



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

**Planning & Zoning
Commission**

January 5, 2012

City Hall

*1101 Texas Avenue,
College Station, Texas*

Workshop Meeting 6:00 PM

Regular Meeting 7:00 PM

Council Chambers



AGENDA
PLANNING & ZONING COMMISSION
WORKSHOP MEETING
JANUARY 5, 2012, AT 6:00 P.M.
CITY HALL COUNCIL CHAMBERS
1101 TEXAS AVENUE
COLLEGE STATION, TEXAS

1. Call the meeting to order.
2. Discussion of consent and regular agenda items.
3. Discussion of Minor and Amending Plats approved by Staff.
 - Final Plat ~ Amending Plat ~ Deer Park Subdivision
4. Presentation, possible action, and discussion regarding the development of and status of items within the draft 2012 P&Z Plan of Work (see attached). **(JS)**
5. Presentation, possible action, and discussion related to an update on the Economic Development Master Plan. **(BC)**
6. