



# College Station, TX

City Hall  
1101 Texas Ave  
College Station, TX 77840

## Meeting Agenda - Final

### Planning and Zoning Commission Workshop

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

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**Thursday, December 3, 2015**

**6:00 PM**

**City Hall Council Chambers**

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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 Link: [www.cstx.gov/newdev](http://www.cstx.gov/newdev)
4. [15-0711](#) Discussion of Minor and Amending Plats approved by Staff.  
\*Final Plat ~ Minor Plat ~ CSISD Greens Prairie ~ Case #FPCO2015-000008 (Bullock)  
\*Final Plat ~ Minor Plat ~ College Hills Woodlands Lots 84A & 84B ~ Case #FP2015-000027 (Walker)
5. [15-0726](#) Presentation, possible action, and discussion regarding the status of items within the 2015 P&Z Plan of Work.  
  
**Sponsors:** Schubert  
**Attachments:** [2015 P&Z Plan of Work](#)
6. [15-0727](#) Presentation, possible action, and discussion regarding the application of the non-residential architectural standards to lower intensity commercial and other industrial-related uses.  
  
**Sponsors:** Schubert  
**Attachments:** [Memo](#)
7. [15-0712](#) Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:  
\*Thursday, December 10, 2015 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. ~ (Liaison - Kee)  
\*Thursday, December 17, 2015 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
8. [15-0707](#) Presentation, possible action, and discussion regarding an update on the following items:  
\* A Rezoning of approximately 3 acres to remove the OV Overlay generally located at 1181 William D. Fitch Parkway. The Planning & Zoning Commission heard this item on November 5, 2015 and

voted (4-0) to recommend approval. The City Council heard this item on November 23, 2015 and voted (7-0) to approve the request.

\* A Rezoning of approximately 14.61 acres from R Rural to MF Multi-Family generally located at 3120 Holleman Drive South. The Planning & Zoning Commission heard this item on November 5, 2015 and voted (4-0) to recommend approval. The City Council heard this item on November 23, 2015 and voted (6-0-1) to approve the request.

\* An Ordinance Amendment regarding the location and placement of sidewalks and street trees and the required screening of transformers, panels, and related electrical service equipment in Northgate areas. The Planning & Zoning Commission heard this item on November 5, 2015 and voted (4-0) to recommend approval. The City Council heard this item on November 23, 2015 and voted (7-0) to approve the request.

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 \_\_\_\_\_, 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](http://www.cstx.gov). Council meetings are broadcast live on Cable Access Channel 19.



## Legislation Details (With Text)

**File #:** 15-0711      **Version:** 1      **Name:** Minor/Amending Plats  
**Type:** Updates      **Status:** Agenda Ready  
**File created:** 11/23/2015      **In control:** Planning and Zoning Commission Workshop  
**On agenda:** 12/3/2015      **Final action:**  
**Title:** Discussion of Minor and Amending Plats approved by Staff.  
\*Final Plat ~ Minor Plat ~ CSISD Greens Prairie ~ Case #FPCO2015-000008 (Bullock)  
\*Final Plat ~ Minor Plat ~ College Hills Woodlands Lots 84A & 84B ~ Case #FP2015-000027 (Walker)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
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Discussion of Minor and Amending Plats approved by Staff.  
\*Final Plat ~ Minor Plat ~ CSISD Greens Prairie ~ Case #FPCO2015-000008 (Bullock)  
\*Final Plat ~ Minor Plat ~ College Hills Woodlands Lots 84A & 84B ~ Case #FP2015-000027 (Walker)



## Legislation Details (With Text)

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**File #:** 15-0726      **Version:** 1      **Name:** 2015 P&Z Plan of Work Update  
**Type:** Updates      **Status:** Agenda Ready  
**File created:** 11/24/2015      **In control:** Planning and Zoning Commission Workshop  
**On agenda:** 12/3/2015      **Final action:**  
**Title:** Presentation, possible action, and discussion regarding the status of items within the 2015 P&Z Plan of Work.  
**Sponsors:** Jason Schubert  
**Indexes:**  
**Code sections:**  
**Attachments:** [2015 P&Z Plan of Work](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding the status of items within the 2015 P&Z Plan of Work.

## 2015 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 <a href="#">neighborhood, district, and corridor plans</a>, namely: <a href="#">Central College Station</a>, <a href="#">Eastgate</a>, <a href="#">Southside Area</a>, <a href="#">Wellborn Community</a>, and <a href="#">South Knoll Area</a> neighborhood plans, and <a href="#">Bicycle, Pedestrian &amp; Greenways</a>, <a href="#">Parks and Recreation</a>, Water, Waste Water, <a href="#">Medical District</a>, and <a href="#">Economic Development</a> master plans.</p>	<p>Project Dates:</p> <p>3/26/15: Council awarded contract to Freese &amp; Nichols to update the Wastewater Master Plan.</p> <p>3/26/15: Council approved all-way stop at Lincoln Avenue and Tarrow Street (Eastgate Plan).</p> <p>5/28/15: Council awarded construction contract for Eisenhower Street extension between Lincoln Avenue and Ash Street (Eastgate Plan).</p> <p>June 2015: Sidewalk constructed along Normand Drive between Rock Prairie and Pondersoa (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 (Eastgate Plan).</p> <p>7/9/15: Council approved Infrastructure and Economic Development Agreement for much of Rock Prairie MMD #2 area (Medical District Master Plan).</p> <p>August 2015: Design complete for a sidewalk on Wellborn Road from Southwest Parkway to Luther Street (Southside Area Plan).</p> <p>8/27/15: Council approved McCulloch Neighborhood Conservation Overlay (Southside Area Plan).</p> <p>9/16/15: Public meeting regarding the design of sidewalk on Guadalupe Drive (South Knoll Area Plan).</p> <p>9/21/15: Council awarded construction contract for intersection improvements at George Bush Drive at Dexter Drive, George Bush Drive at Timber Street, Holleman Drive at Eleanor Street, and Holleman Drive at Welsh Avenue (Southside Area Plan).</p> <p>September 2015: Park improvements in South Knoll area under contract to add benches, bike racks, and picnic units (South Knoll Area Plan).</p>

	<p>September 2015: Design complete for a sidewalk on Dominik Drive from Stallings Drive to Munson Avenue (Eastgate Plan).</p> <p>10/8/15: Council approved an Economic Development Agreement for College Station Science Park (Economic Development Master Plan).</p> <p>10/22/15: Council awarded construction contract for sidewalk on Dominik Drive between Stallings Drive and Munson Avenue. (Eastgate Plan).</p>
Staff Assigned: P&DS Staff	Anticipated Completion: On-going

<b><u>Five-Year Comprehensive Plan Report</u> Implementation</b>	
<p>Summary:</p> <p>Implementation of general items and tasks identified in the <a href="#">Five-Year Comprehensive Plan Report</a>.</p>	<p>Project Dates:</p> <p>11/19/15: Public hearing and P&amp;Z recommendation on identified text amendments to the Comprehensive Plan</p> <p>12/10/15: Public hearing and Council consideration of identified text amendments to the Comprehensive Plan.</p>
Staff Assigned: J. Prochazka	Anticipated Completion: On-going

<b><u>Annexation</u> Task Force</b>	
<p>Summary:</p> <p>Implement the <a href="#">Five-Year Comprehensive Plan Report</a> 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&amp;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> <p>8/14/15: Task Force meeting.</p> <p>8/28/15: Task Force meeting.</p> <p>9/11/15: Task Force meeting.</p> <p>10/9/15: Task Force meeting.</p> <p>10/30/15: Task Force meeting.</p> <p>11/20/15: Task Force meeting.</p> <p><b>12/14/15: Task Force meeting.</b></p>
Staff Assigned: L. Simms	Anticipated Initiation: May 2015

<b>Future Land Use and Character Map Assessments</b>	
<p>Summary:</p> <p>Implement the <a href="#">Five-Year Comprehensive Plan Report</a> 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>	<p>Project Dates:</p> <p>11/19/15: Public hearing and P&amp;Z recommendation on assessments and proposed land use changes.</p> <p>12/10/15: Public hearing and Council consideration of assessments and adoption of proposed land use changes.</p>
Staff Assigned: J. Prochazka	<b>Anticipated Completion: December 2015</b>

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

<b>Land Use Inventory/Housing Needs</b>	
<p>Summary:</p> <p>Implement the <a href="#">Five-Year Comprehensive Plan Report</a> 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>	<p>Project Dates:</p>
<p>Staff Assigned: M. Bombek</p>	<p>Anticipated Initiation: Summer 2015</p>

<b>Non-Residential Architectural Standards</b>	
<p>Summary:</p> <p>Implement the <a href="#">Five-Year Comprehensive Plan Report</a> 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&amp;Z recommended approval of proposed ordinance.</p> <p>5/28/15: Council adopted proposed ordinance.</p> <p>12/3/15: P&amp;Z Workshop discussion on requirements for commercial-industrial uses.</p>
<p>Staff Assigned: J. Schubert</p>	<p>Item Completed: May 2015</p>

<b><u>Thoroughfare Plan</u></b>	
<p>Summary:</p> <p>Implement the <a href="#">Five-Year Comprehensive Plan Report</a> 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> <p>11/5/15: Public hearing and P&amp;Z recommendation on ordinance amending Comprehensive Plan Chapter 6 Transportation and the Thoroughfare Plan.</p> <p>12/10/15: Public hearing and Council consideration of ordinance amendment.</p>
<p>Staff Assigned: D. Singh</p>	<p>Anticipated Completion: Fall 2015</p>

<b>Walton Drive Commercial Overlay</b>	
<p>Summary:</p> <p>Implement the <a href="#">Eastgate Neighborhood Plan</a> 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

<b>Wellborn Zoning Districts</b>	
<p>Summary:</p> <p>Implement the <a href="#">Wellborn Community Plan</a> by creating new or modified zoning districts as described in the Plan.</p>	<p>Project Dates:</p> <p>11/10/15: Stakeholder meeting regarding zoning concepts at Greens Prairie Elementary.</p>
Staff Assigned: J. Bullock	Anticipated Initiation: Summer 2015

**Research, Education, and Other Items**

<b><a href="#">Bicycle, Pedestrian, and Greenways Master Plan</a> Update</b>	
<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> <p>10/1/15: Presentation at P&amp;Z Workshop.</p>
Staff Assigned: V. Garza	Item Completed: October 2015

<b>Easterwood Airport Master Plan</b>	
<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> <p>11/13/15: Presentation at Joint P&amp;Z Commission meeting with City of Bryan.</p>
Staff Assigned: M. Hitchcock	<b>Item Completed: November 2015</b>

<b><a href="#">Economic Development Master Plan</a> Update</b>	
<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&amp;Z Workshop.</p>
Staff Assigned: N. Ruiz	Item Completed: April 2015

<b>Parkland Dedication Basis</b>	
<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&amp;Z Workshop.            9/3/15: Discussion at P&amp;Z Workshop.            10/15/15: Joint Workshop discussion with Parks &amp; Recreation Advisory Board.            10/28/15: Stakeholder meeting to present concept of multi-family parkland on a per bedroom basis.            11/10/15: Proposed amendment presented to Parks &amp; Recreation Advisory Board.            11/19/15: Public hearing and P&amp;Z recommendation on proposed ordinance amendment.            12/10/15: Public hearing and Council consideration of on proposed ordinance amendment.</p>
Staff Assigned: J. Prochazka/Legal Staff	Anticipated Completion: Summer 2015

<b>Parkland Dedication Funds</b>	
<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

<b>Planning &amp; Development Services Organizational Review</b>	
<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&amp;Z Workshop.</p>
Staff Assigned: L. Simms	Item Completed: June 2015

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

<b>University Research Commercialization</b>	
<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)

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**File #:** 15-0727      **Version:** 1      **Name:** NRA Standards for Industrial-Related Uses  
**Type:** Updates      **Status:** Agenda Ready  
**File created:** 11/24/2015      **In control:** Planning and Zoning Commission Workshop  
**On agenda:** 12/3/2015      **Final action:**  
**Title:** Presentation, possible action, and discussion regarding the application of the non-residential architectural standards to lower intensity commercial and other industrial-related uses.  
**Sponsors:** Jason Schubert  
**Indexes:**  
**Code sections:**  
**Attachments:** [Memo](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding the application of the non-residential architectural standards to lower intensity commercial and other industrial-related uses.



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## MEMORANDUM

December 3, 2015

TO: Members of the Planning & Zoning Commission

FROM: Jason Schubert, AICP, Principal Planner

SUBJECT: **Application of the Non-Residential Architectural Standards to Lower Intensity Commercial and Other Industrial-Related Uses**

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**Item:**

Presentation, possible action, and discussion regarding the application of the non-residential architectural standards to lower intensity commercial and other industrial-related uses.

**Summary:**

An overhaul of the Non-Residential Architectural (NRA) Standards was recommended by the Commission and approved by City Council in May 2015. The revisions included a variety of changes to the applicability of the standards, increased design flexibility, and altered how architectural elements are categorized and measured for non-residential buildings. During the presentation of the ordinance amendment at the Planning & Zoning Commission meeting, some discussion occurred regarding the application of the NRA standards to lower intensity commercial and other industrial-related uses. The Commission requested a future agenda item to further discuss the application of the standards to warehouse and other similar type uses, most notably in the CI Commercial-Industrial zoning district.

At the workshop meeting, staff will present the applicability and exemptions of the current NRA standards and lead a discussion on possible ordinance alternatives (including the implications of further modifications to the NRA standards).



## Legislation Details (With Text)

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**File #:** 15-0712      **Version:** 1      **Name:** Upcoming Meetings  
**Type:** Updates      **Status:** Agenda Ready  
**File created:** 11/23/2015      **In control:** Planning and Zoning Commission Workshop  
**On agenda:** 12/3/2015      **Final action:**  
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**Sponsors:**

**Indexes:**

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Regular 7:00 p.m.



## Legislation Details (With Text)

**File #:** 15-0707      **Version:** 1      **Name:** Updates on Items Heard  
**Type:** Updates      **Status:** Agenda Ready  
**File created:** 11/23/2015      **In control:** Planning and Zoning Commission Workshop  
**On agenda:** 12/3/2015      **Final action:**

**Title:** Presentation, possible action, and discussion regarding an update on the following items:  
\* A Rezoning of approximately 3 acres to remove the OV Overlay generally located at 1181 William D. Fitch Parkway. The Planning & Zoning Commission heard this item on November 5, 2015 and voted (4-0) to recommend approval. The City Council heard this item on November 23, 2015 and voted (7-0) to approve the request.  
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\* An Ordinance Amendment regarding the location and placement of sidewalks and street trees and the required screening of transformers, panels, and related electrical service equipment in Northgate areas. The Planning & Zoning Commission heard this item on November 5, 2015 and voted (4-0) to recommend approval. The City Council heard this item on November 23, 2015 and voted (7-0) to approve the request.

**Sponsors:**

**Indexes:**

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**Attachments:**

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# College Station, TX

City Hall  
1101 Texas Ave  
College Station, TX 77840

## Meeting Agenda - Final - Amended

### Planning and Zoning Commission Regular

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

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**Thursday, December 3, 2015**

**7:00 PM**

**City Hall Council Chambers**

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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 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** [15-0696](#) Consideration, possible action, and discussion on Absence Requests from meetings.  
\*Jim Ross ~ November 19, 2015  
\*Casey Oldham ~ November 19, 2015  
\*Jodi Warner ~ December 3, 2015

**Attachments:**

[Jim Ross](#)

[Casey Oldham](#)

[Jodi Warner](#)

- 4.2** [15-0713](#) Consideration, possible action and discussion to approve meeting minutes.  
\*November 19, 2015 ~ Workshop  
\*November 19, 2015 ~ Regular

**Attachments:**      [November 19 2015 Workshop](#)  
                                 [November 19 2015 Regular](#)

Regular Agenda

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

6. [15-0705](#)      Presentation, possible action, and discussion regarding a discretionary item to Unified Development Ordinance Section 12-8.3.K.5.b 'Fee in Lieu of Construction' and presentation, possible action, and discussion regarding a Preliminary Plan for Aspen Heights Subdivision consisting of one multi-family residential lot on approximately 28.546 acres located at 3055 Holleman Drive South, generally located along Holleman Drive South across from Saddle Lane and the Quail Run Subdivision. Case # PP2015-0000011

**Sponsors:**      Bombek

**Attachments:**      [Staff Report](#)  
                                 [Application](#)  
                                 [Preliminary Plan](#)

7. [15-0639](#)      Presentation, possible action, and discussion regarding a waiver request to Subdivision Regulations Section 12-K.2 'Block Length' and presentation, possible action, and discussion regarding a Preliminary Plan for The Meadows Phase 1 consisting of 30 lots on approximately 67 acres located at 19626 State Highway 6 South, generally located one mile east of Indian Lakes Subdivision, approximately one mile north of FM 159 in the College Station Extraterritorial Jurisdiction. Case # PP2015-000005

**Sponsors:**      Bullock

**Attachments:**      [Staff Report](#)  
                                 [Application](#)  
                                 [Preliminary Plan](#)

8. [15-0704](#)      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 SC Suburban Commercial for approximately 2 acres being situated in the Samuel Davidson League, Abstract No. 13, Brazos County, Texas. Said tract being a portion of the remainder of a called 33.70 acre tract described as third tract by a deed to Keren Eidson

recorded in Volume 300, Page 609 of the deed records of Brazos County, Texas, generally located between Wellborn Road (FM 2154) and Royder Road, near Greens Prairie Road West. Case # REZ2015-000016 (Note: Final action on this item is scheduled for the January 14, 2016 City Council meeting - subject to change)

**Sponsors:**

Bullock

**Attachments:**

[Staff Report](#)

[Application](#)

[Rezoning Map](#)

9. [15-0706](#)

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 PDD Planned Development District to PDD Planned Development District to amend the Concept Plan and uses for approximately 4.56 acres being Lot 1 Block 11 of the Barron Crossing Subdivision, generally located at 410 William D. Fitch Parkway, more generally located south of William D. Fitch Parkway between Barron Road and Victoria Avenue. Case #REZ2015-000023 (Note: Final action on this item is scheduled for the December 10th City Council meeting - subject to change)

**Sponsors:**

Bombek

**Attachments:**

[Staff Report](#)

[Application](#)

[Bulk Variance Letter](#)

[Rezoning Map](#)

[Concept 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.

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 \_\_\_\_\_, 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](http://www.cstx.gov). Council meetings are broadcast live on Cable Access Channel 19.



## Legislation Details (With Text)

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**File #:** 15-0696      **Version:** 1      **Name:** Absence Request from Meetings  
**Type:** Absence Request      **Status:** Agenda Ready  
**File created:** 11/19/2015      **In control:** Planning and Zoning Commission Regular  
**On agenda:** 12/3/2015      **Final action:**

**Title:** Consideration, possible action, and discussion on Absence Requests from meetings.  
\*Jim Ross ~ November 19, 2015  
\*Casey Oldham ~ November 19, 2015  
\*Jodi Warner ~ December 3, 2015

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [Jim Ross](#)  
[Casey Oldham](#)  
[Jodi Warner](#)

Date	Ver.	Action By	Action	Result
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Consideration, possible action, and discussion on Absence Requests from meetings.  
\*Jim Ross ~ November 19, 2015  
\*Casey Oldham ~ November 19, 2015  
\*Jodi Warner ~ December 3, 2015



CITY OF COLLEGE STATION  
*Planning & Development Services*

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

Name Jim Ross

Request Submitted on November 19, 2015

I will not be in attendance at the meeting on November 19, 2015  
for the reason specified: (Date)

Kristen,  
I will be unable to attend the meeting tonight.  
Thank you,  
Jim Ross

Signature Jim Ross



CITY OF COLLEGE STATION  
*Planning & Development Services*

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

Name Casey Oldham

Request Submitted on November 19, 2015

I will not be in attendance at the meeting on November 19, 2015  
for the reason specified: (Date)

\_\_\_\_\_  
Out of town on meeting date.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature Casey Oldham



CITY OF COLLEGE STATION  
*Planning & Development Services*

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

Name Jodi Warner

Request Submitted on November 3, 2015

I will not be in attendance at the meeting on December 3, 2015  
for the reason specified: (Date)

I will need to be out Dec 3 - it is a school event.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Signature Jodi Warner



## Legislation Details (With Text)

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**File #:** 15-0713      **Version:** 1      **Name:** P&Z Minutes  
**Type:** Minutes      **Status:** Agenda Ready  
**File created:** 11/23/2015      **In control:** Planning and Zoning Commission Regular  
**On agenda:** 12/3/2015      **Final action:**

**Title:** Consideration, possible action and discussion to approve meeting minutes.  
\*November 19, 2015 ~ Workshop  
\*November 19, 2015 ~ Regular

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [November 19 2015 Workshop](#)  
[November 19 2015 Regular](#)

Date	Ver.	Action By	Action	Result
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Consideration, possible action and discussion to approve meeting minutes.  
\*November 19, 2015 ~ Workshop  
\*November 19, 2015 ~ Regular

**MINUTES**  
**PLANNING & ZONING COMMISSION**  
**Workshop Meeting**  
**November 19, 2015, 6:30 p.m.**  
**CITY HALL COUNCIL CHAMBERS**  
**College Station, Texas**

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**COMMISSIONERS PRESENT:** Jane Kee, Jodi Warner, Jerome Rektorik, and Barry Moore

**COMMISSIONERS ABSENT:** Casey Oldham, Jim Ross

**CITY COUNCIL MEMBERS PRESENT:** Blanche Brick

**CITY STAFF PRESENT:** Lance Simms, Molly Hitchcock, Jennifer Prochazka, Jason Schubert, Alan Gibbs, David Schmitz, Donald Harmon, Erika Bridges, Kevin Ferrer, Jessica Bullock, Mark Bombek, Madison Thomas, Laura Walker, Carla Robinson, John Christenson, and Kristen Hejny

1. Call the meeting to order.

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

2. Discussion of consent and regular agenda items.

There was general discussion regarding the 2015 P&Z Plan of Work and Regular Agenda items #7, #8, #9 and #10.

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

There was no discussion.

4. Discussion of Minor and Amending Plats approved by Staff.  
\*Final Plat ~ Minor Plat ~ Carter's Crossing Phase 1 Lot 4R Block 3 & City Park ~ Case #FP2015-000021 (Walker)

There was no discussion.

5. 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.

Staff Planner Bombek gave an update regarding City-initiated rezoning in the Central College Station Neighborhood Plan.

There was general discussion amongst the Commission.

6. Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:  
\* Monday, November 23, 2015 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:30 p.m. and Regular 7:00 p.m.

\* Thursday, December 3, 2015 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.

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

7. Presentation, possible action, and discussion regarding an update on the following item:  
\*A Rezoning for approximately 0.6 acres located at 14996 Live Oak Street from R Rural to SC Suburban Commercial. The Planning & Zoning Commission heard this item on October 15, 2015 and voted (5-0) to recommend approval. The City Council heard this item on November 12, 2015 and voted (7-0) to approve the request.

There was no discussion.

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 6:53 p.m.

**Approved:**

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Jane Kee, Chairperson  
Planning & Zoning Commission

**Attest:**

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Kristen Hejny, Admin. Support Specialist  
Planning & Development Services

**MINUTES**  
**PLANNING & ZONING COMMISSION**  
**Regular Meeting**  
**November 19, 2015, 7:00 p.m.**  
**CITY HALL COUNCIL CHAMBERS**  
**College Station, Texas**

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**COMMISSIONERS PRESENT:** Jane Kee, Jodi Warner, Jerome Rektorik and Barry Moore

**COMMISSIONERS ABSENT:** Casey Oldham, Jim Ross

**CITY COUNCIL MEMBERS PRESENT:** Blanche Brick

**CITY STAFF PRESENT:** Lance Simms, Molly Hitchcock, Jennifer Prochazka, Jason Schubert, Alan Gibbs, David Schmitz, Donald Harmon, Erika Bridges, Kevin Ferrer, Jessica Bullock, Mark Bombek, Madison Thomas, Laura Walker, Carla Robinson, John Christenson, and Kristen Hejny

1. Call Meeting to Order

Chairperson Kee called the meeting to order at 7:00 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.

\* Casey Oldham~ November 5, 2015

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

\* November 5, 2015 ~ Workshop

\* November 5, 2015 ~ Regular

4.3 Presentation, possible action, and discussion regarding a Preliminary Plan for Central Park Townhomes consisting of 21 townhome lots and one common area on approximately 2.29 acres located at 2380 Harvey Mitchell Parkway South, generally located west of State Highway 6 South along Harvey Mitchell Parkway South and east of Dartmouth Street. Case #PP2015-000008

**Commissioner Warner motioned to approve Consent Agenda Items 4.1 – 4.3. Commissioner Rektorik seconded the motion, motion passed (4-0).**

## 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. Public hearing, presentation, possible action, and discussion regarding a Final Plat for Castlegate II Subdivision Section 206 Block 29, Lot 9R and Common Areas 1R and 4 and Parkland C being a replat of Castlegate II Subdivision Section 206 Block 29, Lot 9 and Common Area 1 consisting of one lot, two common areas and one park on approximately 6.772 acres, generally located south Etonbury Avenue, more generally located northeast of Sweetwater Forest Subdivision and north of Greens Prairie Road. Case #FP2015-000023

Staff Planner Thomas presented the Final Plat, and recommended approval.

There was general discussion amongst the Commission.

Chairperson Kee opened the public hearing.

No one spoke.

Chairperson Kee closed the public hearing.

**Commissioner Rektorik motioned to approve the Final Plat. Commissioner Moore seconded the motion, motion passed (4-0).**

7. Public hearing, presentation, possible action, and discussion 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 CI Commercial Industrial to GC General Commercial for approximately 0.964 acres being Lot 3, Block 19 of the Ponderosa Place Subdivision Phase 1, generally located at 3702 State Highway 6 South, more generally located west of State Highway 6 South and between Ponderosa Drive and Pinion Drive. Case #REZ2015-000029 (Note: Final action on this item is scheduled for the December 10, 2015 City Council meeting – subject to change)

Staff Planner Bombek presented the Rezoning and recommended approval.

Chairperson Kee opened the public hearing.

No one spoke.

Chairperson Kee closed the public hearing.

**Commissioner Rektorik motioned to recommend approval of the Rezoning. Commissioner Warner seconded the motion, motion passed (4-0)**

8. 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 PDD Planned Development District for approximately 1.209 acres being the Benjamin Graham Subdivision, Lot 4, Lot 5, Lot 6, Lot 7, part of Lot 10, Lot 11 and part of Lot 12, Block A, according to the plat recorded in Volume 12, Page 394 of the Official Public Records of Brazos County, Texas, generally located at 14973 FM 2154, more generally located north of Greens Prairie Road West, east of FM 2154 and west of Live Oak Street. Case #REZ2015-000022 (Note: Final Action on this item is scheduled for the December 10, 2015 City Council meeting – subject to change)

Staff Planner Thomas presented the Rezoning and recommended approval.

Chairperson Kee asked why the General Commercial design standards are being used.

Staff Planner Thomas stated that these standards were used because freestanding signs are allowed.

Chairperson Kee opened the public hearing.

Joe Guerra, 2079 Ravenstone Loop, College Station, Texas, spoke in opposition of the rezoning, stating concerns for the added traffic fuel pumps would bring to the area.

Bob Cohen, 3655 McCullough Road, College Station, Texas, spoke in opposition of the rezoning stating concerns for a higher density traffic in this area.

Paul Bilke, 4669 Greens Prairie Trail, College Station, Texas, spoke in opposition of the rezoning stating concerns for the zoning of this property.

Jane Cohen, 3655 McCullough Road, College Station, Texas, spoke in opposition of the rezoning stating concerns for the notification process of public hearings, concerns for a gas station and a large business.

Chairperson Kee closed the public hearing.

Commissioner Rektorik asked if there are any plans to wide FM 2154 (Wellborn Road).

Director Simms stated that there are no plans at this time.

Commissioner Moore asked if drive-thrus are prohibited in this area/with this use.

Staff Planner Thomas stated that drive-thrus are prohibited.

Chairperson Kee asked where driveway access to the gas station would be.

Graduate Engineer Bridges stated that access would be evaluated and approved at Site Plan. Possible access would be off of Live Oak Drive and Greens Prairie Road West.

Chairperson Kee asked if the ITE manual states different traffic generation rates regulations for fuel sales.

City Engineer Gibbs stated that there are different factors that could impact the trips associated with fuel sales.

Commissioner Rektorik asked about the expected completion date of the new zoning districts called for in the Wellborn Community Plan.

Director Simms stated that the new zoning districts are expected to be completed in the spring of 2016.

**Commissioner Rektorik motioned to recommend denial of the Rezoning. Commissioner Moore seconded the motion, motion to deny passed (4-0).**

9. Public hearing, presentation, possible action and discussion regarding an amendment to Chapter 12, "Unified Development Ordinance," Article 8 "Subdivision Design and Improvements," Section 8.8 "Requirements for Park Land Dedication," Appendix I "Park Land Dedication and Development Fees" of the Code of Ordinances of the City of College Station, Texas, regarding multi-family park land dedication. Case #ORDA2015-000005 (Note: Final action on this item is scheduled for the December 10, 2015 City Council meeting – subject to change)

Principal Planner Prochazka presented the amendments to the Unified Development Ordinance (UDO) and recommended approval.

Commissioner Rektorik asked why the Census information of 2.38 people per dwelling unit was used as the base average.

City Attorney Robinson stated that the census data is a reliable source and is a rational way of establishing a connection to the parkland fee.

Chairperson Kee asked if there is any concern for collecting too much parkland money and not having any areas to spend it.

Principal Planner Prochazka stated that this is currently not a concern.

Commissioner Rektorik asked if with the new formula, would more money be generated.

Principal Planner Prochazka stated that based upon studies it would generate more funds to make up for the demand for parks and costs of purchasing land.

Chairperson Kee opened the public hearing.

Veronica Morgan, 3204 Earl Rudder Freeway South, College Station, Texas stated concerns about the ordinance amendment and provided fee calculations based upon recent multi-family developments.

Chairperson Kee closed the public hearing.

**Commissioner Rektorik motioned to recommend approval of the Ordinance Amendment. Commissioner Warner seconded the motion, motion passed (4-0).**

10. Public hearing, presentation, possible action and discussion regarding amendments to the College Station Comprehensive Plan by amending the Comprehensive Plan Future Land Use and Character Map in the following four general locations: approximately 40 acres generally located east of FM 2154 (Wellborn Road), south of the Southern Trace Subdivision, west of State Highway 40 (William D. Fitch Parkway), and north of the Westminster Subdivision, from Estate and Suburban Commercial to General Suburban and Suburban Commercial; approximately 120 acres generally located south of Barron Cut-Off Road, west of WS Phillips Parkway, north of the Castlegate II Subdivision, and east of the Wellborn Community, from Restricted Suburban to General Suburban; approximately 300 acres generally located south of Greens Prairie Road West, east of the Sweetwater Subdivision, and north of Arrington Road, from Estate to Restricted Suburban; approximately 7 ½ acres generally located at the northwest corner of State Highway 6 and Nantucket Drive, from Restricted Suburban to Suburban Commercial. Case #CPA2015-000008 (Note: Final action on this item is scheduled for the December 10, 2015 City Council meeting – subject to change)

Principal Planner Prochazka presented the Comprehensive Plan Amendments including areas A through E, and stated that staff is recommending that no change be made to area D.

Chairperson Kee asked for the frontage for the property designated Suburban Commercial in area “A”.

Principal Planner Prochazka stated that the frontage length for this zoning area is around 1,200’.

Commissioner Moore asked what the future land use is based upon, and stated concerns with limiting the density on the tracts in area “C”.

Principal Planner Prochazka stated that the Future Land Use Plan is based upon limitations contained within the Utility Master Plan.

Commissioner Rektorik asked if the Margrave tract prefers Restricted Suburban density.

Principal Planner Prochazka stated that they do prefer this density.

Chairperson Kee opened the Public Hearing.

Jeanann Goss, 1517 Wayfarer Lane, College Station, Texas, spoke in opposition of the Amendment for area “E”, stating concerns for additional traffic on Harpers Ferry and Old Arrington Road.

Joe Guerra, 2079 Ravenstone Loop, College Station, Texas spoke in opposition of the Amendment for areas “A, B & C”. Mr. Guerra stated that he would like to see area “C” stay Estate and that the City should utilize land use controls to decrease density.

Jean Phelps, 1621 Harpers Ferry Road, College Station, Texas spoke in opposition of the Amendment for Area “E” and concerns for Commercial zoning districts in this area.

Sally McAninch, 4201 Ballylough Lane, College Station, Texas spoke in opposition of the Amendment for area “E” stating concerns for changing the character of Nantucket Subdivision and violating current Deed Restrictions.

Jane Cohen, 3655 McCullough Road, College Station, Texas, spoke in opposition of the Amendment for area "A" stating public hearing notification concerns for those not notified of the public hearing. Ms. Cohen stated concerns for area "B" stating that the Transportation & Comprehensive Plans do not reflect the Wellborn Community Plan. Ms. Cohen also suggested that the City attempt to direct redevelopment in other areas of College Station.

Mike Pavelka, 1209 Ebbtide Cove, College Station, Texas, spoke in opposition of the Amendment for area "E" citing concerns for additional traffic in this area.

Joe Hobson, 2700 Earl Rudder Freeway South, College Station, Texas spoke in support of area "E", stating that the property is already serving a commercial use.

Scott Delucia, 4607 Midsummer Lane, College Station, Texas, spoke in opposition of the Amendment for area "C", stating concerns for additional traffic impact in the area.

Karl Tewold, 1510 Fairhaven Cove, College Station, Texas asked what types of businesses are allowed in a Suburban Commercial zoning district.

Bill Harris, 1207 Mariner's Cove, College Station, Texas spoke concerning the connection of the roads in area "C", asking that they are not connected in order to maintain community integrity.

David Anderson, 1616 Mariner's Cove, College Station, Texas spoke in opposition of the Amendment for areas "E" & "C", stating concerns for additional traffic in the areas.

Alan Demlow, 3401 Mesa Verde Drive, College Station, Texas spoke in opposition of the Amendment for area "C", stating concerns for additional traffic in the area.

Jon Pitts, 4580 Cricket Pass, College Station, Texas spoke in opposition of the Amendments.

Bob Cochran, 4602 Midsummer Lane, College Station, Texas spoke in opposition of the Amendment for area "C" stating concerns for additional traffic in this area.

Jim Hawthorne, 1201 Ebbtide Cove, College Station, Texas spoke in opposition of the Amendment for area "E" regarding concerns for his adjoining property characteristics and light pollution if the land is developed as commercial.

Julie Beazer, 1502 Andover Court, College Station, Texas spoke in opposition of the Amendment in area "E" concerning additional traffic concerns for the area.

Julie Salwen, 4613 Midsummer Lane, College Station, Texas spoke in opposition of the Amendment in the hopes of keeping existing neighborhood integrity.

Chairperson Kee closed the public hearing.

Commissioner Warner asked for an exact definition of Suburban Commercial Comprehensive Plan Designation.

Principal Planner Prochazka stated the Suburban Commercial designation includes commercial activities that cater primarily to nearby residents and the design of structures is compatible with nearby single-family residential uses.

**Commissioner Moore motioned to recommend approval of the Comprehensive Plan Amendment for area “A”, as presented by Staff. Commissioner Rektorik seconded the motion, motion passed (4-0).**

**Commissioner Rektorik motioned to recommend approval of the Comprehensive Plan Amendment for area “B”, as presented by Staff. Commissioner Moore seconded the motion, motion passed (4-0).**

**Commissioner Warner motioned to recommend approval of the Comprehensive Plan Amendment for area “C”, as presented by staff. Commissioner Rektorik seconded the motion.**

There was general discussion amongst the Commission.

**Chairperson Kee motioned to amend the current motion, to state that the Margraves tract be Restricted Suburban and the Windham tract be Estate on the Future Land Use Plan. Commissioner Rektorik seconded the motion for discussion. The motion as amended was failed (4-0).**

**Commissioner Moore motioned to amend the original motion making the entirety of area “C” a Restricted Suburban designation on the Future Land Use plan. Commissioner Warner seconded the motion, motion passed (4-0).**

**The amended motion for area “C” passed (4-0).**

**Commissioner Rektorik motioned to recommend denial of the Comprehensive Plan Amendment for area “E”. Commissioner Warner seconded the motion, motion passed (4-0).**

The meeting recessed at 9:54 p.m. for a short break.

The meeting convened at 9:58 p.m.

11. Public hearing, presentation, possible action, and discussion regarding an amendment to the College Station Comprehensive Plan by amending text in Chapter 2 “Community Character,” Chapter 3 “Neighborhood Integrity,” Chapter 4 “Economic Development,” Chapter 5 “Parks, Greenways, and the Arts,” and Chapter 7 “Municipal Services and Community Facilities,” based on recommendations in the Comprehensive Plan Five-Year Evaluation and Appraisal Report completed in 2014. Case #CPA2015-000009 (Note: Final action on this item is scheduled for the December 10, 2015 City Council meeting – subject to change)

Principal Planner Prochazka presented this item to the Commission and recommended approval.

Chairperson Kee opened the public hearing.

No one spoke.

Chairperson Kee closed the public hearing.

**Commissioner Rektorik motioned to recommend approval of the Comprehensive Plan Amendments. Commissioner Warner seconded the motion, motion passed (4-0)**

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.

There was no discussion.

13. Adjourn

The meeting adjourned at 10:00 p.m.

**Approved:**

\_\_\_\_\_  
Jane Kee, Chairman  
Planning & Zoning Commission

**Attest:**

\_\_\_\_\_  
Kristen Hejny, Admin. Support Specialist  
Planning & Development Services



## Legislation Details (With Text)

**File #:** 15-0705      **Version:** 1      **Name:** Aspen Heights Subdivision- Preliminary Plan  
**Type:** Preliminary Plan      **Status:** Agenda Ready  
**File created:** 11/23/2015      **In control:** Planning and Zoning Commission Regular  
**On agenda:** 12/3/2015      **Final action:**  
**Title:** Presentation, possible action, and discussion regarding a discretionary item to Unified Development Ordinance Section 12-8.3.K.5.b 'Fee in Lieu of Construction' and presentation, possible action, and discussion regarding a Preliminary Plan for Aspen Heights Subdivision consisting of one multi-family residential lot on approximately 28.546 acres located at 3055 Holleman Drive South, generally located along Holleman Drive South across from Saddle Lane and the Quail Run Subdivision. Case # PP2015-0000011  
**Sponsors:** Mark Bombek  
**Indexes:**  
**Code sections:**  
**Attachments:** [Staff Report](#)  
[Application](#)  
[Preliminary Plan](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding a discretionary item to Unified Development Ordinance Section 12-8.3.K.5.b 'Fee in Lieu of Construction' and presentation, possible action, and discussion regarding a Preliminary Plan for Aspen Heights Subdivision consisting of one multi-family residential lot on approximately 28.546 acres located at 3055 Holleman Drive South, generally located along Holleman Drive South across from Saddle Lane and the Quail Run Subdivision. Case # PP2015-0000011



CITY OF COLLEGE STATION

**PRELIMINARY PLAN  
for  
Aspen Heights  
PP2015-000011**

**SCALE:** One lot on approximately 28.546 acres

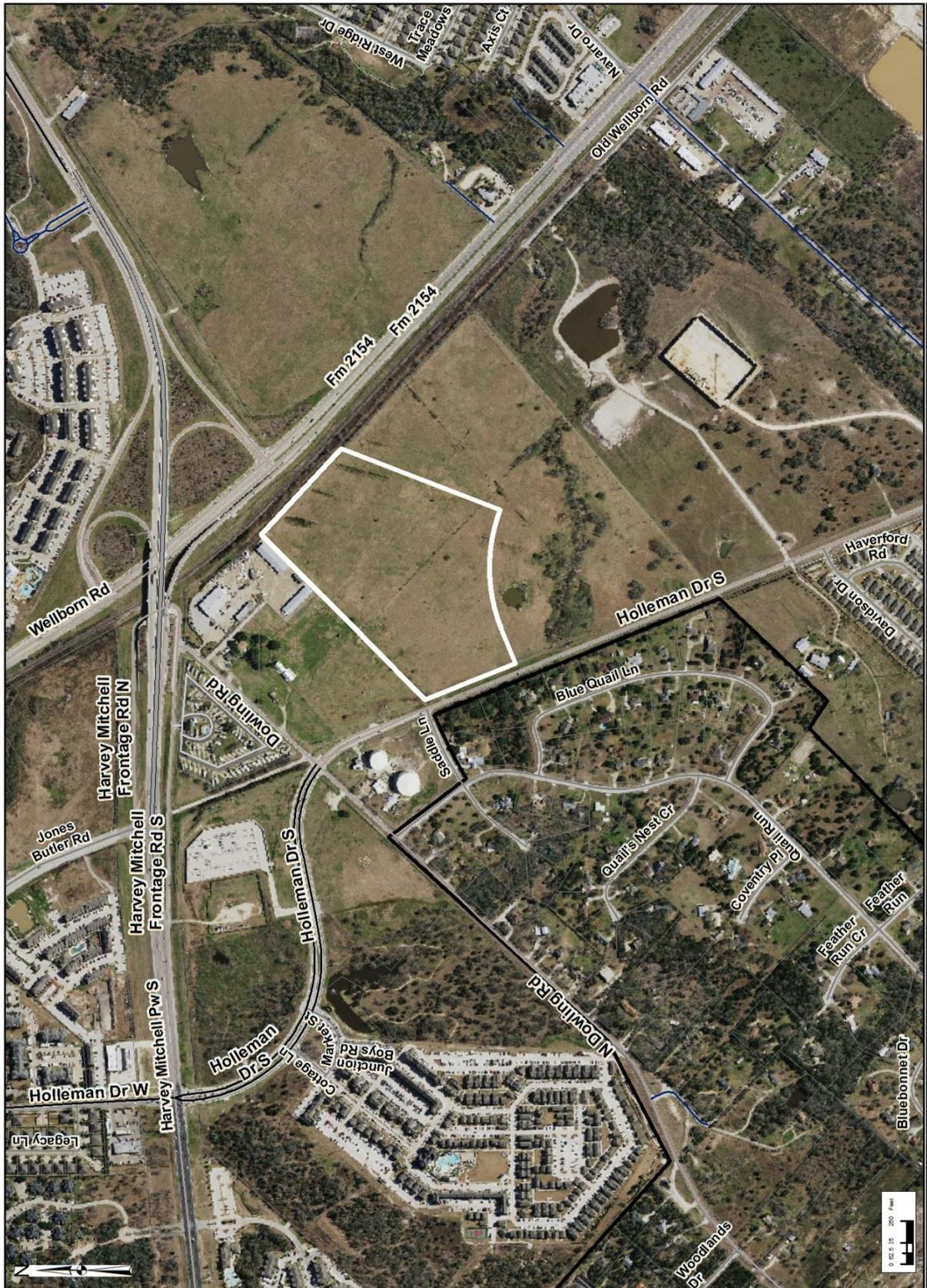
**LOCATION:** 3055 Holleman Drive South, generally located along Holleman Drive South across from Saddle Lane and the Quail Run Subdivision.

**ZONING:** PDD Planned Development District

**APPLICANT:** Sam Vernon, Bleyl & Associates

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

**RECOMMENDATION:** Staff recommends approval of the discretionary item to Unified Development Ordinance Section 12-8.3.K.5.b regarding payment into the sidewalk fund for the portions of sidewalk along Holleman Drive South. Staff also recommends approval of the Preliminary Plan.



PRELIMINARY PLAN

Case: PP2015-000011

ASPEN HEIGHTS

DEVELOPMENT REVIEW



## DEVELOPMENT HISTORY

- Annexation:** Part of the property was annexed in 1970, the remaining portion was annexed in 2002
- Zoning:** Portion R-1 Single- Family Residential upon annexation, renamed to GS General Suburban in 2013; Portion A-O Agricultural Open upon annexation, renamed to R Rural in 2013; PDD Planned Development District Approved August 27, 2015
- Site development:** Vacant

## COMMENTS

- Water:** Although a portion of the tract is within the Wellborn SUD service area, the City of College Station has agreed to provide water service to the entire property. There is an existing 8-inch waterline along the east side of Holleman Drive South and 42-inch water transmission mains along the northern and eastern property lines. There are also proposed 8-inch water mains looping the system along General Parkway and the southern property line. Public waterlines must be designed and constructed in accordance with the B/CS unified Design Guidelines with the Final Plat.
- Sewer:** There is currently a 12-inch sanitary sewer main within an easement along the eastern property line that provide service for this tract. There is a proposed sanitary sewer line along the southern property line extending through the property to serve future development. Public sanitary sewer lines must be designed and constructed in accordance with the B/CS Unified Design Guidelines with the Final Plat.
- Off-site Easements:** Temporary access and public utility easements will be required.
- Drainage:** The drainage is generally to the south within the Bee Creek Drainage Basin. Detention and drainage infrastructure must be designed and constructed in accordance with the B/CS Unified Design Guidelines with site development.
- Flood Plain:** No portion of the development lies within the floodplain according to the F.E.M.A. Firm Panel FM48041C0305F.
- Greenways:** None proposed or required for this development.
- Pedestrian Connectivity:** Sidewalks are required along General Parkway, Holleman Drive South, and the proposed public way stubbed to the tract to the north. The applicant is proposing to construct a sidewalk along General Parkway. However, the applicant is requesting to utilize Zone 15 of the Sidewalk Fund for the sidewalk along Holleman Drive South being approximately 569 linear feet.

<b>Bicycle Connectivity:</b>	Future Bike lanes are anticipated along General Parkway according to the Bicycle, Pedestrian, and Greenways Master Plan. These bike lanes will be installed with the future construction of General Parkway.
<b>Streets:</b>	Access to the development will be provided from General Parkway, a future 2-lane Minor Collector. A public way will connect General Parkway through to the tract to the north and will be constructed at the time of site development.
<b>Oversize Request:</b>	N/A.
<b>Parkland Dedication:</b>	Fee in lieu of Parkland dedication in the amount of \$1,636 per dwelling unit will be due prior to issuing any building permits for this development.
<b>Impact Fees:</b>	This property is within the Steeplechase-Wellborn Sanitary Sewer Impact Fee Area.

## REVIEW CRITERIA

- 1. Compliance with Comprehensive Plan and Unified Development Ordinance:** The proposed Preliminary Plan is in compliance with the Comprehensive Plan and Unified Development Ordinance.
- 2. Compliance with Subdivision Regulations:** The proposed Preliminary Plan is in compliance with the Subdivision Regulations contained in the Unified Development Ordinance, but requires the Commission's decision on one discretionary item:
  - UDO Section 12-8.3, K.5.b 'Fee in Lieu of Construction'**- The purpose of this section is to allow a developer the option to pay a fee in lieu of constructing the required sidewalk if the Planning and Zoning Commission deems there is an existing condition that would prevent the construction at the time of development. Currently this portion of Holleman Drive South is built to a rural section, but is designated as a 4-lane Major Collector. Based on the criteria to determine the justification of a request to pay into the sidewalk fund, one of the criteria reads; "Existing streets constructed to rural section that are not identified on the Thoroughfare plan with an Estate/Rural context". Under this requirement the applicant believes the fee in lieu of construction is an appropriate request because the road is substandard based on its designated classification and will require future improvement and expansion.

## STAFF RECOMMENDATION

Staff recommends approval of the discretionary item to Unified Development Ordinance section 12-8.3.K.5.b regarding payment into the sidewalk fund for the portions of sidewalk along Holleman Drive South. Staff also recommends approval of the Preliminary Plan.

## SUPPORTING MATERIALS

1. Application
2. Copy of Preliminary Plan



<b>FOR OFFICE USE ONLY</b>	
CASE NO.:	_____
DATE SUBMITTED:	_____
TIME:	_____
STAFF:	_____

## PRELIMINARY PLAN APPLICATION

### MINIMUM SUBMITTAL REQUIREMENTS:

- \$932 Preliminary Plan Application Fee.
- \$233 Waiver Request to Subdivision Regulations Fee (if applicable).
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Copy of plan. A revised mylar original must be submitted after approval.
- Title report for property current within ninety (90) days or accompanied by a Nothing Further Certificate current within ninety (90) days. The report must include applicable information such as ownership, liens, encumbrances, etc.
- Impact study (if oversized participation is requested).
- The attached Preliminary Plan checklist with all items checked off or a brief explanation as to why they are not.

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

NAME OF PROJECT Aspen Heights College Station

ADDRESS Holleman Drive South, College Station, Texas

### SPECIFIED LOCATION OF PROPOSED SUBDIVISION:

East side of Holleman Drive South near intersection with Saddle Lane.

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

Name Sam J. Vernon, P.E. E-mail svernon@bleylengineering.com

Street Address 1722 Broadmoor, Suite 210

City College Station State Texas Zip Code 77802

Phone Number (979) 268-1125 Fax Number (979) 260-3849

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

Name Jim Butler E-mail jbg9611@aol.com

Street Address 6010 Thoroughbred Ridge

City College Station State Texas Zip Code 77845

Phone Number (979) 696-1718 Fax Number \_\_\_\_\_

### ARCHITECT OR ENGINEER'S INFORMATION:

Name Sam J. Vernon, P.E. E-mail svernon@bleylengineering.com

Street Address 1722 Broadmoor, Suite 210

City Bryan State Texas Zip Code 77802

Phone Number (979) 268-1125 Fax Number (979) 260-3849

Total Acreage 28.546 Total No. of Lots 1 R-O-W Acreage \_\_\_\_\_

Number of Lots By Zoning District 1 / PDD \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Average Acreage Of Each Residential Lot By Zoning District:

28.546 / PDD \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Floodplain Acreage 0

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

Are you proposing to dedicate park land by acreage or fee in lieu of land? Fee

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

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

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

Yes

No

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

Project Name: \_\_\_\_\_

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

Date / Timeframe when submitted: \_\_\_\_\_

Requested wavier 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.

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:

Holleman Drive South is designated as a 4 lane major collector but is currently an open ditch rural section.

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

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

James A Butler  
Signature and title

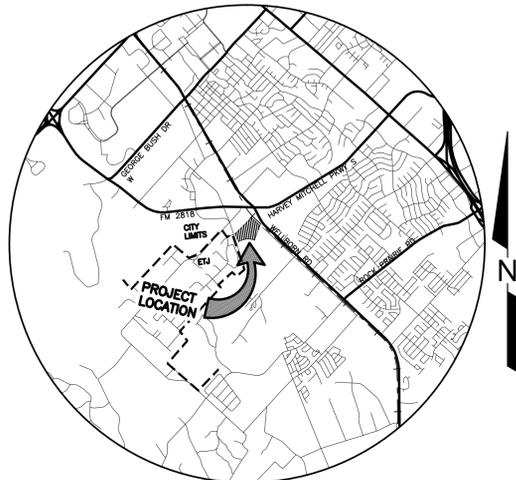
9/8/15  
Date

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

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

Existing Proposed

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

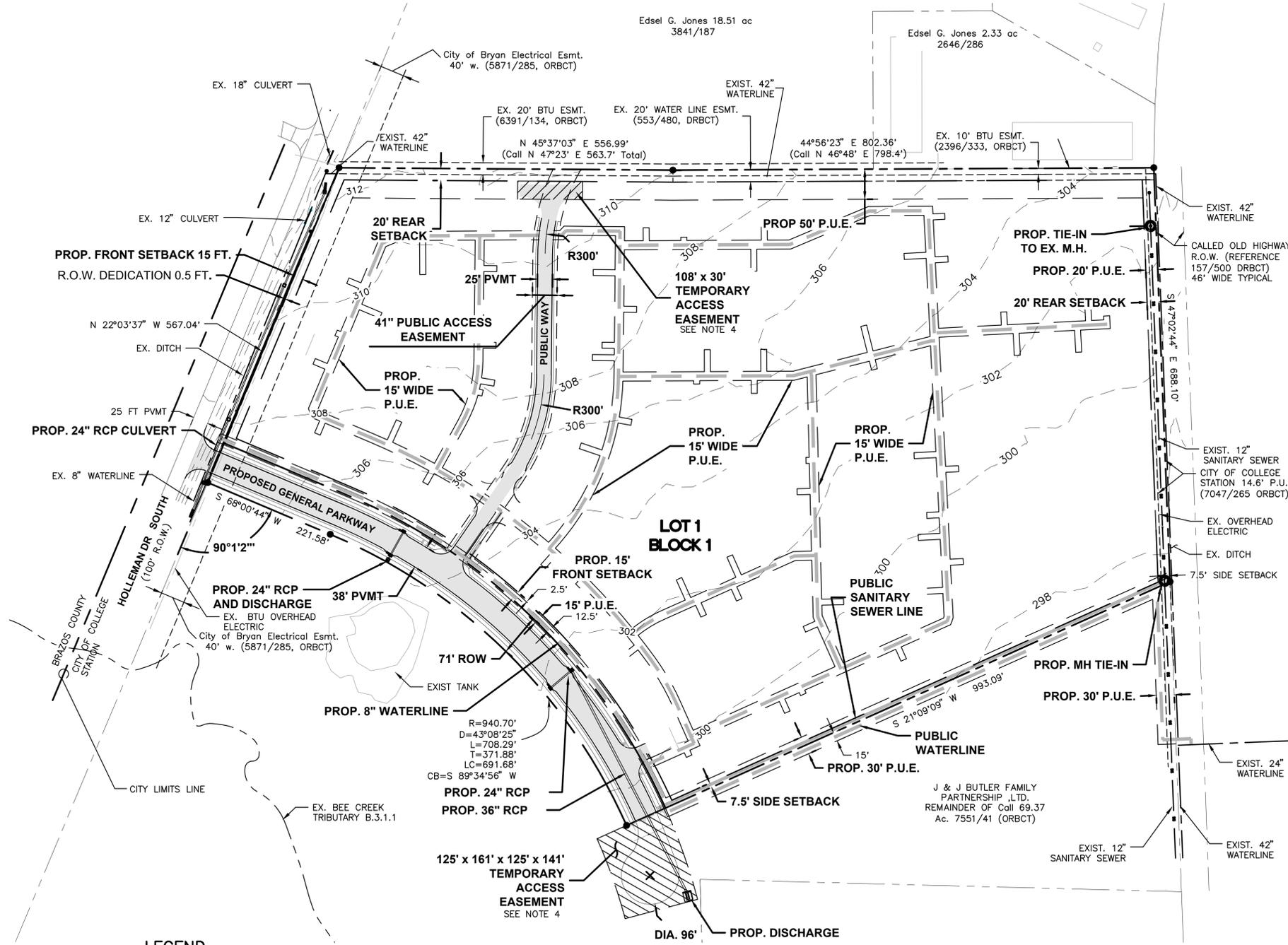


**VICINITY MAP**

1" = 500'

**DEVELOPMENT NAME:** ASPEN HEIGHTS  
**PROPERTY DESCRIPTION:** 28.546 ACRES OUT OF THE J & J BUTLER FAMILY PARTNERSHIP, LDT CALLED 69.37 ACRES, VOLUME 7551, PAGE 41, CRAWFORD BURNETT LEAGUE, A-7  
**OWNER:** ASPEN HEIGHTS  
 1301 S. TEXAS CAPITAL HWY  
 AUSTIN, TEXAS 78746  
 (512)970-1317  
**PLANNED USE:** MULTI-FAMILY DEVELOPMENT  
**CURRENT ZONING:** PDD(PLANNED DEVELOPMENT DISTRICT) ORDINANCE #2015-3693 CONTINGENT UPON PURCHASE OF PROPERTY BY 02-15-16.  
**ENGINEER:** BLEYL & ASSOCIATES  
 1722 BROADMOOR DR., SUITE 210  
 BRYAN, TX 77802  
 PH: (979)268-1125  
 FAX: (979)260-3849  
**SURVEYOR:** STRONG SURVEYING  
 1722 BROADMOOR DR., SUITE 105  
 BRYAN, TX 77802  
 PH: (979)776-9836  
 FAX: (979)731-0096

- NOTE:**
- 1) A SECONDARY REMOTE FIRE ACCESS OUTSIDE OF THE PROPOSED DRIVEWAYS WILL BE REQUIRED AT THE TIME OF SITE DEVELOPMENT IF GENERAL PARKWAY IS A DEAD END STREET. PER FEMA FLOOD MAP FM48041C0305F SITE IS NOT LOCATED WITHIN 100 YEAR FLOODPLAIN.
  - 2) THIS PROPERTY IS WITHIN THE STEEPLECHASE-WELLBORN SANITARY SEWER IMPACT FEE AREA.
  - 3) TEMPORARY ACCESS EASEMENT FOR TURNAROUND TO BE ABANDONED ON EXTENSION OF THE STREET.



**LEGEND**

- PUBLIC STREET AND TURN-AROUND
- PROPERTY LINE/ RIGHT OF WAY
- EXIST. WATERLINE
- PROP. WATERLINE
- EXIST. SANITARY SEWER
- PROP. SANITARY SEWER
- EXIST. EASEMENT
- PROP. EASEMENT
- PROP. SETBACK

**PLAN**



REV	DATE	BY	APP	COMMENT
1				
2				
3				
4				

SCALE: 1" = 100'  
 DATE: 24 November 2015  
 DRAWN BY: CKS, WTB  
 PROJECT MANAGER: DAVID L. BELY, P.E.

**Bleyl & Associates**  
 Planning • Engineering • Management

1722 Broadmoor Dr., Suite 210  
 Bryan, Texas 77802  
 Phone: (979) 441-2533  
 Fax: (979) 260-3849

100 Nugent Street  
 Bryan, Texas 77802  
 Phone: (979) 441-2533  
 Fax: (979) 260-3849

Texas Board of Professional Engineers F-678

**PRELIMINARY PLAN**

**ASPEN HEIGHTS**

28.546 ACRES  
 CITY OF COLLEGE STATION,  
 BRAZOS COUNTY, TEXAS

PROJECT NUMBER  
**11505**

FILE NAME:  
 11505-PRELIM PLAN 11-24-2014 NO BUS TURNAROUND.DWG  
 SHEET:  
 01 of 01

Z:\11505\11505 TOWNHOMES ON HOLLEMAN CD-11505 PRELIMINARY PLAN\11505-PRELIM PLAN 11-24-2014 NO BUS TURNAROUND.LAYOUT 11/24/2015 3:49 PM WILLIAM BYRN



## Legislation Details (With Text)

**File #:** 15-0639      **Version:** 1      **Name:** The Meadows Phase 1 Preliminary Plan  
**Type:** Preliminary Plan      **Status:** Agenda Ready  
**File created:** 10/26/2015      **In control:** Planning and Zoning Commission Regular  
**On agenda:** 12/3/2015      **Final action:**  
**Title:** Presentation, possible action, and discussion regarding a waiver request to Subdivision Regulations Section 12-K.2 'Block Length' and presentation, possible action, and discussion regarding a Preliminary Plan for The Meadows Phase 1 consisting of 30 lots on approximately 67 acres located at 19626 State Highway 6 South, generally located one mile east of Indian Lakes Subdivision, approximately one mile north of FM 159 in the College Station Extraterritorial Jurisdiction. Case # PP2015-000005  
**Sponsors:** Jessica Bullock  
**Indexes:**  
**Code sections:**  
**Attachments:** [Staff Report](#)  
[Application](#)  
[Preliminary Plan](#)

Date	Ver.	Action By	Action	Result
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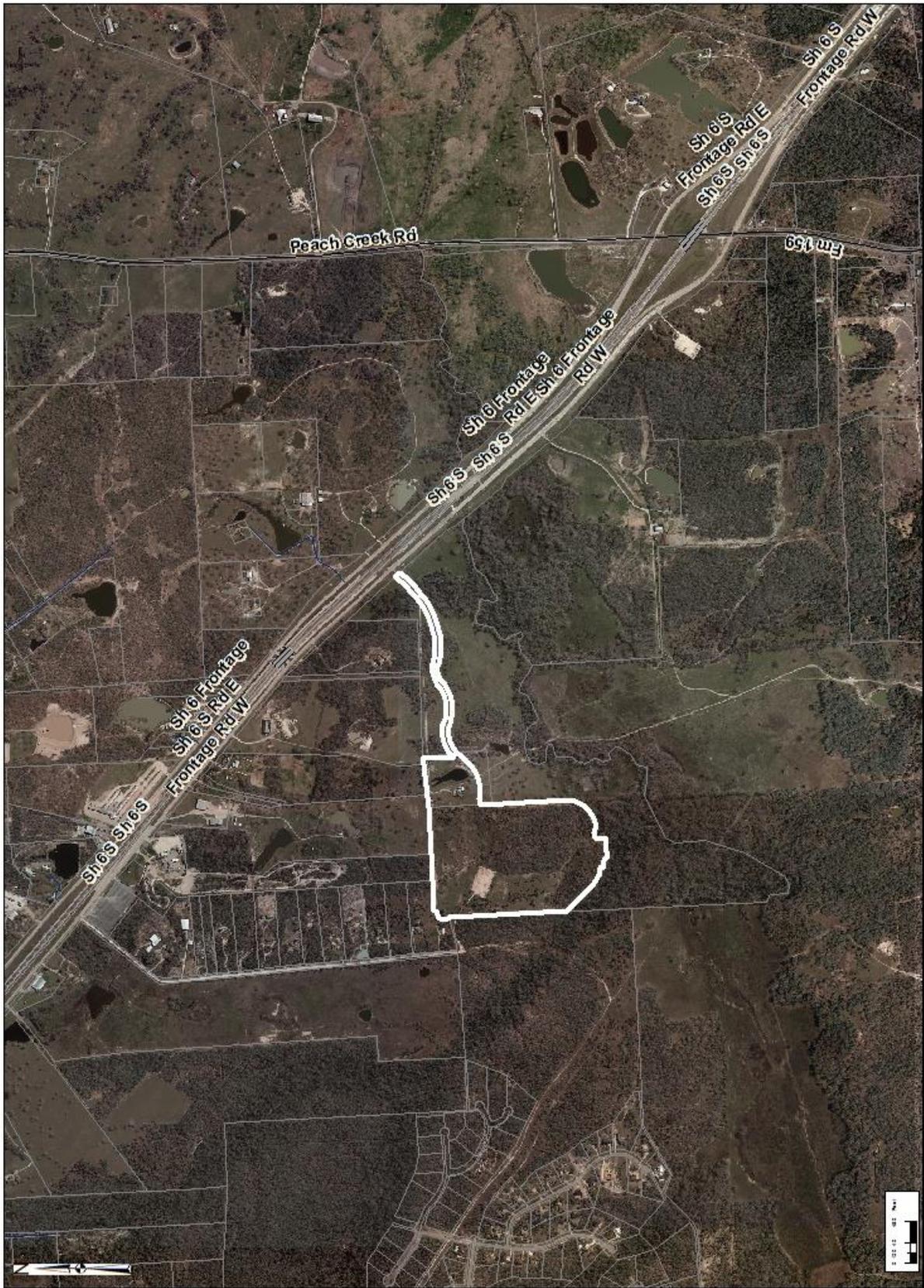
Presentation, possible action, and discussion regarding a waiver request to Subdivision Regulations Section 12-K.2 'Block Length' and presentation, possible action, and discussion regarding a Preliminary Plan for The Meadows Phase 1 consisting of 30 lots on approximately 67 acres located at 19626 State Highway 6 South, generally located one mile east of Indian Lakes Subdivision, approximately one mile north of FM 159 in the College Station Extraterritorial Jurisdiction. Case # PP2015-000005



CITY OF COLLEGE STATION

**PRELIMINARY PLAN  
for  
The Meadows Phase 1  
PP2015-000005**

- SCALE:** 30 lots on approximately 67 acres
- LOCATION:** 19626 State Highway 6 South, generally located one mile east of Indian Lakes Subdivision, approximately one mile north of FM 159 in the College Station Extraterritorial Jurisdiction (ETJ)
- ZONING:** N/A (ETJ)
- APPLICANT:** Jack McFarlane, Rock Barn Conservation Partners, LP
- PROJECT MANAGER:** Jessica Bullock, Staff Planner  
jbullock@cstx.gov
- PROJECT OVERVIEW:** The subject property received Master Plan approval in December 2007 and again in January 2010. The Preliminary Plan for development was originally approved in November 2011 and revised in December 2012 to divide the project into two phases. This Preliminary Plan redesigns the layout of the previously approved Plans and further subdivides the area.
- RECOMMENDATION:** Staff recommends approval of the waiver to Section 12-K.2 'Block Length.' If the waiver is approved by the Commission, staff recommends approval of the Preliminary Plan. If the waiver is denied, the Preliminary Plan should also be denied.



PRELIMINARY PLAN

Case: PP2015-000005

THE MEADOWS PH 1

DEVELOPMENT REVIEW



## DEVELOPMENT HISTORY

<b>Annexation:</b>	N/A (ETJ)
<b>Zoning:</b>	N/A (ETJ)
<b>Previous Platting:</b>	Master Plan - approved in December 2007 and revised in January 2010 Preliminary Plan - approved in November 2011 and revised in December 2012
<b>Site development:</b>	Vacant

## COMMENTS

<b>Water:</b>	Water service will be provided by Wellborn Special Utility District. The water system will be required to be designed in accordance with the BCS Unified Development Guidelines.
<b>Sewer:</b>	Sanitary sewer service will be provided by individual On-Site Sewage Facilities. These facilities will be permitted through the Brazos County Health Department.
<b>Off-site Easements:</b>	None at this time.
<b>Drainage:</b>	Drainage is generally to the south within the Peach Creek Drainage Basin. Development must be in accordance with Brazos County drainage regulations.
<b>Flood Plain:</b>	Portions of the subject property lie within the FEMA regulated floodplain – Zone A, which are considered special flood hazard areas.
<b>Greenways:</b>	N/A
<b>Pedestrian Connectivity:</b>	This tract is located in the ETJ. Pedestrian facilities are not proposed or required.
<b>Bicycle Connectivity:</b>	This tract is located in the ETJ. Bicycle facilities are not proposed or required.
<b>Streets:</b>	Street system will be built to public standards. The proposed subdivision will have access via State Highway 6 South Frontage Road. Lots will have access from proposed residential streets built as a rural section. Street projections will be provided to the north, east, and south.
<b>Oversize Request:</b>	N/A
<b>Parkland Dedication Fees:</b>	This development was approved as a Master Plan in 2007 prior to Parkland Dedication requirements being applicable in the ETJ; therefore, no parkland dedication is required.
<b>Impact Fees:</b>	N/A

## REVIEW CRITERIA

1. **Compliance with Comprehensive Plan and Unified Development Ordinance:** The subject property is classified as Rural and Natural Areas – Reserved on the Comprehensive Land Use Plan. While the subject property is being developed as a subdivision, the City does not have zoning or land use authority in the City’s Extraterritorial Jurisdiction.
2. **Compliance with Subdivision Regulations:** The Preliminary Plan is in compliance with the applicable Subdivision Regulations as they apply to this project in the Extraterritorial Jurisdiction with the following waiver request:
  - **Subdivision Regulations Section 12-K.2 ‘Block Length’** – The requirement under this section is stated as ‘Block Length shall not exceed one thousand fifteen hundred feet (1,500’) in rural residential subdivisions.’ This block length requirement does not apply where floodplain would prevent through movement. The northern side of Tangle Circle, between Bramble Lane and the future proposed road, is approximately 2,400 feet in length. The applicant states they have made efforts to reach out to adjacent property owners.

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

- 1) **That there are special circumstances or conditions affecting the land involved such that strict application of the provisions of this chapter will deprive the applicant of the reasonable use of his land;**  
*The Preliminary Plan proposes projections to the north, east, and south. Due to natural features of the site and established businesses to the north, this waiver request allows for reasonable street layout.*
- 2) **That the waivers are necessary for the preservation and enjoyment of a substantial property right of the applicant;**  
*If the waivers are not granted, the subject tract can still be subdivided. The applicant states that neighbors to the north would not utilize connections.*
- 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 this chapter; and**  
*The granting of the waivers for this development will not be detrimental to the public health, safety, or welfare, or injurious to other property. Surrounding properties have access to State Highway 6 South Frontage Road.*
- 4) **That the granting of the waivers will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.**  
*Granting the waivers will not prevent the orderly subdivision of other land in the area. Abutting properties include the Indian Lakes Master Plan area, established businesses, and additional area part of the Peach Creek Master Plan.*

**STAFF RECOMMENDATION**

Staff recommends approval of the waiver request to Section 12-K.2 'Block Length.' If the waiver is approved by the Commission, staff recommends approval of the Preliminary Plan. If the waiver is denied, the Preliminary Plan should also be denied.

**SUPPORTING MATERIALS**

1. Application
2. Copy of Preliminary Plan



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

## PRELIMINARY PLAN APPLICATION

### MINIMUM SUBMITTAL REQUIREMENTS:

- \$932 Preliminary Plan Application Fee.
- \$233 Waiver Request to Subdivision Regulations Fee (if applicable).
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Fourteen (14) folded copies of plan. A revised mylar original must be submitted after approval.
- Title report for property current within ninety (90) days or accompanied by a Nothing Further Certificate current within ninety (90) days. The report must include applicable information such as ownership, liens, encumbrances, etc.
- Impact study (if oversized participation is requested).
- The attached Preliminary Plan checklist with all items checked off or a brief explanation as to why they are not.

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

NAME OF PROJECT The Meadow, Phase 1

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

**SPECIFIED LOCATION OF PROPOSED SUBDIVISION:**

*North and west of the intersection of Peach Creek and State Highway 6 in south Brazos County.*

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

Name Rock Barn Conservation Partners, LP E-mail jmcfarlane@rockbarncorp.com  
 Street Address P. O. Box 591  
 City Millican State Texas Zip Code 77866  
 Phone Number 979-595-5151 Fax Number \_\_\_\_\_

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

Name See attached "Property Owner's Information" E-mail \_\_\_\_\_  
 Street Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
 Phone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

**ARCHITECT OR ENGINEER'S INFORMATION:**

Name Christopher P Frerich, P.E., McClure & Browne Engr./Surv., Inc. E-mail christf@mcclurebrowne.com  
 Street Address 1008 Woodcreek Drive, Suite 103  
 City College Station State Texas Zip Code 77845  
 Phone Number 979-693-3838 Fax Number \_\_\_\_\_

Total Acreage 66.682 Total No. of Lots 30 R-O-W Acreage 12.59

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

Average Acreage Of Each Residential Lot By Zoning District:

NA / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Floodplain Acreage None

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

Are you proposing to dedicate park land by acreage or fee in lieu of land? Not applicable.

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

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

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

Yes  
 No

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

Project Name: Peach Creek Master Plan

City Project Number (in known): 08-00500110

Date / Timeframe when submitted: October 25, 2007

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

*Section 12-K.2 "Block lengths". We are requesting a block length of approximately 1,940 feet along the north side of the property instead of the maximum of 2,400 feet, as required by the regulations.*

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.

*The northern property line adjoins multiple deep, narrow properties which have direct access to State Highway 6. Providing more frequent connections to the north is not feasible because no properties to the north can be utilized to provide increased connectivity. This project will not result in any "land locked" properties.*

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

*This variance is necessary for the preservation and enjoyment of the property rights of the applicant. Neighbors to the north would not utilize more frequent connections to the north.*

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.

*Granting this variance would not be detrimental to the public health, safety or welfare and is not injurious to the northern adjoining properties, which already have direct access to State Highway 6, either to the property being developed nor the properties to the north.*

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.

*Granting this variance will not prevent the orderly subdivision of other land in the area because the northern adjoining properties already have direct access to State Highway 6.*

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

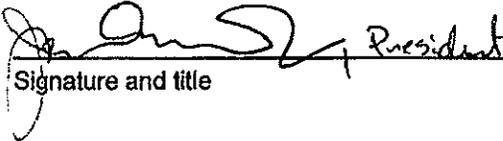
1.  An alternative pedestrian way or multi-use path has been or will be provided outside the right-of-way;
2.  The presence of unique or unusual topographic, vegetative, or other natural conditions exist so that strict adherence to the sidewalk requirements of the UDO is not physically feasible or is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

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

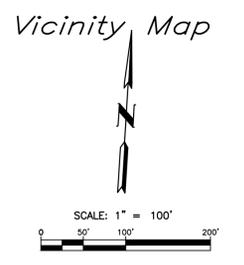
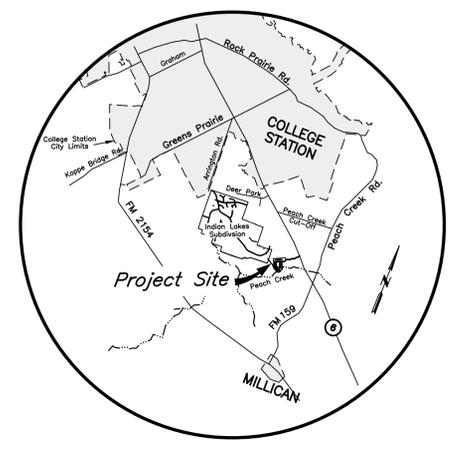
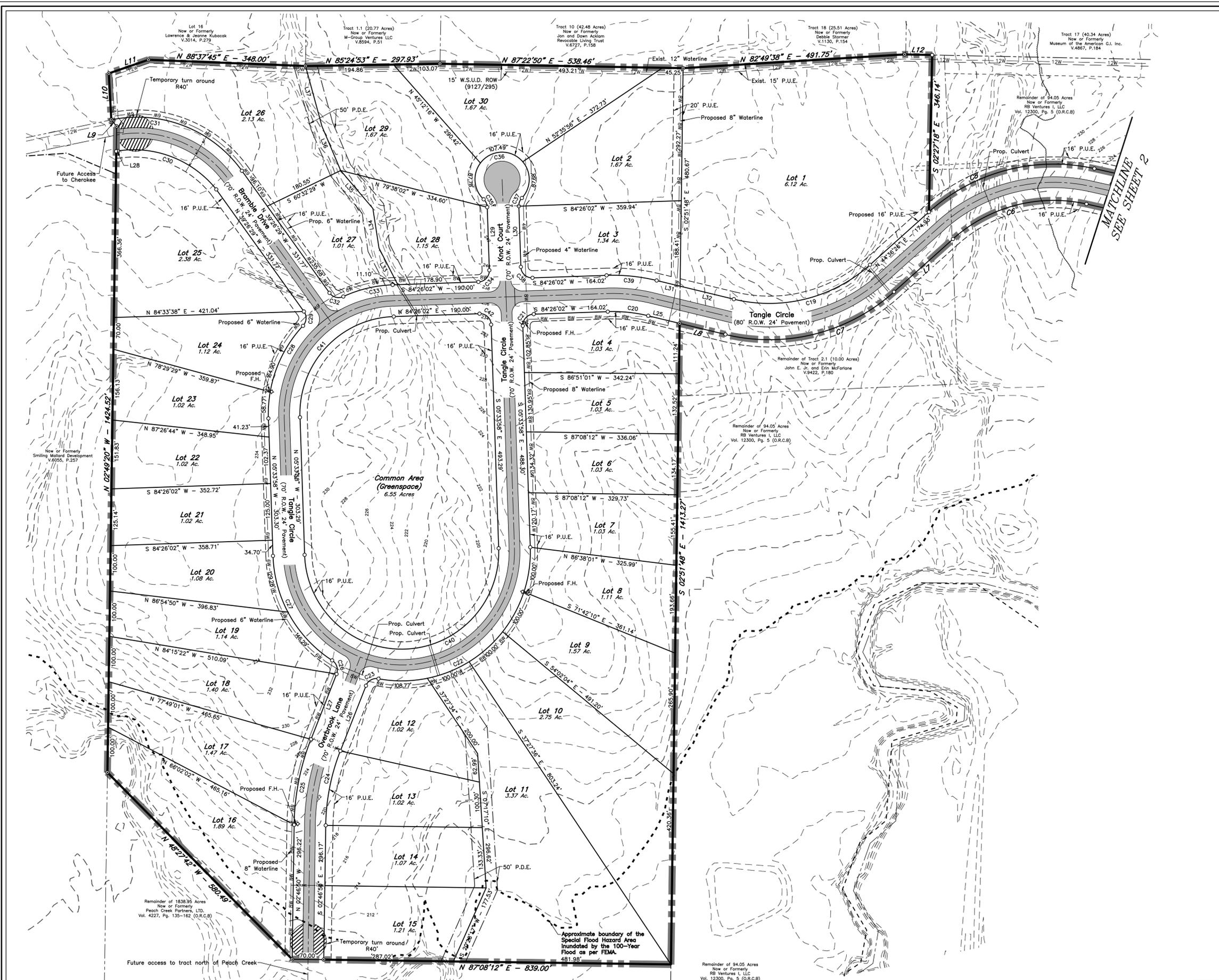
Detailed explanation of condition identified above:

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

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

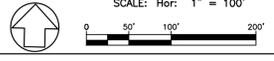
 President  
\_\_\_\_\_  
Signature and title

10-8-15  
\_\_\_\_\_  
Date



- GENERAL NOTES:**
- Property is in the ETJ and is not zoned.
  - Proposed Number of Lots: 30 Lots  
Proposed Minimum Lot Size: 1.01' Ac.  
Proposed Average Lot Size: 1.58' Ac.
  - Proposed Public Right-of-way acreage: ±12.59' Ac.
  - Common Area: 6.55' Ac.
  - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 4804100350E, effective May 16, 2012, this property is located partially in a 100-year flood hazard area.
  - ORIGIN OF BEARING SYSTEM: The origin of bearing for this tract is based on the NAD 83 Grid North (Texas State Plane Coordinate System - Central Zone) from GPS Observations.
  - Comers will be marked with 3" iron rod with a plastic cap stamped with "K. McClure 5650", unless noted otherwise.
  - Existing ground contours are based on City of College Station Aerial Mapping Program (2011).
  - Common Areas shall be owned & maintained by H.O.A.
  - The lot owner shall be responsible for controlling stormwater runoff from their respective property in accordance with all federal, state and local requirements. Property owners shall not fill, fence, or otherwise block drainage.
  - Abbreviations:  
C.A.E. - Common Access Easement  
P.A.E. - Public Access Easement  
P.R.A.E. - Private Access Easement  
P.U.E. - Public Utility Easement  
P.D.E. - Public Drainage Easement  
P.R.D.E. - Private Drainage Easement  
H.O.A. - Homeowner's Association
  - The legal documentation establishing the H.O.A. will be submitted prior to the filing of the Final Plat.
  - Unless noted otherwise, a 10' public utility easement and public drainage easement shall be provided along each side and rear lot line.
  - Electrical service will be provided by BTU.
  - Water service will be provided by Wellborn Special Utility District.
  - Notes from Brazos County Health Department:  
a) All lots served by an OSSF must comply with county and state regulations. No OSSF may be installed on any lot without the issuance of an "authorization to construct" issued by the Brazos County Health Department under the provisions of the commissioners court of Brazos County, pursuant to the provisions of section 21.084 of the Texas Water Code. No OSSF drain field is to encroach on the 100-foot sanitary zoned private water wells or 150 feet of public water wells.  
b) All lots will be required to have a site/soil evaluation on file with the Brazos County Health Department before on-site sewage facility may be constructed.  
c) On-site sewage facilities disposal areas shall not encroach the 100 foot or the 150 foot sanitary zone of a private or public well, respectively.
  - All development within the 100 year floodplain shall comply with all applicable orders and regulations including but not limited to Brazos County's Flood Prevention Ordinance. A floodplain development permit shall be obtained from the County Engineer's Office prior to the construction of any structure(s) within the floodplain.
  - Minimum building setback lines are as follows:  
Front - 50'  
Side - 20'  
Rear - 50'
  - School District is College Station I.S.D.

**OVERALL PLAN**



**1**

**Preliminary Plan**

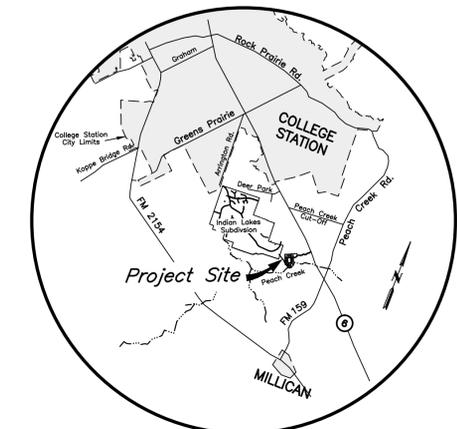
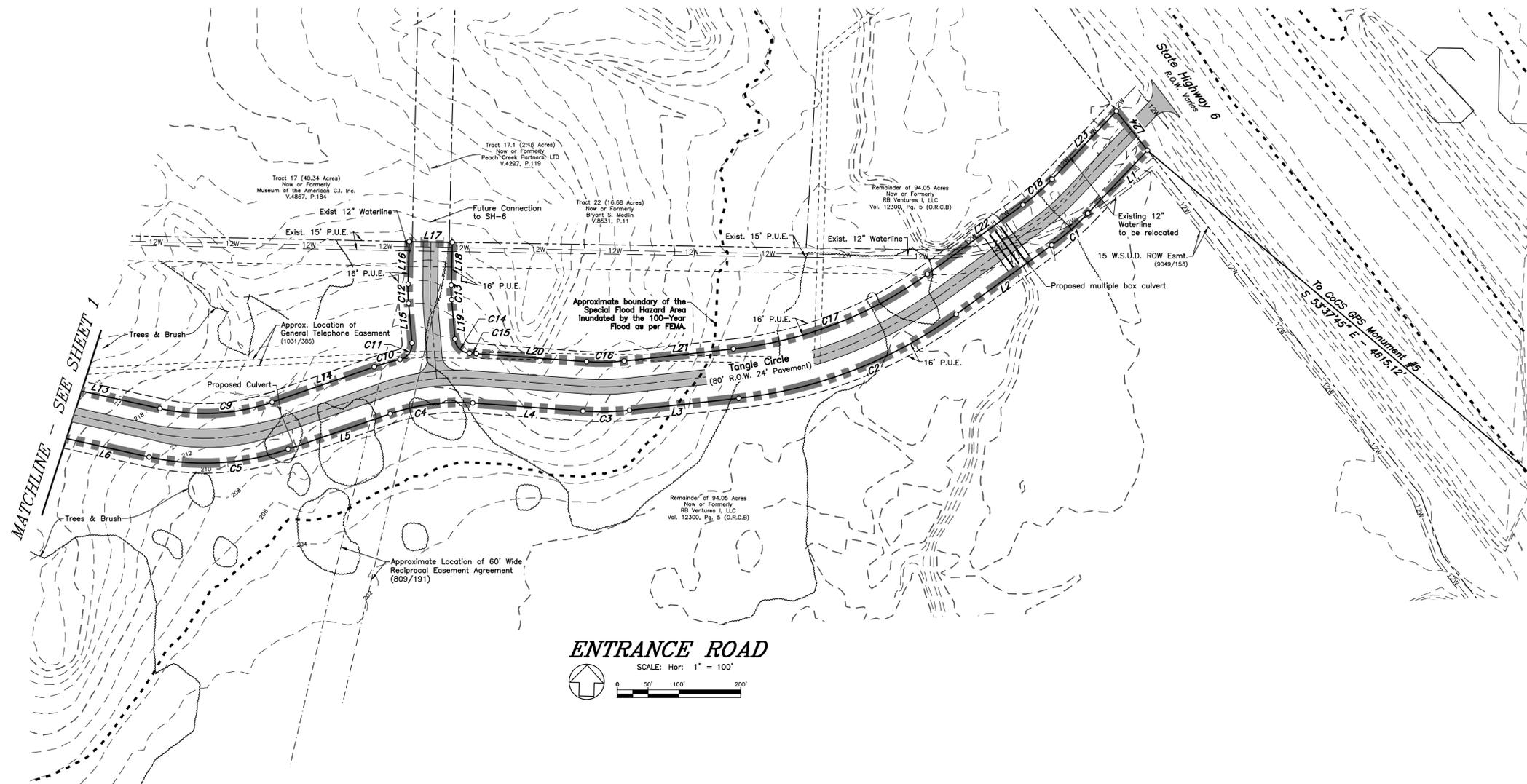
**The Meadows**  
**Phase 1**  
**66.682 Acres**

H.G. SURVEY, A-140  
A. MILLER SURVEY, A-165  
C. RAINEY SURVEY, A-201  
BRAZOS COUNTY, TEXAS  
October 2015  
SCALE: 1" = 100'

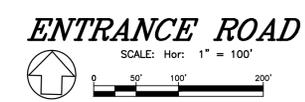
Owner/Developer: Rock Barn Conservation Partners, LP  
P.O. Box 591  
Millican, TX 77866  
(979) 595-5151

Engineer: McClure & Browne Engineering/Surveying, Inc.  
1008 Woodcreek Dr., Suite 103  
College Station, Texas 77845  
(979) 893-3838  
Firm Reg. No. F-458

**MB**



Vicinity Map



**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	10°44'59"	415.00'	77.86'	39.04'	S 45°11'17" W	77.75'
C2	29°33'02"	740.00'	381.66'	195.17'	S 65°20'18" W	377.44'
C3	10°25'45"	415.00'	75.54'	37.87'	S 85°19'41" W	75.44'
C4	23°10'52"	335.00'	135.54'	68.71'	S 78°57'08" W	134.61'
C5	31°31'35"	415.00'	228.35'	117.15'	S 83°07'30" W	225.48'
C6	54°16'51"	335.00'	317.37'	171.73'	S 71°44'52" W	305.64'
C7	55°16'51"	415.00'	400.41'	217.33'	S 72°14'52" W	385.06'
C8	54°17'24"	415.00'	393.23'	212.78'	N 71°44'35" E	378.68'
C9	31°31'35"	335.00'	184.33'	94.56'	N 83°07'30" E	182.01'
C10	6°00'39"	415.00'	43.54'	21.79'	N 70°22'02" E	43.52'
C11	81°51'11"	25.00'	35.72'	21.68'	N 32°26'45" E	32.75'
C12	6°14'54"	285.00'	31.08'	15.56'	N 5°21'24" W	31.06'
C13	6°14'54"	215.00'	23.45'	11.73'	S 5°21'24" E	23.43'
C14	82°28'18"	25.00'	35.99'	21.91'	S 49°42'59" E	32.96'
C15	1°29'42"	415.00'	10.83'	5.41'	N 89°47'43" E	10.83'
C16	10°25'45"	335.00'	60.98'	30.57'	N 85°19'41" E	60.89'
C17	29°33'02"	660.00'	340.40'	174.07'	N 65°20'18" E	336.64'
C18	10°44'59"	335.00'	62.85'	31.52'	N 45°11'17" E	62.76'
C19	55°16'51"	335.00'	323.22'	175.44'	N 72°14'52" E	310.83'
C20	15°27'16"	335.00'	90.36'	45.46'	N 87°50'20" W	90.09'
C21	90°00'00"	25.00'	39.27'	25.00'	S 39°26'03" W	35.36'
C22	102°16'54"	285.00'	508.77'	353.72'	S 45°34'29" W	443.85'
C23	78°50'24"	25.00'	34.40'	20.55'	S 57°17'43" W	31.75'
C24	20°41'52"	465.00'	167.98'	84.91'	S 73°13'36" W	167.07'

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C25	20°41'52"	535.00'	193.26'	97.70'	N 73°13'36" E	192.22'
C26	78°50'24"	25.00'	34.40'	20.55'	N 21°32'40" W	31.75'
C27	55°23'54"	285.00'	275.56'	149.62'	N 33°15'55" W	264.95'
C28	44°57'54"	285.00'	223.66'	117.95'	N 16°54'59" E	217.97'
C29	78°50'24"	25.00'	34.40'	20.55'	N 0°01'16" W	31.75'
C30	59°44'01"	235.00'	245.00'	134.95'	N 72°25'07" W	234.05'
C31	65°57'18"	285.00'	328.07'	184.92'	N 72°25'07" W	310.26'
C32	78°50'24"	25.00'	34.40'	20.55'	N 78°51'41" W	31.75'
C33	22°42'54"	285.00'	112.99'	57.25'	S 73°04'34" W	112.25'
C34	90°00'00"	25.00'	39.27'	25.00'	S 39°26'08" W	35.36'
C35	45°05'57"	25.00'	19.68'	10.38'	S 28°06'57" E	19.17'
C36	27°01'54"	60.00'	282.95'	-59.79'	S 84°26'02" W	84.71'
C37	45°05'57"	25.00'	19.68'	10.38'	N 16°59'00" E	19.17'
C38	90°00'00"	25.00'	39.27'	25.00'	N 50°33'58" W	35.36'
C39	15°27'16"	415.00'	111.94'	56.31'	N 87°50'20" W	111.60'
C40	180°00'00"	215.00'	675.44'	INFINITY	S 84°26'01" W	430.00'
C41	90°00'00"	215.00'	337.72'	215.00'	N 39°26'02" E	304.06'
C42	90°00'00"	25.00'	39.27'	25.00'	S 50°33'58" E	35.36'

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 39°48'48" W	140.09'
L2	S 50°33'47" W	190.81'
L3	S 80°06'49" W	177.97'
L4	N 89°27'26" W	179.06'
L5	S 67°21'42" W	175.03'
L6	N 81°06'43" W	175.00'
L7	S 44°36'26" W	175.00'
L8	N 80°06'42" W	104.38'
L9	N 43°08'40" W	18.39'
L10	N 6°44'21" W	102.71'
L11	N 67°30'14" E	92.81'
L12	N 87°32'28" E	60.85'
L13	S 81°06'43" E	175.00'
L14	N 67°21'42" E	175.03'
L15	N 8°28'50" W	64.17'
L16	N 2°13'57" W	68.51'
L17	N 87°16'29" E	70.00'
L18	S 2°13'57" E	69.11'
L19	S 8°28'50" E	63.53'
L20	S 89°27'26" E	179.06'

**LINE TABLE**

LINE	BEARING	DISTANCE
L21	N 80°06'49" E	177.97'
L22	N 50°33'47" E	190.81'
L23	S 39°48'48" E	151.36'
L24	S 42°10'00" E	80.79'
L25	N 80°06'42" W	71.48'
L26	S 17°52'32" W	154.56'
L27	N 17°52'32" E	154.56'
L28	S 74°36'31" W	3.42'
L29	S 5°33'58" E	138.97'
L30	N 5°33'58" W	133.97'
L31	N 80°06'42" W	53.38'
L32	S 80°06'42" E	122.48'
L33	N 30°52'32" W	90.93'
L34	N 12°25'50" W	88.18'
L35	N 44°03'14" W	109.96'
L36	N 26°38'49" W	106.11'
L37	N 19°00'37" W	137.64'

- Legend**
- 8W Proposed Water Line w/size
  - 12W Existing Water Line w/size
  - Boundary Line
  - Proposed Lot Line
  - Overhead Electrical Line
  - Wire Fence
  - Wood Rail Fence
  - 475 Existing Contour Line
  - Existing Tree/Brush Line
  - Proposed Fire Hydrant
  - Guy Anchor
  - Concrete R.O.W. Marker With Brass Cap
  - 5/8" Iron Rod With Brass Cap
  - 3/8" Iron Rod Found
  - 1/2" Iron Rod Found
  - Power Pole
  - Telephone Pedestal
  - Water Meter
  - COP Centered on Property Line
  - F.H. Fire Hydrant
  - WSUD Wellborn Special Utility District Earmt.
  - P.U.E. Public Utility Easement
  - Pr.D.E. Private Drainage Easement

**Preliminary Plan**

**The Meadows**  
Phase 1  
66.682 Acres

H.G. SURVEY, A-140  
A. MILLER SURVEY, A-165  
C. RAINEY SURVEY, A-201  
BRAZOS COUNTY, TEXAS  
October 2015  
SCALE: 1" = 100'

Owner/Developer: Rock Barn Conservation Partners, LP  
P.O. Box 591  
Millican, TX 77866  
(979) 595-5151

Engineer: McClure & Browne Engineering/Surveying, Inc.  
1008 Woodcreek Dr., Suite 103  
College Station, Texas 77845  
(979) 683-3838  
Firm Reg. No. F-458



## Legislation Details (With Text)

**File #:** 15-0704      **Version:** 1      **Name:** Wellborn Settlement Commercial Rezoning  
**Type:** Rezoning      **Status:** Agenda Ready  
**File created:** 11/23/2015      **In control:** Planning and Zoning Commission Regular  
**On agenda:** 12/3/2015      **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 R Rural to SC Suburban Commercial for approximately 2 acres being situated in the Samuel Davidson League, Abstract No. 13, Brazos County, Texas. Said tract being a portion of the remainder of a called 33.70 acre tract described as third tract by a deed to Keren Eidson recorded in Volume 300, Page 609 of the deed records of Brazos County, Texas, generally located between Wellborn Road (FM 2154) and Royder Road, near Greens Prairie Road West. Case # REZ2015-000016 (Note: Final action on this item is scheduled for the January 14, 2016 City Council meeting - subject to change)

**Sponsors:** Jessica Bullock

**Indexes:**

**Code sections:**

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

Date	Ver.	Action By	Action	Result
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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 SC Suburban Commercial for approximately 2 acres being situated in the Samuel Davidson League, Abstract No. 13, Brazos County, Texas. Said tract being a portion of the remainder of a called 33.70 acre tract described as third tract by a deed to Keren Eidson recorded in Volume 300, Page 609 of the deed records of Brazos County, Texas, generally located between Wellborn Road (FM 2154) and Royder Road, near Greens Prairie Road West. Case # REZ2015-000016 (Note: Final action on this item is scheduled for the January 14, 2016 City Council meeting - subject to change)



