential ordinance amendments aimed at "leveling the playing field" for multi-family developments, including parkland dedication assessment on a per bedroom basis. More recently, the Parks & Recreation Advisory Board initiated a similar discussion in response to recent multi-family development trends in College Station that tend toward more residents per dwelling unit.

At the meeting, staff will be prepared to discuss potential multi-family fees on a per bedroom basis and a process for stakeholder outreach.



Legislation Details (With Text)

File #: 15-0370 **Version:** 1 **Name:** Upcoming Meetings
Type: Updates **Status:** Agenda Ready
File created: 7/7/2015 **In control:** Planning and Zoning Commission Workshop
On agenda: 7/16/2015 **Final action:**
Title: Presentation, possible action, and discussion regardin the P&Z Calendar of Upcoming Meetings:
* Thursday, July 23, 2015 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
* Thursday, August 6, 2015 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Presentation, possible action, and discussion regardin the P&Z Calendar of Upcoming Meetings:
* Thursday, July 23, 2015 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
* Thursday, August 6, 2015 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.



Legislation Details (With Text)

File #: 15-0383 **Version:** 1 **Name:** Items heard by Council
Type: Updates **Status:** Agenda Ready
File created: 7/10/2015 **In control:** Planning and Zoning Commission Workshop
On agenda: 7/16/2015 **Final action:**
Title: Presentation, possible action, and discussion regarding an update on the following items:

* A Comprehensive Plan Amendment for approximately 22.26 acres located at 3940 and 4300 North Graham Road from Restricted Suburban to General Suburban. The Planning & Zoning Commission heard this item on June 18, 2015 and voted (3-2) to recommend approval. The City Council heard this item on July 9, 2015 and voted (5-1) to deny the request.

* A rezoning of approximately 22.26 acres located at 3940 and 4300 North Graham Road from R Rural to GS General Suburban. The Planning & Zoning Commission heard this item on June 18, 2015 and voted (3-2) to approve the request. The City Council heard this item on July 9, 2015 and voted (5-1) to deny the request.

* A Comprehensive Plan Amendment for approximately 25 acres located at 4201 Rock Prairie Road from Estate and Restricted Suburban to Restricted Suburban and Suburban Commercial. The Planning & Zoning Commissioner heard this item on June 18, 2015 and voted (5-0) to recommend approval. The City Council heard this item on July 9, 2015 and voted (6-0) to approve the request.

* A rezoning of approximately 20.872 acres from R Rural to 17.14 acres of RS Restricted Suburban and 3.732 acres of SC Suburban Commercial located at 4201 Rock Prairie Road. The Planning & Zoning Commission heard this item on June 18, 2015 and voted (5-0) to recommend approval. The City Council heard this item on July 9, 2015 and voted (6-0) to delay the request until August 13, 2015.

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

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

* A Comprehensive Plan Amendment for approximately 22.26 acres located at 3940 and 4300 North Graham Road from Restricted Suburban to General Suburban. The Planning & Zoning Commission heard this item on June 18, 2015 and voted (3-2) to recommend approval. The City Council heard this item on July 9, 2015 and voted (5-1) to deny the request.

* A rezoning of approximately 22.26 acres located at 3940 and 4300 North Graham Road from R Rural to GS General Suburban. The Planning & Zoning Commission heard this item on June 18, 2015 and voted (3-2) to approve the request. The City Council heard this item on July 9, 2015 and voted (5-1) to deny the request.

* A Comprehensive Plan Amendment for approximately 25 acres located at 4201 Rock Prairie Road from Estate and Restricted Suburban to Restricted Suburban and Suburban Commercial. The Planning & Zoning Commissioner heard this item on June 18, 2015 and voted (5-0) to recommend approval. The City Council heard this item on July 9, 2015 and voted (6-0) to approve the request.

* A rezoning of approximately 20.872 acres from R Rural to 17.14 acres of RS Restricted Suburban and 3.732 acres of SC Suburban Commercial located at 4201 Rock Prairie Road. The Planning & Zoning Commission heard this item on June 18, 2015 and voted (5-0) to recommend approval. The City Council heard this item on July 9, 2015 and voted (6-0) to delay the request until August 13, 2015.



College Station, TX

City Hall
1101 Texas Ave
College Station, TX 77840

Meeting Agenda

Planning and Zoning Commission Regular

The City Council may or may not attend the Planning & Zoning Commission Regular Meeting.

Thursday, July 16, 2015

7:00 PM

City Hall Council Chambers

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 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 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** [15-0369](#) Consideration, possible action, and discussion on Absence Requests from meetings.
* Kirk Joseph ~ July 16, 2015
* Jodi Warner ~ July 16, 2015

Attachments:

[Kirk Joseph](#)

[Jodi Warner](#)

- 4.2** [15-0371](#) Consideration, possible action, and discussion to approve meeting minutes.
* June 18, 2015 ~ Workshop
* June 18, 2015 ~ Regular
* July 2, 2015 ~ Workshop
* July 2, 2015 ~ Regular

Attachments: [June 18, 2015 Workshop](#)
 [June 18, 2015 Regular](#)
 [July 2, 2015 Workshop](#)
 [July 2, 2015 Regular](#)

Regular Agenda

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

6. [15-0372](#) Public hearing, presentation, possible action, and discussion regarding a Final Plat for Herman F. Krenek Subdivision Phase Two, Lot 5B-R being a replat of Kirkpatrick Subdivision Lot 2, Block 1, Herman F. Krenek Subdivision Phase Two, Lot 5B, and the adjoining 0.665 acre unplatted tract Morgan Rector League, A-46, consisting of one lot on 2.61 acres, located at 2315 & 2317 Texas Avenue South, more generally located near the northeast corner of the intersection of Texas Avenue South and Brentwood Drive. Case #FP2014-900273 (J. Schubert)

Attachments: [Staff Report](#)
 [Application](#)
 [Final Plat](#)

7. [15-0366](#) Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from GC General Commercial and OV Corridor Overlay to GC General Commercial for approximately 4.73 acres being Lot 1, Block 16 of Glenhaven Estates Phase 6, generally located on the southwest corner of University Drive East and Glenhaven Drive. Case # REZ2015-000004 (M. Bombek) (Note: Final action on this item is scheduled for the August 13, 2015 City Council meeting - subject to change)

Attachments: [Staff Report](#)
 [Application](#)
 [Rezoning Map](#)

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

9. Adjourn

The Commission may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion.

APPROVED

City Manager

I certify that the above Notice of Meeting was posted at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on July 10, 2015 at 5:00 p.m.

City Secretary

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 3517 or (TDD) 1 800 735 2989. Agendas may be viewed on www.cstx.gov. Council meetings are broadcast live on Cable Access Channel 19.



Legislation Details (With Text)

File #: 15-0369 **Version:** 1 **Name:** Absence Request
Type: Absence Request **Status:** Agenda Ready
File created: 7/7/2015 **In control:** Planning and Zoning Commission Regular
On agenda: 7/16/2015 **Final action:**
Title: Consideration, possible action, and discussion on Absence Requests from meetings.
* Kirk Joseph ~ July 16, 2015
* Jodi Warner ~ July 16, 2015

Sponsors:

Indexes:

Code sections:

Attachments: [Kirk Joseph](#)
[Jodi Warner](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Consideration, possible action, and discussion on Absence Requests from meetings.
* Kirk Joseph ~ July 16, 2015
* Jodi Warner ~ July 16, 2015



CITY OF COLLEGE STATION
Planning & Development Services

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

Name Kirk Joseph

Request Submitted on June 30, 2015

I will not be in attendance at the meeting on July 16, 2015
for the reason specified: (Date)

Signature Kirk Joseph



CITY OF COLLEGE STATION
Planning & Development Services

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

Name Jodi Warner

Request Submitted on June 18, 2015

I will not be in attendance at the meeting on July 16, 2015
for the reason specified: (Date)

Signature Jodi Warner



Legislation Details (With Text)

File #: 15-0371 **Version:** 1 **Name:** Minutes
Type: Minutes **Status:** Agenda Ready
File created: 7/7/2015 **In control:** Planning and Zoning Commission Regular
On agenda: 7/16/2015 **Final action:**

Title: Consideration, possible action, and discussion to approve meeting minutes.
* June 18, 2015 ~ Workshop
* June 18, 2015 ~ Regular
* July 2, 2015 ~ Workshop
* July 2, 2015 ~ Regular

Sponsors:

Indexes:

Code sections:

Attachments: [June 18, 2015 Workshop](#)
[June 18, 2015 Regular](#)
[July 2, 2015 Workshop](#)
[July 2, 2015 Regular](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Consideration, possible action, and discussion to approve meeting minutes.

- * June 18, 2015 ~ Workshop
- * June 18, 2015 ~ Regular
- * July 2, 2015 ~ Workshop
- * July 2, 2015 ~ Regular

MINUTES
PLANNING & ZONING COMMISSION
Workshop Meeting
June 18, 2015, 6:30 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

COMMISSIONERS PRESENT: Jodi Warner, Casey Oldham, Jerome Rektorik, Jim Ross, and Barry Moore

COMMISSIONERS ABSENT: Jane Kee and Kirk Joseph

CITY COUNCIL MEMBERS PRESENT: Blanche Brick

CITY STAFF PRESENT: Lance Simms, Alan Gibbs, Carol Cotter, Jennifer Prochazka, Jason Schubert, Danielle Singh, Kevin Ferrer, Erika Bridges, Jessica Bullock, Mark Bombek, Madison Thomas, Laura Walker, Fred Surovik, Robin Cross, Lauren Basey, and Brittany Caldwell

1. Call the meeting to order.

Acting Chairperson Warner called the meeting to order at 6:30 p.m.

2. Discussion of consent and regular agenda items.

There was general discussion regarding Regular Agenda Items 6, 8, 9, 10, and 11.

3. Discussion of new development applications submitted to the City.
New Development Link: www.cstx.gov/newdev

There was no discussion.

4. Presentation, possible action, and discussion regarding the development of the draft 2015 P&Z Plan of Work (see attached). (J. Schubert)

Director Simms stated that the Joint Annexation Task Force would be meeting Tuesday, June 23rd at 10:00 a.m. in the Administrative Conference Room.

5. Presentation, possible action, and discussion regarding a Semi-Annual Report on Impact Fees 92-01, 97-01, 97-02B, 99-01, and 03-02. (C. Cotter)

Senior Assistant City Engineer Cotter gave an overview of the Semi-Annual Report on Impact Fees 92-01, 97-01, 97-02B, 99-01, 03-02.

Commissioner Rektorik motioned to forward the Semi-Annual Report to City Council. Commissioner Oldham seconded the motion, motion passed (5-0).

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

* A rezoning of approximately 63 acres located at 3590 Greens Prairie Road West from E Estate to RS Restricted Suburban. The Planning & Zoning Commission heard this item on May 7, 2015 and voted

(5-0) to recommend approval. The City Council heard this item on May 28, 2015 and voted (4-2) to approve the request.

* An ordinance amendment revising the Non-Residential Architectural Standards and related standards and processes. The Planning & Zoning Commission heard this item on May 7, 2015 and voted (5-0) to recommend approval. The City Council heard this item on May 28, 2015 and voted (6-0) to approve the proposed amendment.

Acting Chairperson Warner reviewed the items heard by City Council.

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

* Thursday, June 25, 2015 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (Liaison - Moore)

* Thursday, July 2, 2015 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.

Acting Chairperson Warner reviewed the upcoming meetings for the Planning & Zoning Commission.

8. Discussion, review and possible action regarding the following meetings: Design Review Board, BioCorridor Board, Joint Annexation Task Force.

There was no discussion.

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.

10. Adjourn.

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

Approved:

Jane Kee, Chairperson
Planning & Zoning Commission

Attest:

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services

MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting
June 18, 2015, 7:00 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

COMMISSIONERS PRESENT: Jodi Warner, Casey Oldham, Jerome Rektorik, Jim Ross, and Barry Moore

COMMISSIONERS ABSENT: Jane Kee and Kirk Joseph

CITY COUNCIL MEMBERS PRESENT: Blanche Brick

CITY STAFF PRESENT: Lance Simms, Molly Hitchcock, Alan Gibbs, Carol Cotter, Jennifer Prochazka, Jason Schubert, Danielle Singh, Kevin Ferrer, Erika Bridges, Jessica Bullock, Mark Bombek, Madison Thomas, Laura Walker, Fred Surovik, Robin Cross, Lauren Basey, and Brittany Caldwell

1. Call Meeting to Order

Acting Chairperson Warner called the meeting to order at 7:07 p.m.

2. **Pledge of Allegiance**

3. **Hear Citizens**

Shirley Dupriest, 400 Fairview Avenue, College Station, Texas, spoke regarding her concern with the loss of canopy trees in areas that are being redeveloped for single-family homes in older neighborhood areas.

4. **Consent Agenda**

4.1 Consideration, possible action, and discussion on Absence Requests from meetings.
* Jim Ross ~ July 2 & 16, 2015

4.2 Presentation, possible action, and discussion regarding a Final Plat for Castlegate II Subdivision Section 107 consisting of 41 lots on approximately 8 acres located at 2518 Portland Avenue, generally located northeast of the intersection of Victoria Avenue and Etonbury Avenue within the Castlegate II Subdivision. Case #15-00900104 (J Bullock)

Commissioner Ross motioned to approve Consent Agenda Items 4.1 and 4.2. Commissioner Oldham seconded the motion, motion passed (5-0).

Regular Agenda

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

No items were removed from the Consent Agenda.

6. Presentation, possible action, and discussion regarding waiver requests to Unified Development Ordinance Section 12-8.4.C.3 'Street Projections' and Section 12-8.4.E 'Blocks' and a presentation, possible action, and discussion regarding a Preliminary Plan for Polo Estates consisting of 22 lots on approximately 34 acres located at 4331 North Graham Road, generally located near the intersection of Holleman Drive South and North Graham Road in the College Station Extraterritorial Jurisdiction. Case #PP2015-000002 (J. Bullock)

Staff Planner Bullock presented the waiver requests and the Preliminary Plan and recommended denial.

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

Joe Schultz, 3208 Innsbruck, College Station, Texas, stated that he does not see the advantages of three streets going through the property.

Trey Malecheck, 3850 Corporate Center Drive, Bryan, Texas, stated that he has proposed a street to connect to the property that could potentially be developed, while the other abutting properties he does not believe will be developed.

Chad Wootan, 12975 South Dowling Road, College Station, Texas, said that his home is located on the property to the south and he has no plans to develop the tract. He stated that if it was ever sold it would be sold as one tract.

Commissioner Ross motioned to approve the waiver requests and the Preliminary Plan due to it being a unique property with creek and watershed. Commissioner Rektorik seconded the motion, motion passed (5-0).

7. Public hearing, presentation, possible action, and discussion regarding a Final Plat for West Park Addition Lots 26A, 26B, 26C, 26D, & 26E Block 8 being a replat of 1.576 Acres, Portion of Block 1 Volume 62, Page 164 and an un-platted portion of Block 8 West Park Addition Volume 102, Page 198 consisting of five single-family residential lots on approximately 1.576 acres located at 300 Montclair Avenue, generally located south of George Bush Drive. Case #14-00900292 (M. Bombek)

Staff Planner Bombek presented the replat and recommended approval.

Acting Chairperson Warner opened the public hearing.

No one spoke during the public hearing.

Acting Chairperson Warner closed the public hearing.

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

8. Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan Future Land Use and Character Map from Restricted Suburban to General Suburban for approximately 22.26 acres located at 3940 and 4300 North Graham Road, and more generally located west of Holleman Drive South near the Sherwood Heights Subdivision and immediately north of the city limit line. Case # CPA2015-000001 (M. Bombek) (Note: Final action on this item is scheduled for the July 9, 2015 City Council meeting- subject to change.)

Staff Planner Bombek presented the Comprehensive Plan Amendment and recommended denial.

There was general discussion amongst the Commission and Staff regarding City services to the property.

Jeff Mazzolini, 7607 Eastmark Drive Suite 100, College Station, Texas, spoke regarding the City services provided to the property.

John Rusk, 40707 Cross Park, Bryan, Texas, stated that the developer is going to install a lift station for sanitary sewer.

There was general discussion amongst the Commission and Staff regarding the water line and sewer line in the area.

Acting Chairperson Warner opened the public hearing.

Allan Hatfield, 13000 Hunter Street, College Station, Texas; Joan Dziezyc, 4838 Timberline Drive, College Station, Texas; Craig Coufal, 4336 North Graham Road, College Station, Texas; Jane Welsh, 12922 Cedar Bend Road, College Station, Texas. The citizens expressed concern about traffic on North Graham Road and were in opposition.

Acting Chairperson Warner closed the public hearing.

Transportation Planning Coordinator Singh stated that this portion of North Graham Road is in the county and the City has no plans to expand or widen the portion that is in the City limits.

Commissioner Oldham asked how many lots were proposed in the area.

Acting Chairperson Warner reopened the public hearing.

Mr. Mazzolini stated that there would most likely be 100-120 lots.

Acting Chairperson Warner closed the public hearing.

Commissioner Oldham motioned to recommend approval of the Comprehensive Plan Amendment. Commissioner Moore seconded the motion.

There was general discussion amongst the Commission regarding the amendment.

The motion passed (3-2). Commissioners Rektorik and Ross were in opposition.

9. Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to GS General Suburban for approximately 22.26 acres being two 11.26 acre tracts from R Rural to GS General Suburban, both tracts being located in the Peter Norton Survey, Abstract No. 186 and the John Payne Survey, Abstract No. 195, College Station, Brazos County, Texas. Said tract being the same tract of land as described by a deed to Ovais Inc. recorded in Volume 6863, Page 86 of the Official Public Records of Brazos County, Texas, generally located at 3940 and 4300 North Graham Road, more generally located west of Holleman Drive South near the Sherwood Heights

Subdivision and immediately north of the city limit line. Case #REZ2015-000002 (M. Bombek) (Note: Final action on this item is scheduled for the July 9, 2015 City Council meeting - subject to change)

Staff Planner Bombek presented the rezoning and recommended denial.

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

Acting Chairperson Warner opened the public hearing.

Jeff Mazzolini, 7607 Eastmark Drive Suite 100, College Station, Texas, stated that this development will be less dense than the mobile home park.

Allan Hatfield, 13000 Hunter Street, College Station, Texas; Melanie Woytek, 4940 Timeberline Drive, College Station, Texas; John Holman, 13009 Tall Timber Drive, College Station, Texas; Joe Guerra, 2029 Ravenstone Loop, College Station, Texas. The citizens expressed concern regarding traffic and were in opposition to the request.

There was general discussion amongst the Commission regarding the rezoning.

Commissioner Oldham motioned to recommend approval of the rezoning request. Commissioner Moore seconded the motion.

There was additional discussion amongst the Commission regarding the rezoning.

The motion passed (3-2). Commissioners Rektorik and Ross were in opposition.

10. Public hearing, presentation, possible action, and discussion regarding an ordinance amending Comprehensive Plan – Future Land Use & Character Map from Estate and Restricted Suburban to Restricted Suburban and Suburban Commercial for approximately 25 acres located at 4201 Rock Prairie Road, and more generally located at the northeast corner of Rock Prairie Road and Bird Pond Road. Case #CPA2015-000002 (J. Prochazka) (Note: Final action on this item is scheduled for the July 9, 2015 City Council meeting – subject to change.)

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

There was general discussion amongst the Commission and Staff regarding the Comprehensive Plan Amendment.

Tony Jones, 6022 Augusta Circle, College Station, Texas, stated that there would be an average of 10,000 square-foot residential lots and in the front of the property there would be half-acre professional lots. He also spoke regarding City services in the area.

Acting Chairperson Warner opened the public hearing.

John Spiars, 4100 Ryan Lane, Richardson, Texas; Jeff Leatherwood, 4618 Midsummer Lane, College Station, Texas; Cody Catalena, 1650 Bird Pond Road, College Station, Texas; Pete Catalena, 1601 Bird Pond Road, College Station, Texas; Bob Yancy, 804 Holston Hills, College

Station, Texas. The citizens expressed concern about its proximity to the arena at Flying Ace Ranch, traffic, and the affect on the sale of lots in Bird Pond Estates.

Mr. Jones stated that there would be three lots per acre.

Acting Chairperson Warner closed the public hearing.

Commissioner Rektorik motioned to recommended approval. Commissioner Oldham seconded the motion.

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

The motion passed (5-0).

11. Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas, by changing the zoning district boundaries for approximately 20.872 acres from R Rural to 17.14 acres of RS Restricted Suburban and 3.732 acres of SC Suburban Commercial, both tracts being located in the Thomas Caruthers League, Abstract No. 9, College Station, Brazos County, Texas. Said Tracts being portions of the remainder of a called 26.25 acre tract as described by a deed to Dale W. Conrad and Wife, Reba J. Conrad recorded in Volume 460, Page 505 of the Deed Records of Brazos County, Texas; generally located at 4201 Rock Prairie Road, and more generally located at the northeast corner of Rock Prairie Road and Bird Pond Road. Case #REZ2015-000005 (J. Prochazka) (Note: Final action on this item is scheduled for the July 9, 2015 City Council meeting - subject to change.)

Principal Planner Prochazka presented the rezoning and recommended denial.

Acting Chairperson Warner opened the public hearing.

Tony Jones, 6022 Augusta Circle, College Station, Texas, stated that Mr. Murr has a Development Agreement going to the next City Council meeting, which includes right-of-way for sewer. He said that Mr. Murr has agreed to let him participate in the construction of that sewer.

John Spiars, 4100 Ryan Lane, Richardson, Texas; Jeff Leatherwood, 4618 Midsummer Lane, College Station, Texas. They expressed concern about the proximity of the development to Flying Ace Ranch.

Cody Catalena, 1650 Bird Pond Road, College Station, Texas, said that after hearing the proposal he does not see this development having a major impact on Bird Pond Estates.

Acting Chairperson Warner closed the public hearing.

Commissioner Oldham motioned to recommend approval. Commissioner Rektorik seconded the motion.

There was general discussion amongst the Commission regarding the rezoning.

The motion passed (5-0).

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

Commissioner Rektorik asked for a future agenda item regarding the requirement for canopy trees in areas being redeveloped for single-family.

13. Adjourn

The meeting adjourned at 9:56 p.m.

Approved:

Jane Kee, Chairperson
Planning & Zoning Commission

Attest:

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services

MINUTES
PLANNING & ZONING COMMISSION
Workshop Meeting
July 2, 2015, 6:00 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

COMMISSIONERS PRESENT: Jane Kee, Jodi Warner, Jerome Rektorik, Casey Oldham, and Kirk Joseph

COMMISSIONERS ABSENT: Barry Moore and Jim Ross

CITY COUNCIL MEMBERS PRESENT: Blanche Brick

CITY STAFF PRESENT: Lance Simms, Molly Hitchcock, Jennifer Prochazka, Jason Schubert, Erika Bridges, Kevin Ferrer, Jessica Bullock, Mark Bombek, Madison Thomas, Laura Walker, Venessa Garza, Adam Falco, Lauren Basey, and Brittany Caldwell

1. Call the meeting to order.

Chairperson Kee called the meeting to order at 6:05 p.m.

2. Discussion of consent and regular agenda items.

There was general discussion regarding Regular Agenda Items 6 and 7.

3. Discussion of new development applications submitted to the City.
New Development Link: www.cstx.gov/newdev

There was no discussion.

4. Presentation, possible action, and discussion regarding the status of items in the 2015 P&Z Plan of Work (see attached). (J. Schubert)

Principal Planner Schubert gave an update regarding the 2015 P&Z Plan of Work.

5. Presentation, possible action, and discussion regarding a demonstration of the online planning and development map. (V. Garza)

Greenways Program Coordinator Garza gave a demonstration of the online planning & development map.

6. Presentation, possible action, and discussion regarding an update on the implementation of the organizational review report prepared by Alan Mueller, consultant. (L. Simms)

Director Simms gave an update on the implementation of the organizational review report.

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

7. Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
 - * Thursday, July 9, 2015 ~ City Council Meeting ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (Liaison - Oldham)
 - * Thursday, July 16, 2015 ~ P&Z Meeting ~ Workshop 6:00 p.m. and Regular 7:00 p.m.

Chairperson Kee reviewed upcoming meetings for the Planning & Zoning Commission.

8. Discussion, review and possible action regarding the following meetings: Design Review Board, BioCorridor Board, Joint Annexation Task Force.

Chairperson Kee gave an update regarding the Design Review Board and the Joint Annexation Task Force.

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.

Chairperson Kee asked that there be a future agenda item for a discussion of the memo from Legal regarding platting and replatting in older residential areas.

Commissioner Oldham requested a future agenda item regarding Non-Residential Architectural Standards, specifically the Commercial Industrial zoning designation.

10. Adjourn.

The meeting was adjourned at 7:12 p.m.

Approved:

Jane Kee, Chairperson
Planning & Zoning Commission

Attest:

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services

MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting
July 2, 2015, 7:00 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

COMMISSIONERS PRESENT: Jane Kee, Jodi Warner, Jerome Rektorik, Casey Oldham, and Kirk Joseph

COMMISSIONERS ABSENT: Barry Moore and Jim Ross

CITY COUNCIL MEMBERS PRESENT: Blanche Brick

CITY STAFF PRESENT: Lance Simms, Molly Hitchcock, Jennifer Prochazka, Jason Schubert, Erika Bridges, Jessica Bullock, Mark Bombek, Madison Thomas, Laura Walker, Venessa Garza, Adam Falco, Lauren Basey, and Brittany Caldwell

1. **Call Meeting to Order**

Chairperson Kee called the meeting to order at 7:20 p.m.

2. **Pledge of Allegiance**

3. **Hear Citizens**

No citizens spoke.

4. **Consent Agenda**

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

* Barry Moore ~ July 2, 2015

* Jodi Warner ~ July 16, 2015

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

* June 4, 2015 ~ Workshop

* June 4, 2015 ~ Regular

Commissioner Rektorik motioned to approve Consent Agenda Items 4.1 – 4.2. Commissioner Joseph seconded the motion, motion passed (5-0).

Regular Agenda

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

No items were removed from the Consent Agenda.

6. Presentation, possible action, and discussion regarding waiver requests to the Subdivision Regulations Section 8-J 'Blocks,' and Unified Development Ordinance Sections 12-8.3.G 'Blocks,' Section 12-8.3.K 'Sidewalks,' Section 12-8.3.H.4 'Cluster Development,' and Section 12-8.3.W 'Single-Family Residential Parking Requirements for Platting;' presentation, possible action, and discussion regarding a discretionary item related to Unified Development Ordinance Section 12-8.3.E 'Streets;' and presentation, possible action, and discussion regarding a Preliminary Plan for Mission Ranch Subdivision consisting of 571 lots on approximately 289.5 acres generally located west of Holleman Drive South and North of Rock Prairie Road West. Case #PP2015-900058 (J.Prochazka)

Principal Planner Prochazka presented the presented the waiver requests and discretionary item and recommended approval.

Clint Cooper, Caldwell Companies, stated that there were only minor changes made to the previously approved Preliminary Plan.

Commissioner Oldham motioned to approve the waiver requests to Single-Family Parking Standards and Cluster Development Standards. Commissioner Rektorik seconded the motion, motion passed (5-0).

Commissioner Oldham motioned to approve the block length and sidewalk waiver requests as well as the discretionary item related to temporary remote access. Commissioner Rektorik seconded the motion, motion passed (5-0).

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

7. Presentation, possible action, and discussion regarding waiver requests to Unified Development Ordinance Section 12-8.H.2. 'Platting and Replatting within Older Residential Subdivisions' and a public hearing, presentation, possible action, and discussion regarding a Final Plat for McCulloch's Subdivision Lots 7A & 8A, Block 1 being a replat of McCulloch's Subdivision Lots 7-9, Block 1 consisting of two single-family lots on approximately 0.3142 acres located at 1112 Arizona Street, generally located southeast of Holleman Drive between Wellborn Road and Welsh Avenue. Case #FP2015-000002 (L. Walker)

Staff Planner Walker presented the waiver requests and the replat and recommended denial.

There was general discussion amongst the Commission regarding the replat.

Adam Wallace, ATM Surveying, stated that the proposed configuration fits with the rest of the lots on the street. He also said that he does not believe that the the waiver requests would be detrimental to the surrounding property owners.

There was further discussion amongst the Commission regarding the replat.

Chairperson Kee opened the public hearing.

Timothy Campbell, 1204 Carolina Street, College Station, Texas; Lawrence Smith, 2549 Pleasant Hill Road, Bryan, Texas. They spoke in opposition of the replat expressing concern of additional

student housing, safety, and tax increases. Mr. Campbell stated that he is currently working with the City to create an overlay for the McCulloch Subdivision.

Veronica Morgan, 3204 Earl Rudder Freeway South, College Station, Texas, stated that she was not representing the applicant, but wanted to express her concern regarding subdividing in older neighborhoods and would like for that section of the Subdivision Regulations to be revisited. She stated that property owners were not notified of the change to the Subdivision Regulations and she believes that is a fairness issue.

LaShawn and Christopher Phillips, 1112 Arizona Street, College Station, Texas; Marilyn Cornelius, owner, 1112 Arizona Street, College Station, Texas. The citizens spoke in support of the replat and stated that the property was bought as three lots and that they were never notified that it was now considered one building plot due to the change in the Subdivision Regulations.

Chairperson Kee closed the public hearing.

Commissioner Warner motioned to approve the waiver requests. Commissioner Rektorik seconded the motion.

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

The motion passed (4-0-1). Commissioner Joseph abstained.

Commissioner Warner motioned to approve the replat. Commissioner Oldham seconded the motion, motion passed (4-0-1). Commissioner Joseph abstained.

8. Public Hearing, presentation, possible action, and discussion regarding a Conditional Use Permit for multi-family on the first floor in the WPC Wolf Pen Creek District, more specifically for The Lofts at Wolf Pen Creek, consisting of approximately 7.4 acres of The Lofts-WPC, Block 1, Lot 1, and A004601 M Rector (ICL) Tracts 54.1, located at 614 Holleman Drive East, more generally located at the southwest corner of Holleman Drive East and Dartmouth Street. Case #CUP2015-000001 (J. Bullock)

Commissioner Oldham stated that he would be abstaining.

Staff Planner Bullock presented the Conditional Use Permit and recommended approval with the condition that at least 4,500 square feet of commercial space be retained, allowing commercial uses in addition to retail and restaurant uses.

Wayne Rife, 3205 Earl Rudder Freeway, College Station, gave an overview of each lease space and the problems they have had retaining tenants.

Jody Slaughter, 2800 South Texas Avenue, College Station, Texas, explained what leasing efforts were made for the commercial space.

Brian Curley, 500 Enmen Street, Denton, Texas, stated that leasing out the retail space has been a challenge. He said that Sabi Boutique has been successful due to their social media marketing that many businesses aren't using.

There was general discussion amongst the Commission and Staff regarding the Conditional Use Permit.

Chairperson Kee opened the public hearing.

No one spoke during the public hearing.

Chairperson Kee closed the public hearing.

There was further discussion with Staff regarding the retail space.

Commissioner Rektorik motioned to recommend approval of the Conditional Use Permit. Commissioner Joseph seconded the motion, motion passed (4-0-1). Commissioner Oldham abstained.

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.

10. Adjourn

The meeting adjourned at 9:26 p.m.

Approved:

Jane Kee, Chairman
Planning & Zoning Commission

Attest:

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services



Legislation Details (With Text)

File #: 15-0372 **Version:** 1 **Name:** Herman F. Krenek Lot 5B-R Final Plat-Replat
Type: Final Plat **Status:** Agenda Ready
File created: 7/8/2015 **In control:** Planning and Zoning Commission Regular
On agenda: 7/16/2015 **Final action:**

Title: Public hearing, presentation, possible action, and discussion regarding a Final Plat for Herman F. Krenek Subdivision Phase Two, Lot 5B-R being a replat of Kirkpatrick Subdivision Lot 2, Block 1, Herman F. Krenek Subdivision Phase Two, Lot 5B, and the adjoining 0.665 acre unplatted tract Morgan Rector League, A-46, consisting of one lot on 2.61 acres, located at 2315 & 2317 Texas Avenue South, more generally located near the northeast corner of the intersection of Texas Avenue South and Brentwood Drive. Case #FP2014-900273 (J. Schubert)

Sponsors:

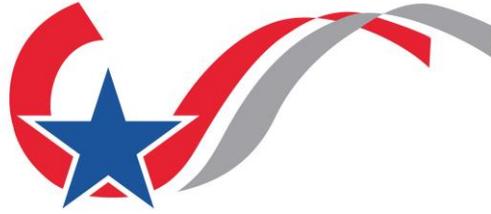
Indexes:

Code sections:

Attachments: [Staff Report](#)
[Application](#)
[Final Plat](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

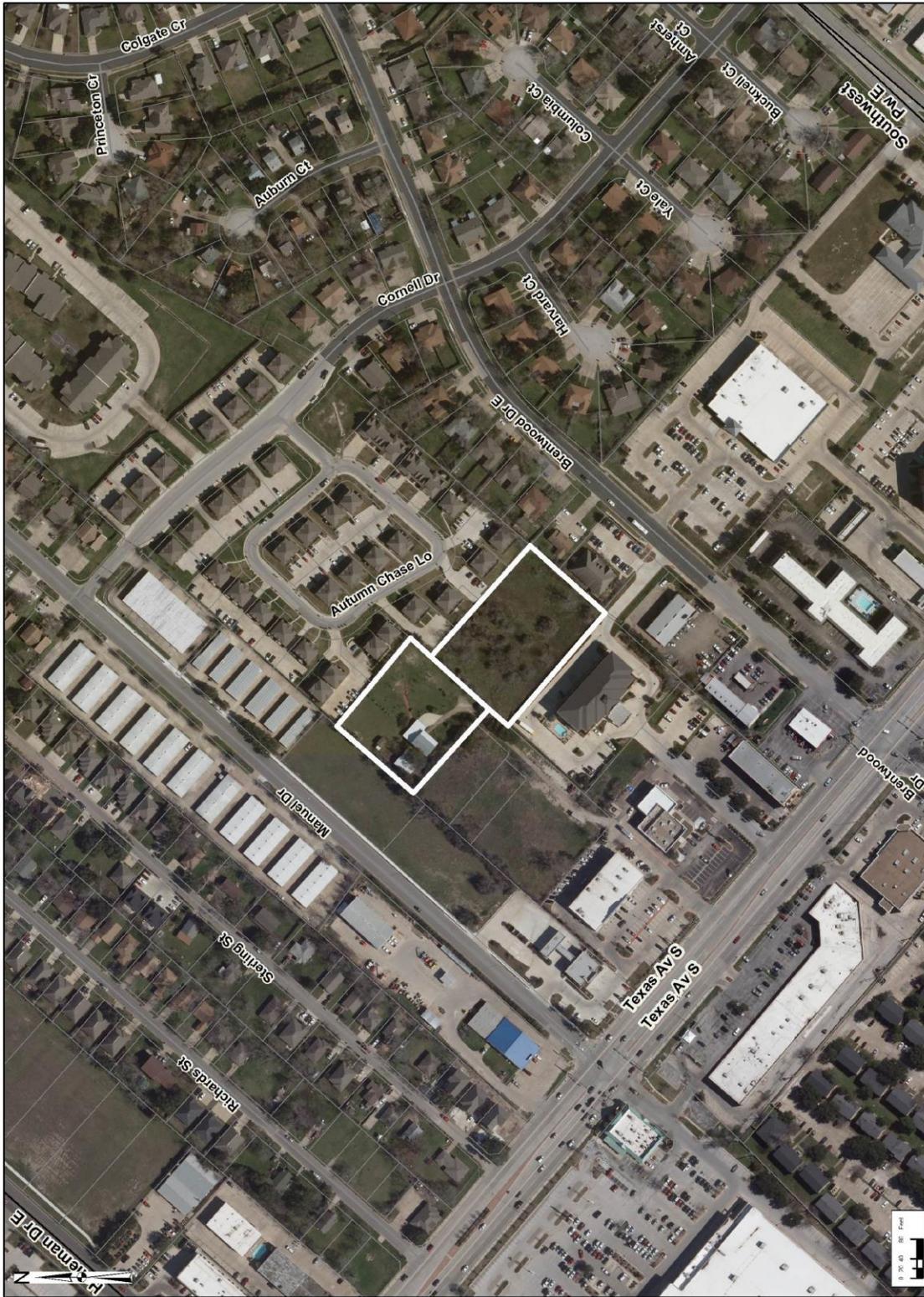
Public hearing, presentation, possible action, and discussion regarding a Final Plat for Herman F. Krenek Subdivision Phase Two, Lot 5B-R being a replat of Kirkpatrick Subdivision Lot 2, Block 1, Herman F. Krenek Subdivision Phase Two, Lot 5B, and the adjoining 0.665 acre unplatted tract Morgan Rector League, A-46, consisting of one lot on 2.61 acres, located at 2315 & 2317 Texas Avenue South, more generally located near the northeast corner of the intersection of Texas Avenue South and Brentwood Drive. Case #FP2014-900273 (J. Schubert)



CITY OF COLLEGE STATION

FINAL PLAT
for
Herman F. Krenek Subdivision Phase Two, Lot 5B-R
Being a Replat of
Kirkpatrick Subdivision Lot 2, Block 1,
Herman F. Krenek Subdivision Phase Two, Lot 5B, and
the adjoining 0.665 acre unplatted tract Morgan Rector League, A-46
FP2014-900273

- SCALE:** One multi-family lot on 2.61 acres.
- LOCATION:** 2315 & 2317 Texas Avenue South
- ZONING:** R-4 Multi-Family
- APPLICANT:** Caleb Venable, LZV Properties, LLC
- PROJECT MANAGER:** Jason Schubert, AICP, Principal Planner
jschubert@cstx.gov
- PROJECT SUMMARY:** The proposed replat consolidates two platted lots and one unplatted tract into one lot for a multi-family project.
- RECOMMENDATION:** Staff recommends approval of the Final Plat with the condition that the easements shown on the Replat figure as “this portion of easement to be abandoned” be depicted as existing easements with volume and page. If the proposed easement abandonments are approved by Council prior to recordation of the plat, they may be removed from the plat.



Case: 14-273

2315 AND 2317 TEXAS AVE S

DEVELOPMENT REVIEW



FINAL PLAT

DEVELOPMENT HISTORY

Annexation:	1969
Zoning:	Part C-1 General Commercial (1985), renamed GC General Commercial (2012), rezoned R-4 Multi-Family (2014) Part R-5 Apartments/Medium Density (1984), consolidated with R-4 Multi-Family (2003)
Prior Final Plats:	Kirkpatrick (1981); Herman F. Krenek Ph 2 (1984), portion replatted (2004)
Site development:	Mostly vacant, single-family home with accessory structures.

COMMENTS

Parkland Dedication:	Fees in lieu of parkland dedication of \$1,636 per multi-family unit will required at the time of building permit.
Greenways:	No greenways are proposed or required.
Pedestrian Connectivity:	The proposed lot does not have frontage to a public street.
Bicycle Connectivity:	The proposed lot does not have frontage to a public street.
Impact Fees:	N/A

REVIEW CRITERIA

Compliance with Subdivision Regulations: The proposed Final Plat is in compliance with the Subdivision Requirements contained in the Unified Development Ordinance except for the depiction of four easements that are shown as “this portion of easement to be abandoned.” The easements exist and are to be reflected on the plat as existing easements with volume and page. The applicant has submitted an application to propose abandonment of the easements though it has not yet been considered by Council. As such, the easements will need to be depicted on the plat as existing, though Staff is recommending a condition to allow them to be removed if the easements abandonments are approved by Council before the plat is filed for record at the Courthouse.

STAFF RECOMMENDATION

Staff recommends approval of the Final Plat with the condition that the easements shown on the Replat figure as “this portion of easement to be abandoned” be depicted as existing easements with volume and page. If the proposed easement abandonments are approved by Council prior to recordation of the plat, they may be removed from the plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



FOR OFFICE USE ONLY	
CASE NO.:	<u>14-273</u>
DATE SUBMITTED:	<u>11/11/14</u>
TIME:	<u>4:25</u>
STAFF:	<u>AJ</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.
- Six (6) 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 Herman F. Krenak Subdivision, Phase Two

ADDRESS 2315 + 2317 Texas Ave

SPECIFIED LOCATION OF PROPOSED PLAT:

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

Name Caleb Venable E-mail calebvenable@gmail.com

Street Address 318 N. Bryan Ave.

City Bryan State TX Zip Code 77803

Phone Number 979-703-6179 Fax Number _____

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

Name LZV Properties, LLC E-mail calebvenable@gmail.com
Street Address 318 N. Bryan Ave.
City Bryan State TX Zip Code 77803
Phone Number 979-703-6179 Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

Name Kerr Surveying LLC E-mail louise.barker@suddenlinkmail.com
Street Address 409 N. Texas Ave
City Bryan State TX Zip Code 77803
Phone Number 368-3195 Fax Number 691-8904

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 2.61 Total No. of Lots 1 R-O-W Acreage NA

Existing Use residential Proposed Use residential

Number of Lots By Zoning District 1 R4 1 1

Average Acreage Of Each Residential Lot By Zoning District:

2.61 R4 1 1

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: _____

City Project Number (if known): _____

Date / Timeframe when submitted: _____

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

NA

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

NA

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;

ORIGINAL PLAT



SCALE: 1" = 30'



METES AND BOUNDS DESCRIPTION OF
2.61 ACRE TRACT
MORGAN RECTOR LEAGUE, A-46
COLLEGE STATION, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE MORGAN RECTOR LEAGUE, ABSTRACT NO. 46, COLLEGE STATION, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF LOT 5B, HERMAN F. KRENEK SUBDIVISION, PHASE TWO, ACCORDING TO THE PLAT RECORDED IN VOLUME 6112, PAGE 149 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND ALL OF A CALLED 0.752 ACRE TRACT DESCRIBED AS TRACT 1 AND ALL OF A CALLED 0.393 ACRE TRACT DESCRIBED AS TRACT 2 BY A DEED TO SYLVIA H. ROBINSON RECORDED IN VOLUME 9311, PAGE 275 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID 0.752 ACRE TRACT AND SAID 0.393 ACRE TRACT ENCOMPASSING ALL OF LOT 2, BLOCK 1, KIRKPATRICK SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 729, PAGE 771 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS;

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF LOT 3, BLOCK 1, KFO ADDITION, PHASE II, ACCORDING TO THE PLAT RECORDED IN VOLUME 449, PAGE 349 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE NORTH CORNER OF SAID 0.752 ACRE TRACT AND THE WEST CORNER OF LOT 8, BLOCK 3, AUTUMN CHASE SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 7158, PAGE 285 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;
THENCE: S 50° 15' 30" E ALONG THE COMMON LINE OF SAID 0.752 ACRE TRACT AND SAID LOT 8 FOR A DISTANCE OF 235.29 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF LOT 6, BLOCK 3, AUTUMN CHASE SUBDIVISION, MARKING THE EAST CORNER OF SAID 0.752 ACRE TRACT AND THE SOUTH CORNER OF LOT 7, BLOCK 3;
THENCE: S 42° 11' 30" W ALONG THE COMMON LINE OF SAID 0.752 ACRE TRACT AND SAID LOT 6 FOR A DISTANCE OF 56.40 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID LOT 6 (HERMAN F. KRENEK SUBDIVISION) AND THE WEST CORNER OF SAID LOT 6;
THENCE: S 48° 12' 12" E ALONG THE COMMON LINE OF SAID LOT 5B AND SAID LOT 6 FOR A DISTANCE OF 304.74 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID LOT 5B, THE SOUTH CORNER OF LOT 4A, BLOCK 3, AUTUMN CHASE SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 7703, PAGE 285 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND THE NORTH CORNER OF LOT 30, BLOCK 1, BRENTWOOD, SECTION ONE, ACCORDING TO THE PLAT RECORDED IN VOLUME 335, PAGE 313 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;
THENCE: S 41° 46' 19" W ALONG THE COMMON LINE OF SAID LOT 5B AND BRENTWOOD, SECTION ONE, FOR A DISTANCE OF 206.63 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID LOT 5B AND THE EAST CORNER OF LOT 5A, HERMAN F. KRENEK SUBDIVISION, PHASE TWO;
THENCE: N 49° 20' 11" W ALONG THE COMMON LINE OF SAID LOT 5B AND SAID LOT 5A FOR A DISTANCE OF 305.19 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF LOT 1B, BLOCK 1, KIRKPATRICK SUBDIVISION (729/771) MARKING THE WEST CORNER OF SAID LOT 5B;
THENCE: N 41° 35' 49" E ALONG THE COMMON LINE OF SAID LOT 5B AND SAID LOT 1B FOR A DISTANCE OF 52.98 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID LOT 1B AND THE SOUTH CORNER OF LOT 2, BLOCK 1, KIRKPATRICK SUBDIVISION;
THENCE: N 48° 03' 28" W ALONG THE COMMON LINE OF SAID LOT 2 AND SAID LOT 1B, SAME BEING THE SOUTHWEST LINES OF SAID ROBINSON TRACTS, FOR A DISTANCE OF 207.45 FEET TO THE POINT OF BEGINNING CONTAINING 2.61 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND MAY 2014. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4502