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

**REZONING REQUEST  
FOR  
Wellborn Settlement Commercial  
REZ2015-000016**

**REQUEST:** R Rural to SC Suburban Commercial

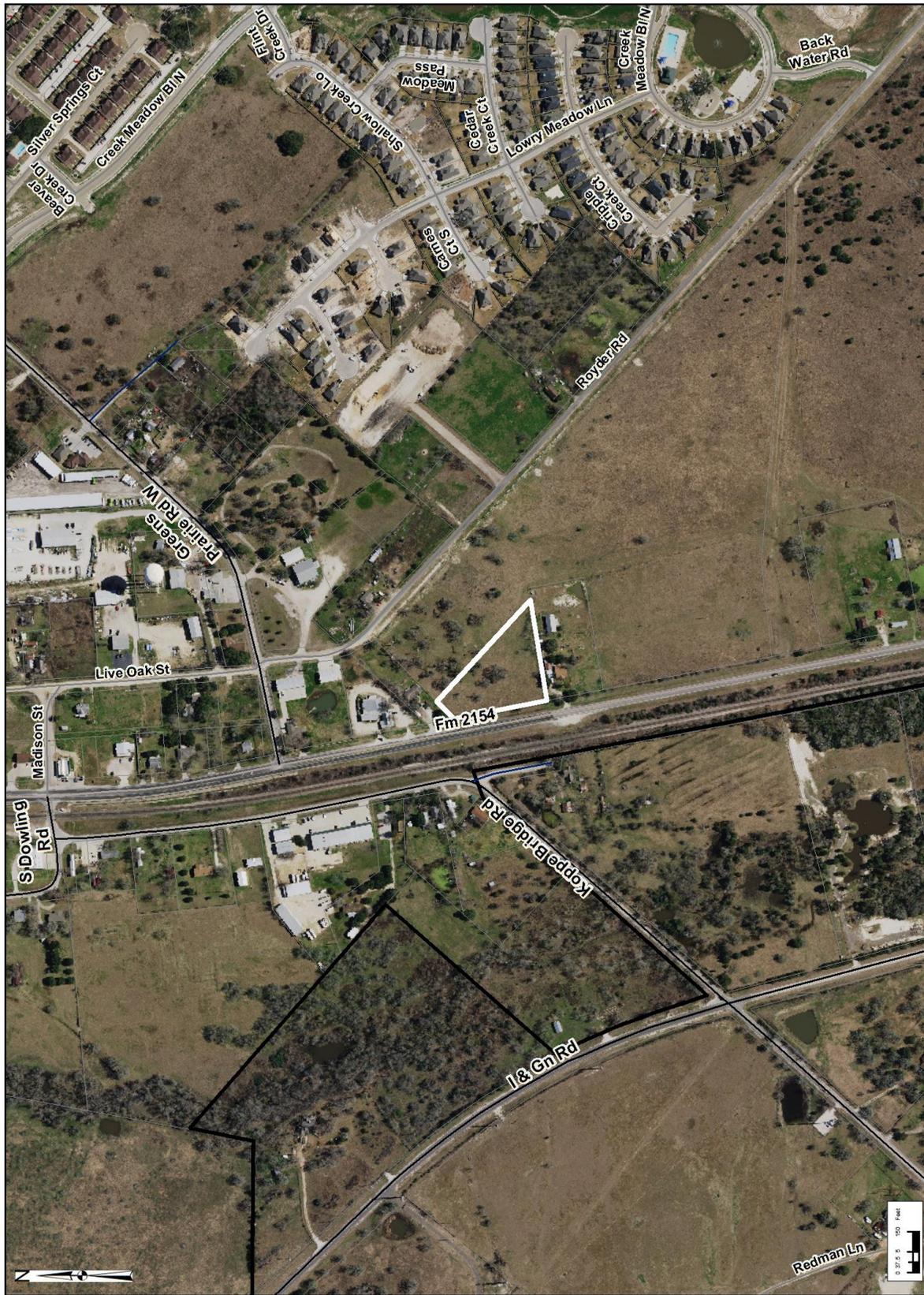
**SCALE:** Approximately 2 acres

**LOCATION:** Being situated in the Samuel Davidson League, Abstract No. 13, Brazos County, Texas. Said tract being a portion of the remainder of a called 33.70 acre tract described as third tract by a deed to Keren Eidson recorded in Volume 300, Page 609 of the deed records of Brazos County, Texas, generally located between Wellborn Road (FM 2154) and Royder Road, near Greens Prairie Road West.

**APPLICANT:** Alton Ofczarzak, TDG Management LP

**PROJECT MANAGER:** Jessica Bullock, Staff Planner  
jbullock@cstx.gov

**RECOMMENDATION:** Staff recommends approval of the rezoning request.



REZONING

Case: REZ2015-000016

WELLBORN SETTLEMENT

DEVELOPMENT REVIEW





**NOTIFICATIONS**

Advertised Commission Hearing Date: December 3, 2015  
Advertised Council Hearing Date: January 14, 2016

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:

- Creek Meadows
- Royder Ridge
- Wellborn Oaks
- Sweetwater Forest
- Turnberry Place

Property owner notices mailed: 3  
 Contacts in support: None  
 Contacts in opposition: None  
 Inquiry contacts: One

**ADJACENT LAND USES**

Direction	Comprehensive Plan	Zoning	Land Use
North	Wellborn Commercial	R Rural	Residential
South	Wellborn Restricted Suburban	R Rural	Residential
East	Wellborn Restricted Suburban	R Rural	Undeveloped
West (Across Wellborn Road)	Wellborn Rural	N/A ETJ	Residential

**DEVELOPMENT HISTORY**

**Annexation:** 2015  
**Comprehensive Plan:** Wellborn Restricted Suburban (2013)  
**Zoning:** R Rural upon annexation (2015)  
**Final Plat:** Unplatted  
**Site development:** Undeveloped

**REVIEW CRITERIA**

- 1. Consistency with the Comprehensive Plan:** The subject property is designated as Wellborn Restricted Suburban in the Wellborn Community plan Future Land Use and Character Map. In addition to residential lots, this land use allows for office and light commercial activity within 15 percent of the developing area. The proposed rezoning is consistent with this designation.
- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The surrounding property is zoned R Rural, a designation received after annexation. SC Suburban Commercial is intended to be compatible with the character of suburban single-family neighborhoods. Buildings have a

residential character and scale, and sites are heavily landscaped to minimize the impacts of non-residential uses and associated parking areas on adjacent residential zoning districts.

3. **Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment:** The subject area has frontage to Wellborn Road (FM 2154), a major arterial, and located near other commercial uses. Due to these conditions, the applicant states this area is more suitable for commercial.
4. **Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The current designation of R Rural allows property to be subdivided into an average of three acre lots. The subject area is a portion of a tract where the applicant is looking to develop commercial uses. When the area was annexed in 2015, it was zoned R Rural as a placeholder designation. The Wellborn Community Plan allows for some light commercial in the area designated Wellborn Restricted Suburban. SC Suburban Commercial on approximately two acres would allow for low-density commercial uses that cater to nearby residents and is in line with the Wellborn Community Plan.
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 states the property is unmarketable for rural and agricultural uses as development continues to occur along FM 2154.
6. **Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** Water service will be provided by Wellborn Special Utility District. There is an existing 12-inch sanitary sewer line along Royder Road which may serve this property. Capacity is currently available in the existing sanitary sewer system to support some additional development, however capacity will need to be analyzed further with site development. Drainage is mainly to the south within the Peach Creek Drainage Basin. Access to the site will be along Wellborn Road and subject to TxDOT requirements and permitting. Drainage and other public infrastructure required with site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. Existing infrastructure appears to be adequate for the proposed use at this time.

#### **STAFF RECOMMENDATION**

Staff recommends approval of the rezoning request.

#### **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:

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

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

Date of Optional Preapplication Conference April 13, 2015

NAME OF PROJECT Wellborn Settlement Commercial

ADDRESS \_\_\_\_\_

LEGAL DESCRIPTION (Lot, Block, Subdivision) 2.009 Acre Tract, Samuel Davidson League A-13

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:  
2-acre tract on FM 2154, just south of Greens Prairie Road West

TOTAL ACREAGE 2.009

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

Name Alton Ofczarzak, TDG Management LP E-mail alton@oakchb.com monicaL@oakchb.com

Street Address 4060 State Highway 6 South

City College Station State TX Zip Code 77845

Phone Number 979-690-1504 Fax Number \_\_\_\_\_

**PROPERTY OWNER'S INFORMATION:**

Name same as above E-mail \_\_\_\_\_

Street Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

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

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

Name Michael G. Hester, PE E-mail mhester@hester-engr.com

Street Address 7607 Eastmark Drive, Suite 253-B

City College Station State TX Zip Code 77845

Phone Number 979-693-1100 Fax Number \_\_\_\_\_

This property was conveyed to owner by deed dated 6/8/2015 and recorded in Volume 12739, Page 30 of the Brazos County Official Records.

Existing Zoning R Rural Proposed Zoning SC Suburban Commercial

Present Use of Property Vacant/Undeveloped

Proposed Use of Property Commercial Retail

**REZONING SUPPORTING INFORMATION**

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

*This property and much of the surrounding area was annexed into the city in 2015. Further, residential and commercial development in the Wellborn area has greatly increased in the last 5-10 years. Following the update of the Wellborn Community Plan, this request is fulfilling the vision of that plan.*

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

*The Wellborn Community Plan, a small area plan for portions of the Wellborn area that were annexed in 2015, was adopted by the city in 2013. This property was designated for Restricted Suburban land uses, which allows a limited amount of light commercial development. This request for Suburban Commercial is in accordance 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?

*According to the Wellborn Community Plan, this property has been designated for a limited amount of light commercial activity that should have a limited visual and character impact on surrounding residential uses. As such, this project will develop accordingly and will be compatible with the character of the neighborhood.*

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

*The property is located along FM 2154, a major arterial, and among other nearby commercial businesses. Property along a major arterial is more suitable for commercial activities.*

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

*The property received the R Rural, zoning as a placeholder zoning upon annexation in 2015. This property is not suitable for agricultural or large-lot residential developments as it does not have a "prevailing rural or agricultural character" as stated in the Unified Development Ordinance.*

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

*The property is currently zoned R Rural and is not marketable for the permitted uses as the property is only 2 acres. The Rural zoning district is more appropriate for "large acreages" and a "prevailing rural or agricultural character." As development continues to occur along FM 2154, this property is no longer marketable for rural and agricultural uses.*

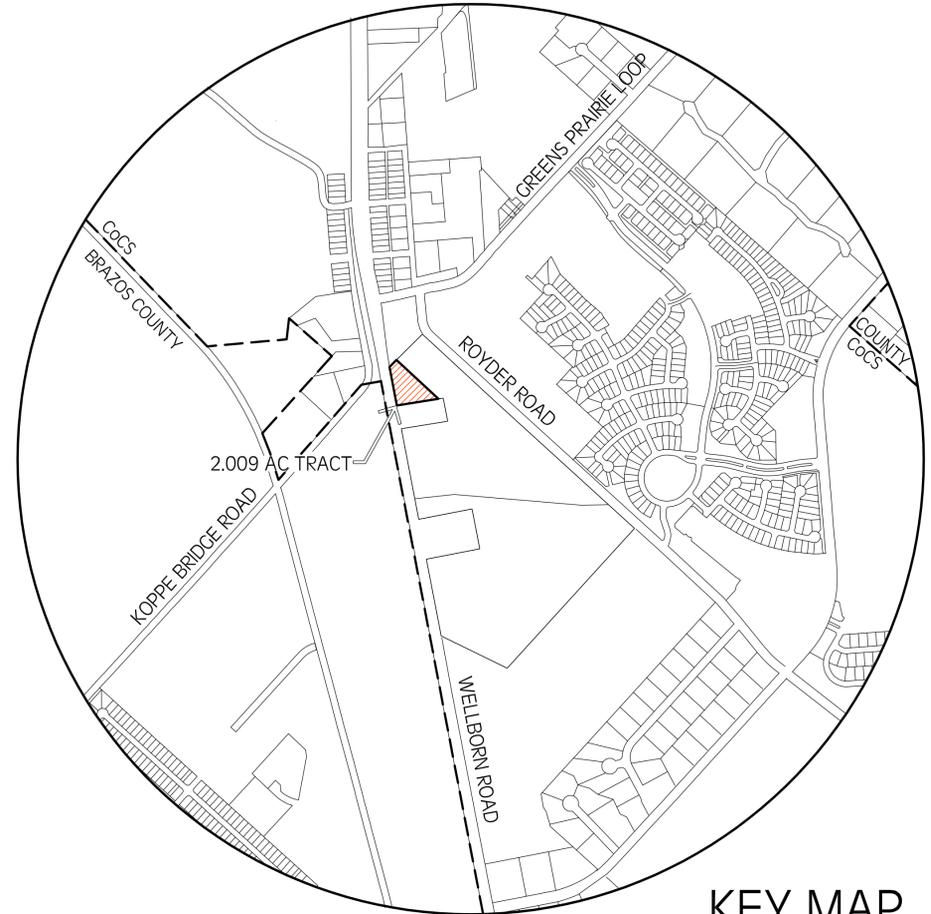
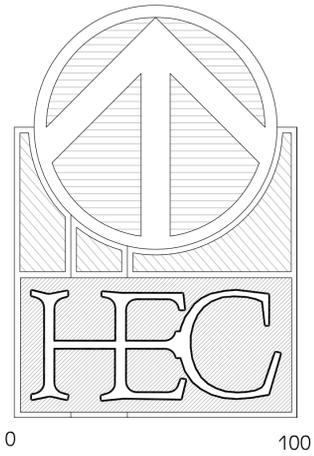
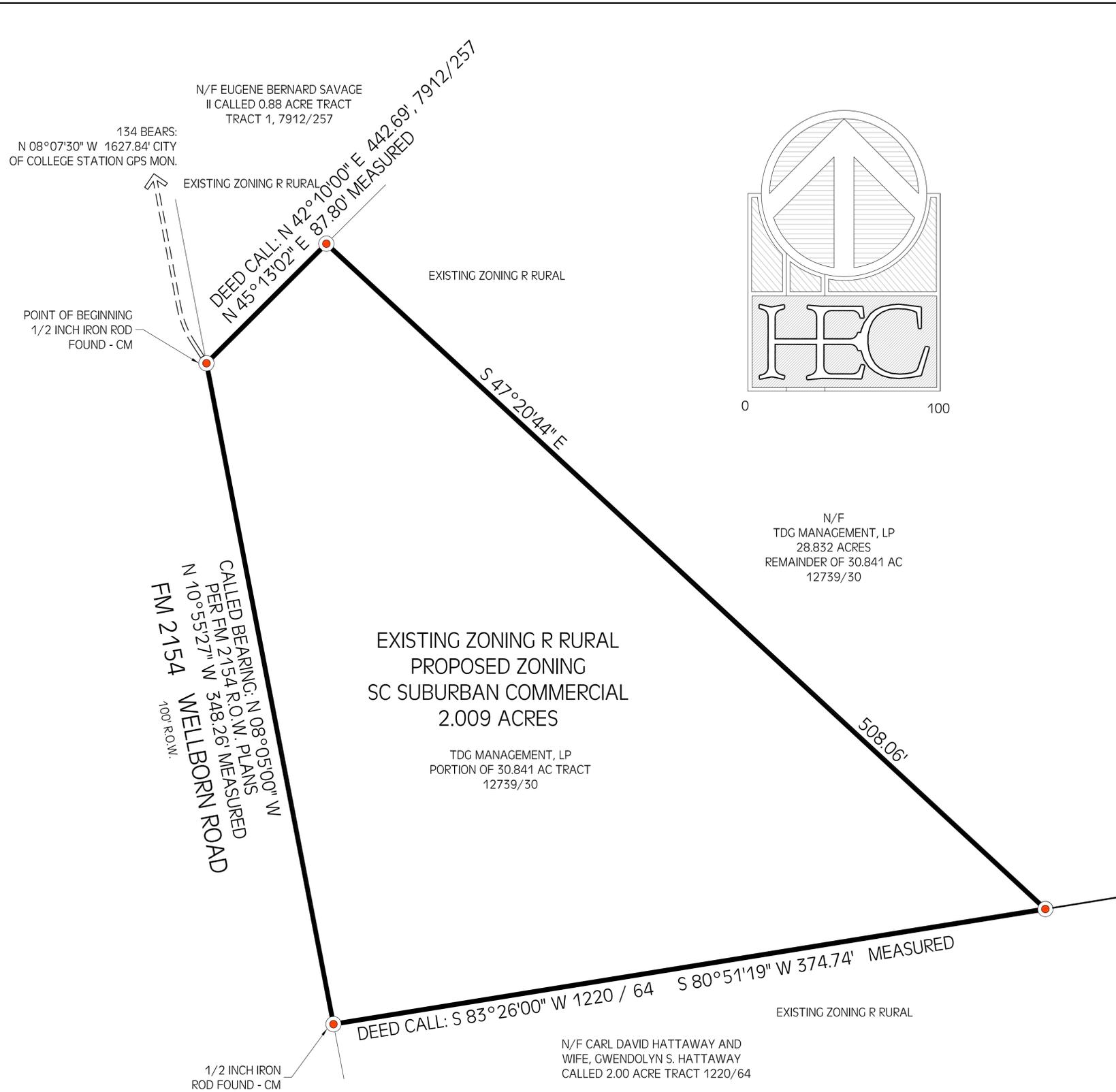
7. List any other reasons to support this zone change.

N/A

*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

Date



KEY MAP

REZONING MAP  
2.009 ACRE TRACT  
SAMUEL DAVIDSON LEAGUE, A-13  
COLLEGE STATION, BRAZOS COUNTY, TEXAS  
SCALE 1"=30'    OCTOBER 23, 2015

PREPARED BY:  
MICHAEL G. HESTER, P.E.  
HESTER ENGINEERING COMPANY #F-3476  
7607 EASTMARK DRIVE, SUITE 253-B  
COLLEGE STATION, TEXAS 77840  
979-693-1100 mhester@hester-engr.com

OWNER & DEVELOPER  
ALTON OFCZARZAK  
TDG MANAGEMENT, LP  
4060 SH6 SOUTH  
COLLEGE STATION, TEXAS 77845  
979-690-1504



## Legislation Details (With Text)

**File #:** 15-0706      **Version:** 1      **Name:** 410 William D. Fitch Parkway- Rezoning  
**Type:** Rezoning      **Status:** Agenda Ready  
**File created:** 11/23/2015      **In control:** Planning and Zoning Commission Regular  
**On agenda:** 12/3/2015      **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 PDD Planned Development District to PDD Planned Development District to amend the Concept Plan and uses for approximately 4.56 acres being Lot 1 Block 11 of the Barron Crossing Subdivision, generally located at 410 William D. Fitch Parkway, more generally located south of William D. Fitch Parkway between Barron Road and Victoria Avenue. Case #REZ2015-000023 (Note: Final action on this item is scheduled for the December 10th City Council meeting - subject to change)

**Sponsors:** Mark Bombek

**Indexes:**

**Code sections:**

**Attachments:** [Staff Report](#)  
[Application](#)  
[Bulk Variance Letter](#)  
[Rezoning Map](#)  
[Concept Plan](#)

Date	Ver.	Action By	Action	Result
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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 PDD Planned Development District to PDD Planned Development District to amend the Concept Plan and uses for approximately 4.56 acres being Lot 1 Block 11 of the Barron Crossing Subdivision, generally located at 410 William D. Fitch Parkway, more generally located south of William D. Fitch Parkway between Barron Road and Victoria Avenue. Case #REZ2015-000023 (Note: Final action on this item is scheduled for the December 10th City Council meeting - subject to change)



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

**REZONING REQUEST**  
**for**  
**410 William D. Fitch Parkway**  
**REZ2015-000023**

**REQUEST:** PDD Planned Development District to PDD Planned Development District to amend the concept plan and proposed uses.

**SCALE:** 4.56 acres

**LOCATION:** 410 William D. Fitch Parkway, Lot 1 Block 11 of the Barron Crossing Subdivision, more generally located south of William D. Fitch between Barron Road and Victoria Avenue.

**APPLICANT:** Crissy Hartl, Mitchell & Morgan, LLP

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

**PROJECT OVERVIEW:** The original Planned Development District was approved in 2013 with the base zoning of SC Suburban Commercial. The applicant has requested the proposed amendment to retain the same SC Suburban Commercial base zoning while adding the use of self-storage facilities, which is currently a prohibited use under the SC Suburban Commercial zoning district.

**RECOMMENDATION:** Staff recommends approval of the amendment to the PDD Planned Development District.



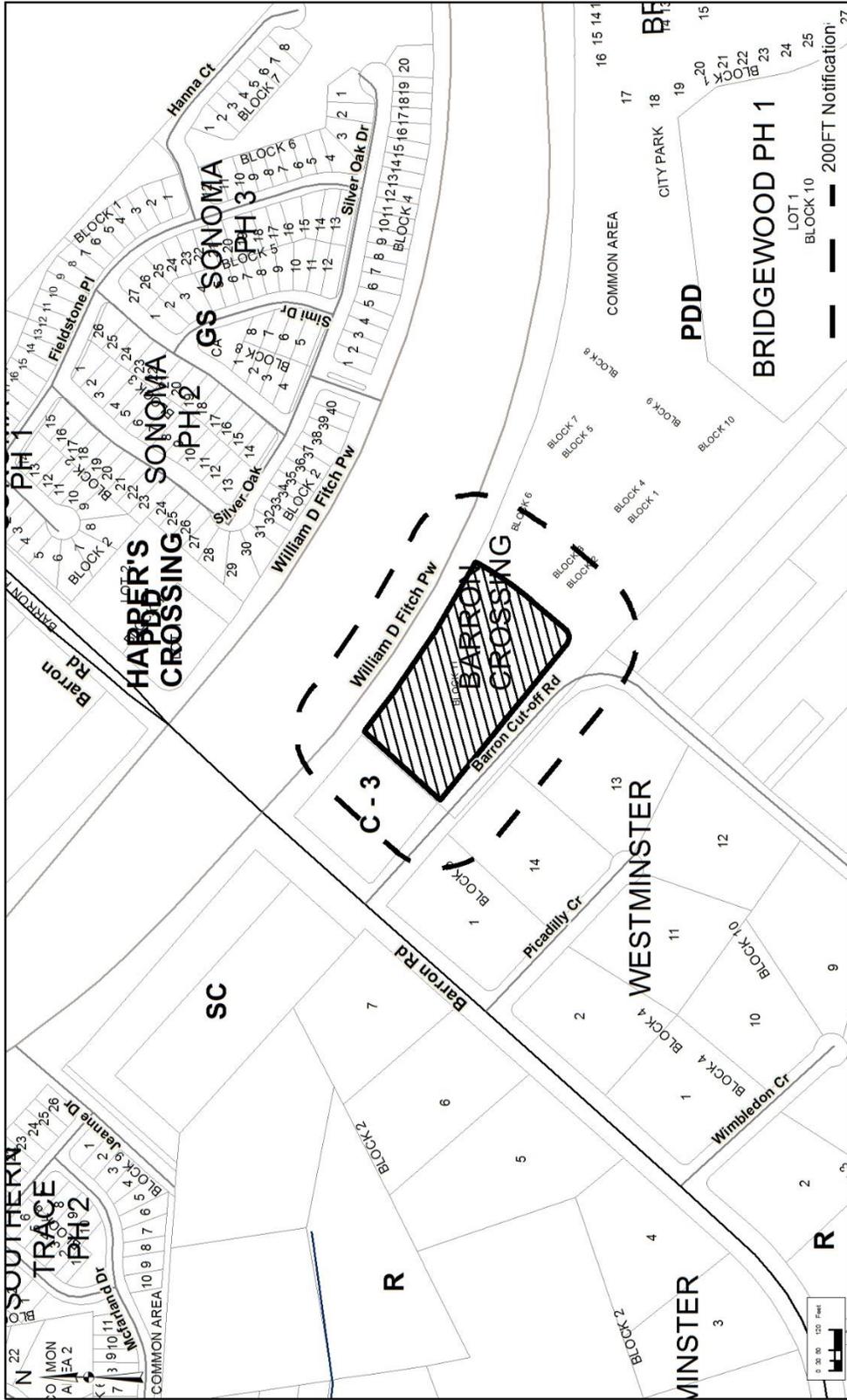
REZONING

Case: REZ2015-000023

SELF STORAGE FACILITY

DEVELOPMENT REVIEW





**Zoning Districts**

R	Rural	R-4	Multi-Family	BPI	Business Park Industrial	PDD	Planned Development District
E	Estate	R-6	High Density Multi-Family	NAP	Natural Areas Protected	WPC	Wolf Pen Creek Dev. Corridor
RS	Restricted Suburban	MHP	Manufactured Home Park	C-3	Light Commercial	NG-1	Core Northgate
GS	General Suburban	O	Office	M-1	Light Industrial	NG-2	Transitional Northgate
R-1B	Single Family Residential	SC	Suburban Commercial	M-2	Heavy Industrial	NG-3	Residential Northgate
D	Duplex	GC	General Commercial	C-U	College and University	OV	Corridor Overlay
T	Townhouse	CI	Commercial-Industrial	R&D	Research and Development	RDD	Redevelopment District
		BP	Business Park	P-MUD	Planned Mixed-Use Development	KO	Krenek Tap Overlay

	<b>DEVELOPMENT REVIEW</b>	<b>SELF STORAGE FACILITY</b>	<b>REZONING</b>
<b>Case:</b> REZ2015-000023			

**NOTIFICATIONS**

Advertised Commission Hearing Date: December 3, 2015  
Advertised Council Hearing Date: December 10, 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:  
NONE

Property owner notices mailed: 6  
Contacts in support: None at the time of this report  
Contacts in opposition: None at the time of this report  
Inquiry contacts: None at the time of this report

**ADJACENT LAND USES**

Direction	Comprehensive Plan	Zoning	Land Use
<b>North</b> (Across William D. Fitch Pkwy)	General Suburban	GS General Suburban	Single-Family
<b>South</b> (Across W.S. Philips Pkwy)	Estate	R Rural	Single-Family
<b>East</b> (Across new Barron Cut-off Road)	Restricted Suburban	PDD Planned Development District	Townhomes
<b>West</b>	Suburban Commercial and Restricted Suburban	C-3 Light Commercial	vacant

**DEVELOPMENT HISTORY**

**Annexation:** June 1995  
**Zoning:** A-O Agricultural Open upon annexation renamed R Rural in 2013; R-1 Single-Family Residential in 2008; PDD Planned Development District in 2013  
**Final Plat:** 2015  
**Site development:** Vacant

**REVIEW CRITERIA**

- 1. Consistency with the Comprehensive Plan:** The subject lot is designated Restricted Suburban on the Comprehensive Plan Future Land Use and Character Map and is also located in Growth Area IV. In general, growth areas are located in greenfields and are intended to allow land use flexibility when coupled with higher design standards. Growth Area IV is intended for less intense suburban activities and cluster development may be

utilized when a large portion (15% or more) of the overall area is retained for open space. In addition, suburban commercial and townhouse uses are permitted in planned developments of at least 30 acres. The proposed development is consistent with the allowable land uses for Growth Area IV and also with surrounding land use designations.

- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The existing PDD enables the development of suburban commercial uses that will be located in the Barron Crossing Subdivision, closer to Barron Road, and will provide a transition for the existing residential areas to William D. Fitch Parkway.
- 3. Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment:** The proposed land uses permitted through this PDD is SC Suburban Commercial with the addition of self-storage facilities which is a use not permitted in the standard SC Suburban Commercial Zoning District due to the use being more intense in nature as well as a use that is more serving of a larger community or region as opposed to a nearby neighborhood. SC Suburban Commercial zoning is intended for neighborhood-oriented commercial uses that will have residential-style architecture. The Suburban Commercial zoning district, along with the residential uses, are suitable adjacent to single-family and appropriate given the close proximity of William D. Fitch Parkway and the future W.S. Phillips Parkway. The applicant feels the request to add self-storage facilities coupled with the additional non-residential architectural standards, buffering, and landscaping standards is suitable for this area given the growing single-family development occurring in the area and the lack of self-storage facilities to serve south College Station.
- 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 PDD Planned Development District. The current zoning district is suitable for the property given the similar zonings and uses of nearby property.
- 5. Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The property can currently be marketed under the existing PDD Planned Development District zoning. However, the applicant has stated, "the property can be marketed for such uses, but it is also tied to the approved concept plan which is very limiting for new proposed developments on this site."
- 6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** There is an existing 12-inch water main to the northwest on Barron Cut-Off Road, which will need to be extended to and through the property to provide water service. There is also an existing 8-inch sanitary sewer main traversing the lot that currently has adequate capacity in the downstream system to accommodate the proposed use. Drainage and other public infrastructure required with site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. Existing infrastructure appears to be adequate for the proposed use at this time. Access to the site will be available via Barron Cut-Off Road.

## REVIEW OF CONCEPT PLAN

The Concept Plan provides an illustration of the general layout of the proposed building and parking areas as well as other site related features. In proposing a PDD, an applicant may also request variations to the general platting and site development standards provided that those variations are outweighed by demonstrated community benefits of the proposed development. The Unified Development Ordinance provides the following review criteria as the basis for reviewing PDD Concept Plans:

1. The proposal will constitute an environment of sustained stability and will be in harmony with the character of the surrounding area;
2. The proposal is in conformity with the policies, goals, and objectives of the Comprehensive Plan, and any subsequently adopted Plans, and will be consistent with the intent and purpose of this Section;
3. The proposal is compatible with existing or permitted uses on abutting sites and will not adversely affect adjacent development;
4. Every dwelling unit need not front on a public street but shall have access to a public street directly or via a court, walkway, public area, or area owned by a homeowners association;
5. The development includes provision of adequate public improvements, including, but not limited to, parks, schools, and other public facilities;
6. The development will not be detrimental to the public health, safety, welfare, or materially injurious to properties or improvements in the vicinity; and
7. The development will not adversely affect the safety and convenience of vehicular, bicycle, or pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonably anticipated in the area considering existing zoning and land uses in the area.

**General:** The proposed Concept Plan includes uses permitted through SC Suburban Commercial with the addition of self-storage facilities as a permitted use. The development will follow all requirements of SC Suburban Commercial zoning district with buildings ranging in sizes from 9,600 square feet up to 14,500 square feet.

### Permitted Uses:

- Self-Storage facilities
- Uses permitted under SC Suburban Commercial zoning

### Base Zoning and Meritorious Modifications

At the time of site plan, the project will need to meet all applicable site development standards and platting requirements of the Unified Development Ordinance for the SC Suburban Commercial zoning, except where meritorious modifications are granted with the PDD zoning. The applicant is requesting the following meritorious modification:

1. Allowing Self-Storage facilities as a permitted use. The applicant provided the following statement as their reasoning to show the use's appropriateness;

*“Currently, self-storage uses are only permitted in GC General Commercial, CI Commercial Industrial and BPI Business Park Industrial. We believe that self-storage is a use that is appropriate for the SC Suburban Commercial district as it fits within the description of the district, which “is intended to provide low-density commercial uses that provide services to nearby neighborhoods” as stated in the Unified Development Ordinance.”*

### **Community Benefits**

The applicant has listed the following as community benefits proposed by the development that will offset the modifications requested under the PDD Planned Development District;

1. Due to the low utility demands of a self-storage facility, this development is allowing the city to reserve more wastewater capacity in an impact fee area than what would be required for another use in the Suburban Commercial district.
2. This self-storage facility will permit business activities between 9:00 am and 6:00 pm. After these business hours, the site will operate on reduced lighting and restrict access to its tenants, eliminating traffic, noise and other nuisances to the surrounding residences in the evenings. This modern storage business will provide a very quiet, buffer-like use that limits access only to tenants, generates minimal traffic impact, and provides a quiet, and attractive aesthetic along the major corridors. Such a use adds distinct benefit to other nearby uses, serving as insulator between low-impact residential and higher impact retail-type uses.

### **STAFF RECOMMENDATION**

Staff recommends approval of the amendment to the PDD Planned Development District.

### **SUPPORTING MATERIALS**

1. Application
2. Bulk Variance Letter
3. Rezoning Map
4. Concept Plan



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

## ZONING MAP AMENDMENT (REZONING) APPLICATION PLANNED DISTRICTS

- (Check one)  (\$1,165) Planned Development District (PDD)  
 (\$1,165) Planned Mixed-Used Development (P-MUD)  
 (\$315) Modification to Existing PDD or P-MUD Amendment - Planning & Zoning Commission and City Council Review

*Please use Concept Plan Minor Amendment Application for minor amendments as per Section 3.4.J of the UDO.*

### MINIMUM SUBMITTAL REQUIREMENTS:

- \$315 - 1,165 Rezoning Application Fee.
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Traffic Impact Analysis or calculations of projected vehicle trips showing that a TIA is not necessary for the proposed request.
- One (1) copy of a fully dimensioned Rezoning Map on 24"x36" paper showing:
  - a. Land affected;
  - b. Legal description of area of proposed change;
  - c. Present zoning;
  - d. Zoning classification of all abutting land; and
  - e. All public and private rights-of-way and easements bounding and intersecting subject land.
- Written legal description of subject property (metes & bounds or lot & block of subdivision, whichever is applicable).
- A CAD (dxf/dwg) - model space State Plane NAD 83 or GIS (shp) digital file (e-mailed to [pdsdigitalsubmittal@cstx.gov](mailto:pdsdigitalsubmittal@cstx.gov)).
- One (1) copy of the Concept Plan on 24"x36" paper in accordance with Section 3.4.D of the UDO.
- One (1) copy of the Concept Plan on 8.5"x11" paper in accordance with Section 3.4.D of the UDO.
- The attached Concept Plan checklist with all items checked off or a brief explanation as to why they are not checked off.

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

Date of Optional Preapplication Conference July 1, 2015

NAME OF PROJECT William D. Fitch Self Storage Development

ADDRESS 410 William D. Fitch Parkway

LEGAL DESCRIPTION (Lot, Block, Subdivision) Lot 1, Block 11, Barron Crossing Subdivision

GENERAL LOCATION OF PROPERTY IF NOT PLATTED:

*4.56 acres located at William D. Fitch Parkway, and the future WS Phillips Parkway and future Barron Cut-Off Road*

TOTAL ACREAGE 4.56 acres

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

Name Mitchell & Morgan, LLC c/o Crissy Hartl E-mail crissy@mitchellandmorgan.com  
Street Address 3204 Earl Rudder Freeway S.  
City College Station State TX Zip Code 77845  
Phone Number 979-260-6963 Fax Number 979-260-3564

PROPERTY OWNER'S INFORMATION:

Name BCS Development Co. c/o Doug French E-mail dfrench@stylecraft-builders.co  
Street Address 4090 SH-6 South  
City College Station State TX Zip Code 77845  
Phone Number (979) 690-1222 Fax Number \_\_\_\_\_

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

Name Mayne Properties, LP E-mail hmayne@maynecompanies.com  
Street Address 24 Greenway Plaza, Ste. 546  
City Houston State TX Zip Code 77046  
Phone Number 832.485.1925 Fax Number \_\_\_\_\_

This property was conveyed to owner by deed dated October 13, 2005 and recorded in Volume 6985, Page 42 of the Brazos County Official Records.

Existing Zoning PDD Planned Development District Proposed Zoning PDD Planned Development District

Present Use of Property Vacant/Undeveloped

Proposed Use of Property Self-storage Facility

Proposed Use(s) of Property for PDD, if applicable:

A self-storage facility to serve the surrounding residential areas.

P-MUD uses are prescribed in Section 6.2.C. Use Table of the Unified Development Ordinance.

If P-MUD:

Approximate percentage of residential land uses: N/A

Approximate percentage of non-residential land uses: N/A

**REZONING SUPPORTING INFORMATION**

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

As single-family residential areas continue to develop in south College Station, there is a growing need for storage facilities to serve the residents at a location close to these neighborhoods.

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

*The request is in accordance with the Comprehensive Plan as it is classified as Restricted Suburban. The Comprehensive Plan allows for suburban or commercial activities if they are part of a planned development of at least 30 acres. This property originally received Planned Development approval as a part of a larger 75 acre tract.*

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 property abuts C-3 Light Commercial to the northwest, and a townhouse use in a Planned Development District to the southeast. W.S. Phillips Parkway and Barron Cut-off Road will both serve as a natural barrier between this property and the residential uses to the south and southeast. A self-storage facility is compatible with uses permitted in C-3 and the surrounding residential areas as it is a light commercial use that will serve these neighborhoods.*

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

*This property is suited for small scale commercial developments that will support and serve the surrounding residences. We are requesting a base district of Suburban Commercial and asking that self-storage activities also be allowed on this property to support and serve the surrounding residences.*

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

*The property is currently zoned PDD with Suburban Commercial as the base zoning district. The property is suitable for Suburban Commercial activities.*

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

*The current zoning district is a PDD with a base zoning as Suburban Commercial. The property can be marketed for such uses, but it is also tied to the approved concept plan which is very limiting for new proposed developments on this site.*

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

*A commissioned market study for this development indicated that College Station is undersupplied for self-storage options and with the growing population, particularly single-family residences in south College Station, there is and will be a demand for more self-storage facilities.*

8. State the purpose and intent of the proposed development.

*To develop a self-storage facility that will serve the fast-growing residential areas in south College Station.*

### CONCEPT PLAN SUPPORTING INFORMATION

1. What is the range of future building heights?

*Building heights will range from approximately 11' to 15'.*

2. Provide a general statement regarding the proposed drainage.

*Per the drainage report by McClure & Browne dated November 19, 2014, the development of this property has been accounted for in the overall drainage design of the Barron Crossing Subdivision.*

3. List the general bulk or dimensional variations sought.

*Please see attached bulk variance letter.*

4. If variations are sought, please provide a list of community benefits and/or innovative design concepts to justify the request.

*Please see attached bulk variance letter.*

5. Explain how the concept plan proposal will constitute an environment of sustained stability and will be in harmony with the character of the surrounding area.

*The concept plan details that the visible facades of the storage building areas will meet the Non-residential Architectural Standards for suburban commercial developments, which will blend in with the character of the surrounding area and thus maintain a harmonious and stable environment.*

6. Explain how the proposal is in conformity with the policies, goals, and objectives of the Comprehensive Plan.

*The Comprehensive Plan states that suburban or neighborhood commercial activities in the Restricted Suburban portion of this growth area may be permitted if they are part of a larger planned development. The previously approved PDD for this property permitted Suburban Commercial uses which are intended to provide low-density commercial uses that provide services to nearby neighborhoods. This proposal conforms with these policies, goals and objectives.*

7. Explain how the concept plan proposal is compatible with existing or permitted uses on abutting sites and will not adversely affect adjacent development.