NEPTUNE PROPERTIES
7682/180

DALE & DEANNA GOODWIN
9439/265

MICHAEL AND APRIL MUKHAR
9409/278

FRANK PERKINS AND
ELLEN ROGERS
7943/204

REFLECTIONS HAIR DESIGN
2035/269

HOPE PREGNANCY CENTERS
OF BRAZOS VALLEY, INC.
3365/79

TIMWOODS, INC.
7828/196

DENA AND DAVID KAHAN
3779/79

GENERAL NOTES
1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.L.R.M. MAPS, COMMUNITY PANEL NO. 48041C0310 F DATED APRIL 2, 2014.
3. PROPERTY IS SUBJECT TO ALL BUILDING SETBACK LINES PER CITY OF COLLEGE STATION U.D.O.
4. EASEMENT AGREEMENT FOR ACCESS, 6219/74, DOES APPLY TO LOT 5B FOR ACCESS TO BRENTWOOD DRIVE THROUGH LOT 21R, BLOCK 1, BRENTWOOD, SECTION ONE, AND PER DEED 12201/290.

SHEET 2 OF 2

FINAL PLAT

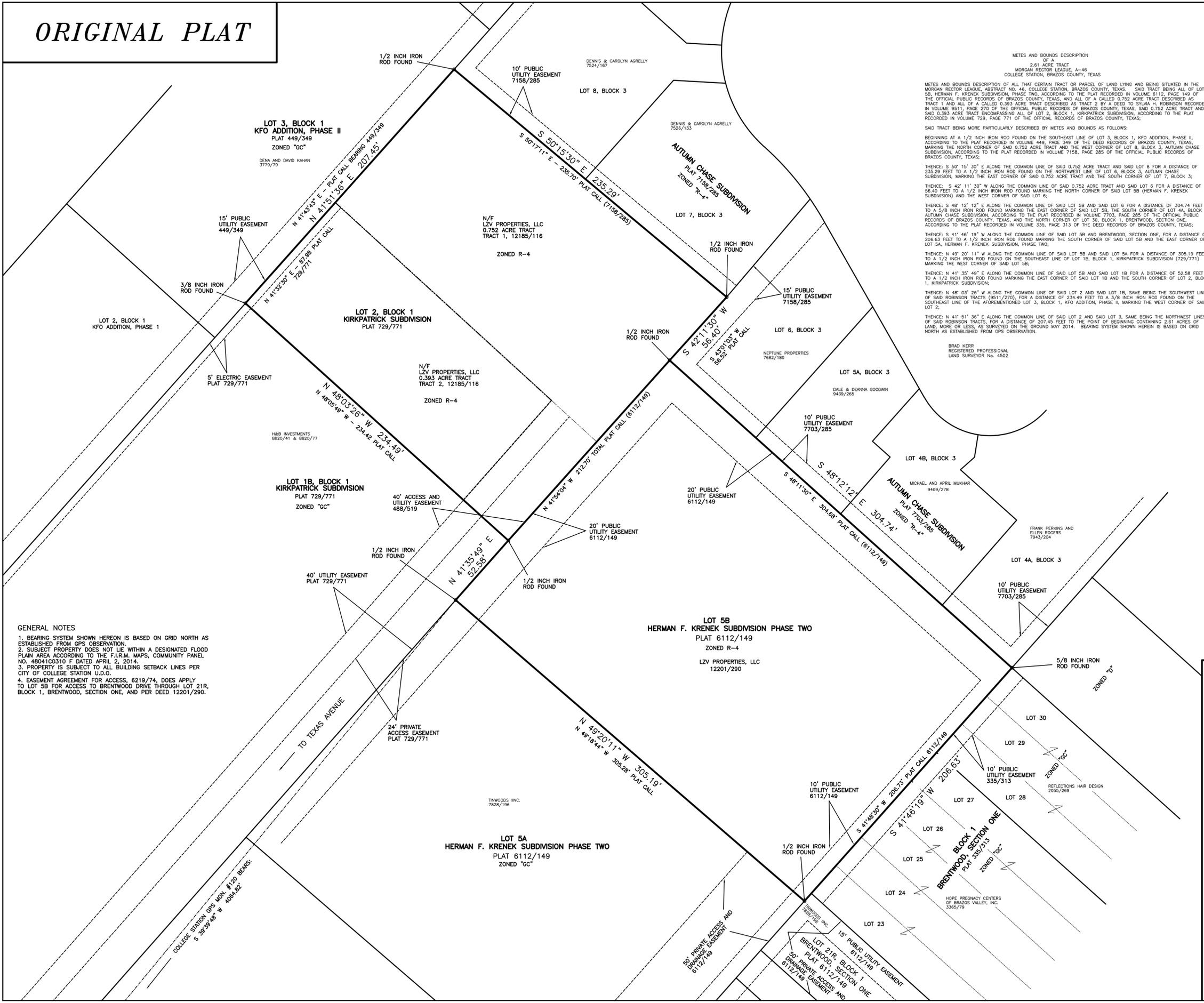
OF
**LOT 5B-R
HERMAN F. KRENEK SUBDIVISION
PHASE TWO**

BEING A
REPLAT OF
LOT 2, BLOCK 1, KIRKPATRICK SUBDIVISION
VOLUME 729, PAGE 771
AND LOT 5B, HERMAN F. KRENEK SUBDIVISION
PHASE TWO, VOLUME 6112, PAGE 149
AND THE ADJOINING 0.665 ACRE
UNPLATTED TRACT
2.61 ACRES
MORGAN RECTOR LEAGUE, A-46
COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 30 FEET
SURVEY DATE: MAY 2014
PLAT DATE: 10-30-14
REVISED: 07-07-15
JOB NUMBER: 14-762
CAD NUMBER: 14-762
CRS FILE: 14-347

PREPARED BY: KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 268-3195

PREPARED FOR: LZV PROPERTIES, LLC
318 N. BRYAN AVENUE
BRYAN, TEXAS 77803
PHONE (979) 703-6179





Legislation Details (With Text)

File #: 15-0366 **Version:** 1 **Name:** 1600 University Drive East- Rezoning
Type: Rezoning **Status:** Agenda Ready
File created: 7/6/2015 **In control:** Planning and Zoning Commission Regular
On agenda: 7/16/2015 **Final action:**

Title: Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from GC General Commercial and OV Corridor Overlay to GC General Commercial for approximately 4.73 acres being Lot 1, Block 16 of Glenhaven Estates Phase 6, generally located on the southwest corner of University Drive East and Glenhaven Drive. Case # REZ2015-000004 (M. Bombek) (Note: Final action on this item is scheduled for the August 13, 2015 City Council meeting - subject to change)

Sponsors:

Indexes:

Code sections:

Attachments: [Staff Report](#)
[Application](#)
[Rezoning Map](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from GC General Commercial and OV Corridor Overlay to GC General Commercial for approximately 4.73 acres being Lot 1, Block 16 of Glenhaven Estates Phase 6, generally located on the southwest corner of University Drive East and Glenhaven Drive. Case # REZ2015-000004 (M. Bombek) (Note: Final action on this item is scheduled for the August 13, 2015 City Council meeting - subject to change)



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

**REZONING REQUEST
FOR
1600 University Drive East
REZ2015-000004**

REQUEST: GC General Commercial and OV Corridor Overlay to GC General Commercial

SCALE: 4.73 acres

LOCATION: 1600 University Drive East, being Lot 1, Block 16 of Glenhaven Estates Phase 6, generally located on the southwest corner of University Drive East and Glenhaven Drive intersection.

APPLICANT: Mitchell & Morgan, LLP c/o Veronica Morgan

PROJECT MANAGER: Mark Bombek, Staff Planner
mbombek@cstx.gov

RECOMMENDATION: Staff recommends approval of the rezoning request to remove the OV Corridor Overlay.



	DEVELOPMENT REVIEW	1600 UNIVERSITY DR E	Case: REZ2015-000004	REZONING
---	---------------------------	-----------------------------	----------------------	-----------------

NOTIFICATIONS

Advertised Commission Hearing Date: July 16, 2015
Advertised Council Hearing Dates: August 13, 2015

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:

Summerglen Homeowner's Association

Property owner notices mailed: 36
Contacts in support: None
Contacts in opposition: None at the time of the staff report.
Inquiry contacts: Three at the time of the staff report.