*The development abuts an abandoned and non-conforming single-family use to the northwest. The property is zoned C-3 and any future development under this district will be compatible with the proposed storage facility. Further, the development will not affect the conforming adjacent single-family residences as it will be buffered by future public rights of way and will meet all single-family protection ordinances, including but not limited to noise and lighting.*

8. State how dwelling units shall have access to a public street if they do not front on a public street.

*Not applicable.*

9. State how the development has provided adequate public improvements, including, but not limited to: parks, schools, and other public facilities.

*The development will provide adequate improvements to public infrastructure and facilities in accordance with the City's plans and ordinances.*

10. Explain how the concept plan proposal will not be detrimental to the public health, safety, or welfare, or be materially injurious to properties or improvements in the vicinity.

*The proposed development as detailed on the concept plan illustrates that the self-storage units will meet NIRA standards and will not be detrimental to the public health, safety, or welfare or be materially injurious to properties or improvements in the vicinity. Additionally, all single-family protection ordinances will be followed.*

11. Explain how the concept plan proposal will not adversely affect the safety and convenience of vehicular, bicycle, or pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonable anticipated in the area considering existing zoning and land uses in the area.

*The proposed development as a self-storage facility will not adversely affect the safety and convenience of vehicular, bicycle, or pedestrian circulation in the vicinity as self-storage uses are considered a low traffic generator. The development will take access from the future Barron Cut-Off Road and traffic can feed to either William D. Fitch Parkway or the future W.S. Phillips Parkway.*

Please note that a "complete site plan" must be submitted to Planning & Development Services for a formal review after the "concept plan" has been approved by the City Council prior to the issuance of a building permit - except for single-family development.

*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

Vice President

9/21/15

Date

**CONCEPTUAL PDD/P-MUD SITE PLAN MINIMUM REQUIREMENTS  
(ALL CITY ORDINANCES MUST BE MET)  
INCLUDING BUT NOT LIMITED TO THE FOLLOWING:**

- A key map (not necessarily to scale).
- Title block to include:
  - Name, address, location, and legal description.
  - Name, address, and telephone number of applicant
  - Name, address, and telephone number of developer/owner (if differs from applicant)
  - Name, address, and telephone number of architect/engineer (if differs from applicant)
  - Date of submittal
  - Total site area
- North arrow.
- 100-year floodplain and floodway (if applicable) on or adjacent to the proposed project site, note if there is none on the site.
- Show the approximate location of the following:
  - Parking areas
  - Building sites and an indication of their use
  - Artificially lit areas
  - Open spaces/conservation areas
  - Greenways
  - Streets and access
  - Parks
  - Schools
  - Trails
  - Buffer areas (or a statement indicating buffering proposed)
  - Other special features
- Approximate accessways, pedestrian and bikeways.
- Common and open space areas.



Mark Bombek  
City of College Station  
Planning and Development Services  
P.O. Box 9960  
College Station, TX 77842

October 23, 2015

**Re: SELF STORAGE FACILITY AT SH 40 AND BARRON ROAD (REZ-PDD)**

Dear Mark,

As discussed, we are requesting the following bulk variances.

**Listed below are the bulk variances that we are seeking for the rezoning:**

Understanding that we must choose a base zoning district for the residential development upon which we base all variance requests, we have chosen SC – Suburban Commercial.

1. Self-storage use in Suburban Commercial

Currently, self-storage uses are only permitted in GC General Commercial, CI Commercial Industrial and BPI Business Park Industrial. We believe that self-storage is a use that is appropriate for the SC Suburban Commercial district as it fits within the description of the district, which “is intended to provide low-density commercial uses that provide services to nearby neighborhoods” as stated in the Unified Development Ordinance.

As stated in the UDO, the purpose of the Planned Development district is to promote and encourage innovative development that is sensitive to surrounding land uses and to the natural environment. A PDD may be used to permit new or innovative concepts in land utilization not permitted by other zoning districts. Finally, the PD District allows development to vary from certain development standards so long as there are community benefits which outweigh the requested modifications. We believe that this project offers a desired development opportunity and its community benefits certainly outweigh modifications being requested. These community benefits are as follows:

1. Due to the low utility demands of a self-storage facility, this development is allowing the city to reserve more wastewater capacity in an impact fee area than what would be required for another use in the Suburban Commercial district.
2. This self-storage facility will permit business activities between 9 am and 6 pm. After these business hours, the site will operate on reduced lighting and restrict access to its tenants, eliminating traffic, noise and other nuisances to the surrounding residences in the evenings. This modern storage business will provide a very quiet, buffer-like use that limits access only to tenants, generates minimal traffic impact, and provides a quiet, and attractive aesthetic along the major corridors. Such a use adds distinct benefit to other nearby uses, serving as an insulator between low-impact residential and higher impact retail-type uses.

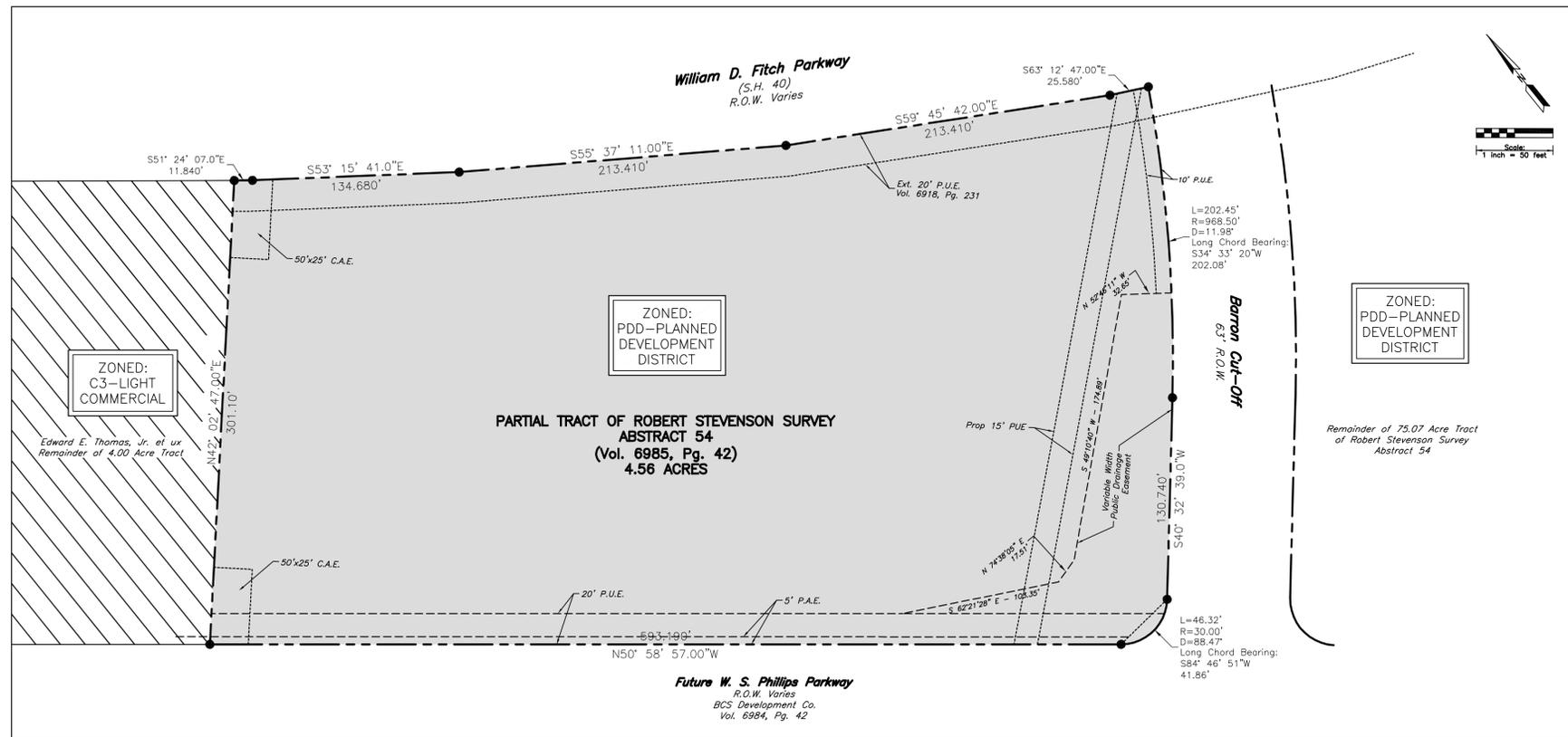
Thank you very much. If you have any questions please do not hesitate to call.

Sincerely,

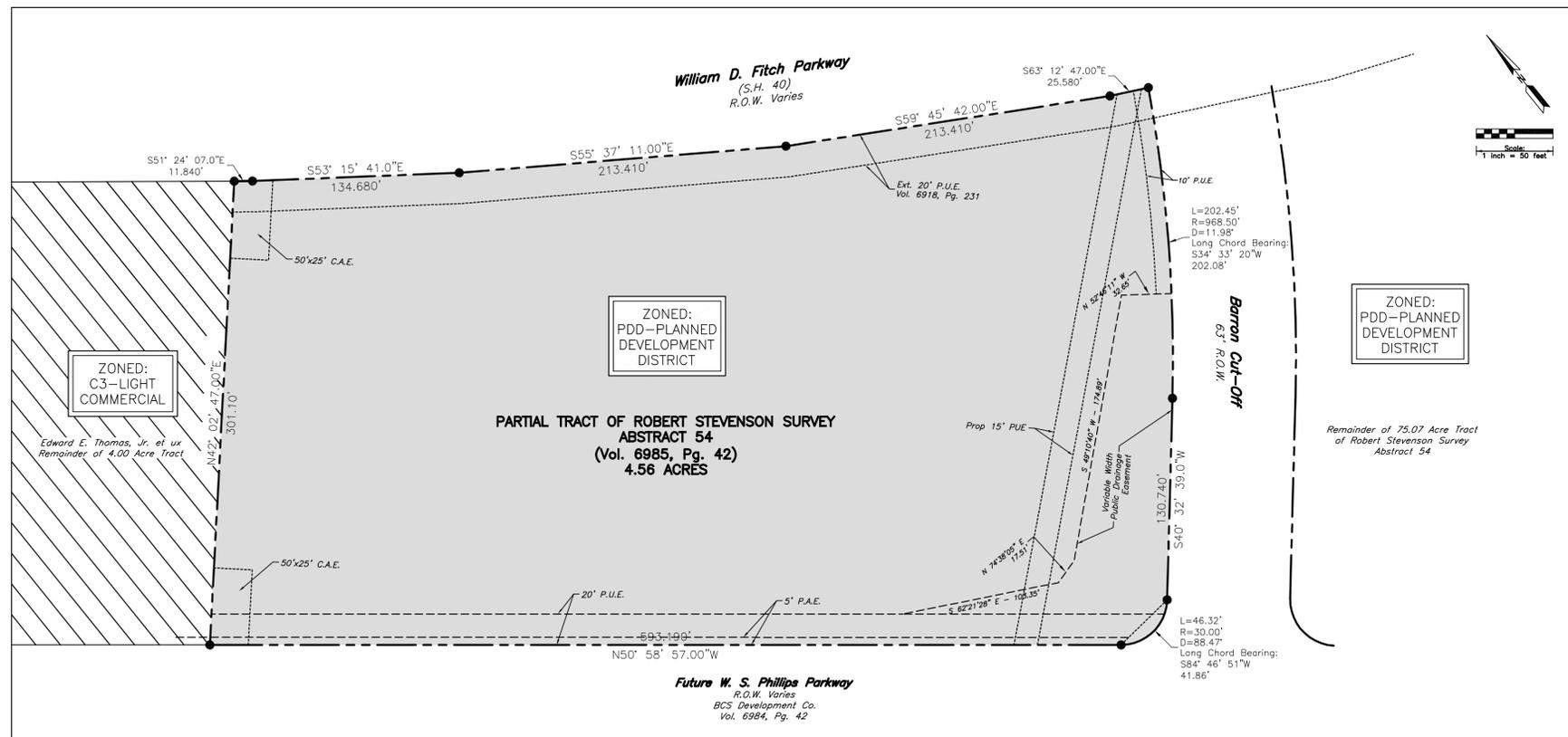
A handwritten signature in black ink that reads "Crissy Hartl". The signature is written in a cursive style with a large, looped "C" and a long, sweeping "H".

Crissy Hartl, AICP  
Staff Planner

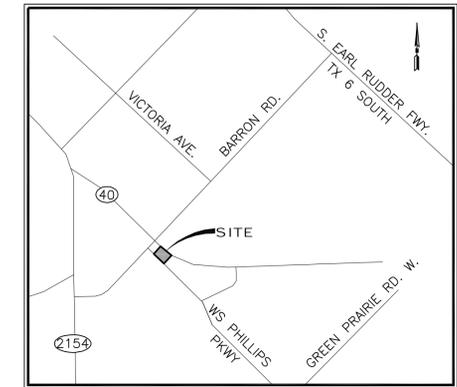
cc: File



## EXISTING ZONING



## PROPOSED ZONING



Revisions

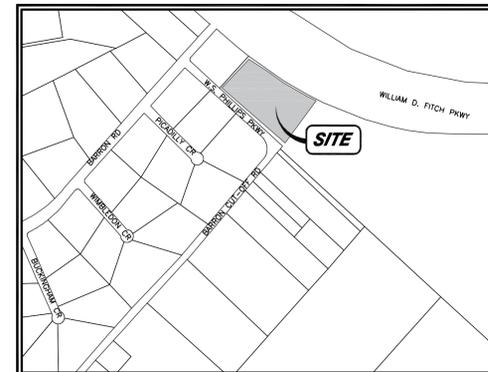
**REZONING MAP**  
William D. Fitch  
Self Storage Development

**RM**

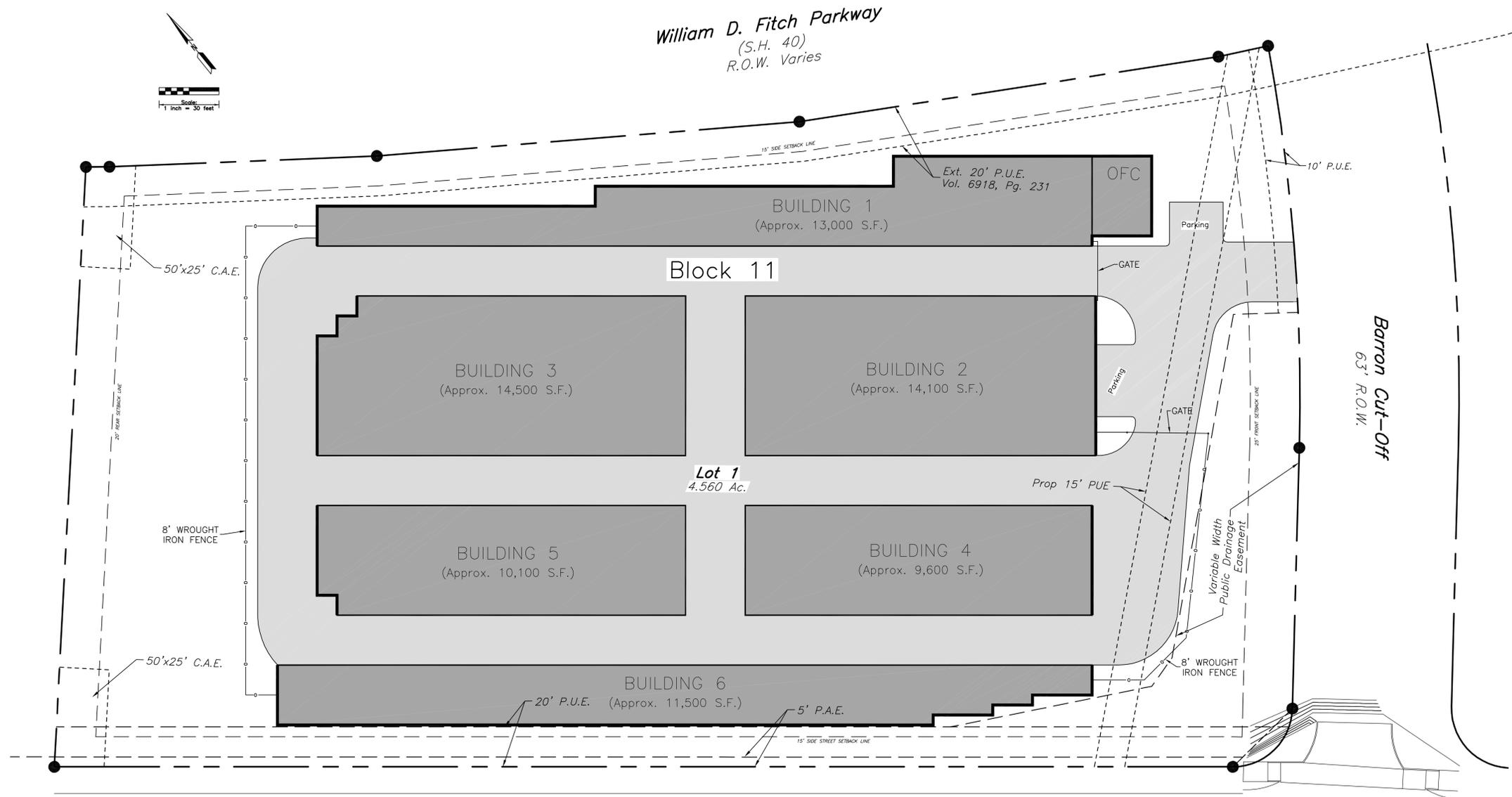
General Notes:

1. No floodplain on site.
2. The development will not include parks, greenways, conservation areas, schools, trails, or buffer areas.
3. All site lighting will comply with City of College Station ordinances.
4. This property is located in the Spring Creek Sanitary Sewer Impact Fee Area.
5. Detention is required and shall be provided for this site.

LEGEND	
	Building facades identified as visible or facing rights-of-way
	Property Boundary
	Easements
	8" Wrought Iron Fence
	Pavement
	Building



VICINITY MAP  
(NTS)



Future W. S. Phillips Parkway  
R.O.W. Varies  
BCS Development Co.  
Vol. 6984, Pg. 42



T.979.260.6963

F.979.260.3564

TX. FIRM # F-1443

3204 EARL RUDDER FWY S  
COLLEGE STATION, TX 77840

PLAN & DESIGN SPECIALISTS IN  
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www.mitchellandmorgan.com

For Information Only  
These documents are not  
binding for any purpose.  
Issued by Mitchell Morgan, P.E.  
No. 77889

September, 2015  
Designed By: JTB  
Drawn By: JTB  
Checked By: JTB

Prepared For:  
Mayne Properties  
c/o Howard &  
Russell Mayne  
24 Greenway Plaza  
Suite 546  
Houston, TX 77046

Revisions

CONCEPT PLAN  
William D. Fitch  
Self Storage Development

CP