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North (across University Drive East)	General Commercial	GC General Commercial and OV Corridor Overlay	Commercial Uses (Restaurants)
South	Neighborhood Conservation	T Townhome and NPO Neighborhood Prevailing Overlay	Single-Family Homes
East (across Glenhaven Drive)	Institutional/Public	GC General Commercial and OV Corridor Overlay	Scott and White Clinic
West	Neighborhood Conservation	T Townhome and NPO Neighborhood Prevailing Overlay	Single-Family Homes

DEVELOPMENT HISTORY

Annexation: 1958
Zoning: R-1 Single-Family Residential upon annexation
A-P Administrative Professional in 1981
OV Corridor Overlay added in 1992
GC General Commercial in 2013
Final Plat: 1985 (Glenhaven Estates Phase 6)
Site development: Existing vacant building (former Scott and White Clinic)

PROPOSAL

The applicant has requested the proposed amendment to remove the OV Corridor Overlay from the property as a step toward the redevelopment of a commercial restaurant on approximately 4.73 acres located at the southwest corner of the University Drive East and Glenhaven Drive intersection. The subject property and properties to the north and east are designated General Commercial and Institutional/Public, respectively, on the Comprehensive Plan Future Land Use

and Character Map. The properties to the south and west are designated as Neighborhood Conservation.

REVIEW CRITERIA

- 1. Consistency with the Comprehensive Plan:** The existing Future Land Use and Character designation on the property is General Commercial. The property is also located in the Hospitality Corridor, which focuses on linking current and future hospitality facilities into a cohesive corridor along with adjacent redevelopment areas that, over time, could emerge as another urban character area. Additionally, the corridor plans to utilize elements such as signage, landscaping, and design to visually tie the corridor together. Generally, this area consists largely of developed commercial uses consisting of restaurants, hotels, medical facilities, and other supporting commercial activities, as well as nearby and adjacent residential uses.

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

- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The adjacent land uses consist of commercial, institutional/public and residential activities with the additional OV Corridor Overlay and NPO Neighborhood Prevailing Overlay zoning districts, which are consistent with the land use designations identified under the Comprehensive Plan for this area. The character of the proposed development is compatible with the existing surrounding uses as it will provide a commercial use that will not only serve the nearby residents but will also serve the larger community. The request is to remove the OV Corridor Overlay zoning from this property to allow for redevelopment of the site with a 10 foot parking setback as opposed to the 20 foot parking setback required under the OV Corridor Overlay zoning district. The property was built prior to the overlay being adopted in 1992. Being that the property is currently nonconforming, the property owner would not be permitted to reconstruct parking spaces without having to meet the additional parking setback required with the overlay.
- 3. Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment:** The proposed amendment is not affecting the suitability of the property as the land use is not being changed with this request. The property would still retain the right to develop under the GC General Commercial zoning district as existing under its current designation. The change again is to remove the OV Corridor Overlay zoning from the property to allow the applicant the ability to redevelop the site for a restaurant use.
- 4. Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The property is currently zoned GC General Commercial and OV Corridor Overlay providing opportunities for a wide range of commercial uses, which is in line with the use and development pattern of the immediately surrounding properties. However, many of the existing uses along the same side of University Drive East were not developed under the standards of the Corridor Overlay, which does not comply with the current development patterns of the larger University Drive Corridor.

- 5. Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The applicant indicates that the marketability of the property will not be affected by the proposed amendment as it is retaining the same permitted rights the property currently has for future development. However, the applicant has noted that if the end user of the property requires or desires significant parking the overlay regulations will limit the property's marketability

- 6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** The subject property is located within College Station Utilities CCN. The property currently has access to an 8-inch and 16- inch domestic water line. The property is also connected to an 8-inch sanitary sewer line. The subject tract is in the Burton Creek Drainage Basin. Detention is existing on site and the development should not exceed the current discharge rate. Additionally, there is no FEMA regulated floodplain identified on the property. The development will be required to comply with the City's drainage ordinance and BCS Unified Stormwater Design Guidelines. Access is currently taken along University Drive East, a 6-lane Major Arterial, and Glenhaven Drive, a 2-lane Major Collector.

STAFF RECOMMENDATION

Staff recommends approval of the rezoning request to remove the OV Corridor Overlay.

SUPPORTING MATERIALS

1. Application
2. Rezoning map



FOR OFFICE USE ONLY	
CASE NO.:	_____
DATE SUBMITTED:	_____
TIME:	_____
STAFF:	_____

ZONING MAP AMENDMENT (REZONING) APPLICATION GENERAL

MINIMUM SUBMITTAL REQUIREMENTS:	
<input checked="" type="checkbox"/>	\$1,165 Rezoning Application Fee.
<input checked="" type="checkbox"/>	Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
<input checked="" type="checkbox"/>	Traffic Impact Analysis or calculations of projected vehicle trips showing that a TIA is not necessary for the proposed request. Previously submitted
<input checked="" type="checkbox"/>	One (1) copy of a fully dimensioned map on 24" x 36" paper showing: <ul style="list-style-type: none"> a. Land affected; b. Legal description of area of proposed change; c. Present zoning; d. Zoning classification of all abutting land; and e. All public and private rights-of-way and easements bounding and intersecting subject land.
<input checked="" type="checkbox"/>	Written legal description of subject property (metes & bounds or lot & block of subdivision, whichever is applicable).
<input checked="" type="checkbox"/>	A CAD (dxf/dwg) - model space State Plane NAD 83 or GIS (shp) digital file (e-mailed to pdsdigitalsubmittal@cstx.gov)
<p>NOTE: If a petition for rezoning is denied by the City Council, another application for rezoning shall not be filed within a period of 180 days from the date of denial, except with permission of the Planning & Zoning Commission.</p>	

Date of Optional Preapplication Conference October 28, 2013

NAME OF PROJECT Pappadeaux Seafood Kitchen

ADDRESS 1600 University Drive East, College Station, Texas 77840

LEGAL DESCRIPTION (Lot, Block, Subdivision) Lot 1, Block 16 Glenhaven Estates Phase 6, Acres 4.37

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:

Generally located on the southwest corner of the University Drive East and Glenhaven Drive Intersection.

TOTAL ACREAGE 4.37 Acres

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

Name Mitchell & Morgan, LLP c/o Veronica Morgan E-mail v@mitchellandmorgan.com

Street Address 3204 Earl Rudder Freeway South

City College Station State Texas Zip Code 77845

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

PROPERTY OWNER'S INFORMATION:

Name Pappas Restaurants, Inc. C/O Dave Richards E-mail drichards@pappas.com

Street Address 13939 Northwest Freeway

City Houston State Texas Zip Code 77040

Phone Number 713-869-0151 Fax Number 713-869-2966

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

Name N/A E-mail N/A
Street Address N/A
City N/A State N/A Zip Code N/A
Phone Number N/A Fax Number N/A

This property was conveyed to owner by deed dated 2/3/2014 and recorded in Volume 11834, Page 286 of the Brazos County Official Records.

Existing Zoning General Commercial with Overlay Proposed Zoning General Commercial

Present Use of Property Vacant Medical Office Building

Proposed Use of Property Restaurant

REZONING SUPPORTING INFORMATION

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

With the development of the new Scott & White hospital at Rock Prairie Road and State Highway 6, the subject tract is prime for redevelopment. University Drive has become a restaurant corridor for College Station and the redevelopment of this site as a restaurant has been discussed previously. Sufficient parking will be essential for this site and this rezoning will allow for this site to keep 24 more spaces.

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

Yes. It is in compliance with the Comprehensive Plan.

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

The request is only for removal of the OV - Overlay District. The end result or look of the property will not be different with or without the overlay. The resultant zoning will still be compatible with the adjacent neighborhood and will not change the character of the neighborhood. The removal of the overlay simply allows this developer to remove and repour the existing parking along University Drive at a different grade to allow for proper drainage of the site while not losing parking spaces due to increased setbacks.

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

The suitability question is not applicable in this case because the use is unaffected by this zone change. It is merely a question of setbacks and is it appropriate to allow this development to fix drainage problems on the site while retaining the parking spaces already present on the site. The only way to allow that is to remove the OV - Overlay District.

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

The suitability question is not applicable in this case because the use is unaffected by this zone change. It is merely a question of setbacks and is it appropriate to allow this development to fix drainage problems on the site while retaining the parking spaces already present on the site. The only way to allow that is to remove the OV - Overlay District.

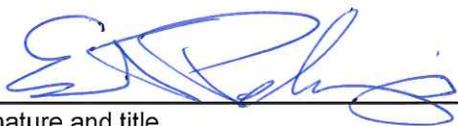
6. Explain the marketability of the property for uses permitted by the current zoning district.

The property is marketable at present, however, if the end user is one that requires or desires significant parking, the overlay district substantially reduces the marketability of the property.

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

By removing the corridor overlay and therefore the overlay setback requirements, the developer will be able to replace the existing parking spaces located in front of the restaurant along University Drive. These new parking spaces will be at the same location but poured at grades more conducive to proper drainage. Without the overlay district removed, the parking spaces will be left in place so that they can be grandfathered. If this happens a significant underground drainage system will have to be designed and the building finished floor raised to correct the problem. Without the overlay, the grades on these spaces can be changed to avoid the extra cost.

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

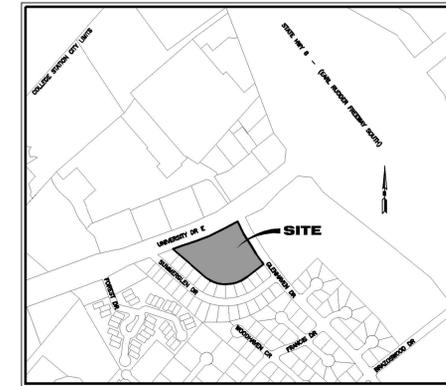


Signature and title

5/13/15

Date

CURVE TABLE				
NO.	RADIUS	DELTA	ARC LENGTH AND DISTANCE	CHORD BEARING AND DISTANCE
C1	1,508.96	10°56'29"	286.16	S 29°57'50" E - 287.72'
C2	260.00	78°21'17"	355.56	N 86°56'15" W - 328.50'



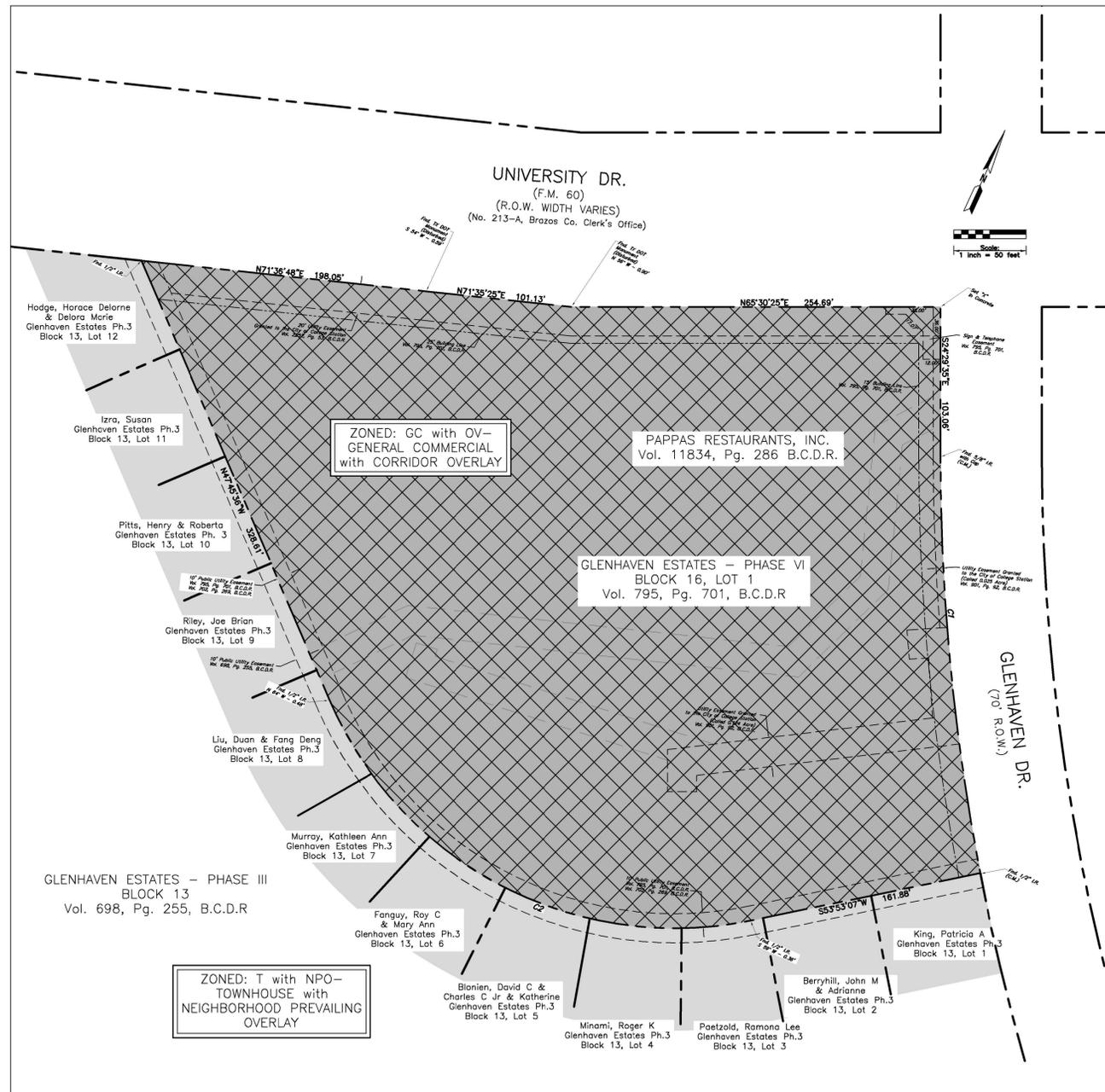
VICINITY MAP
N.T.S.



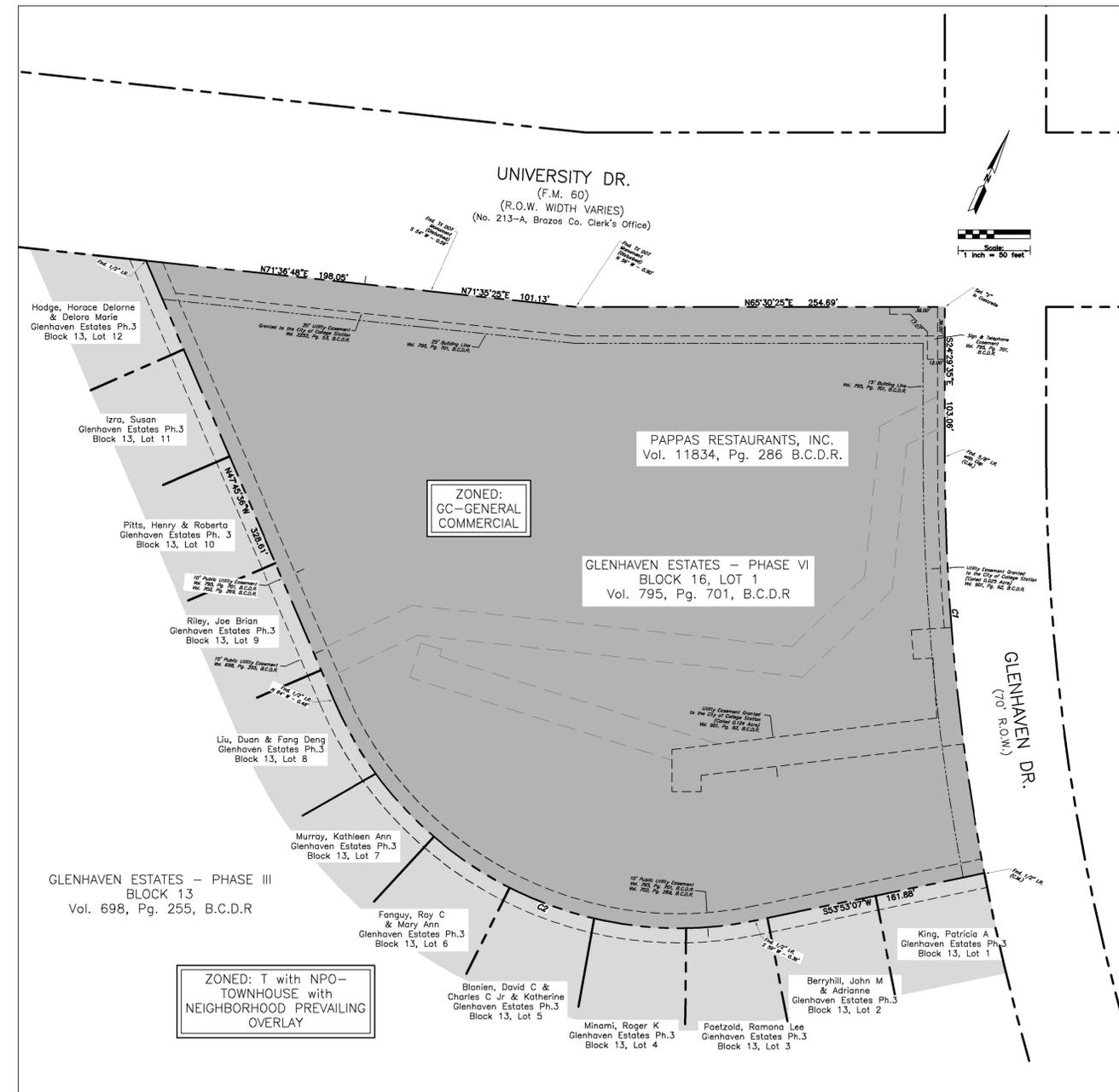
Prepared For:

Revisions

Re-Zoning Map
4.370 Acre Tract of Land
CRESTVIEW - COLLEGE STATION



EXISTING ZONING



PROPOSED ZONING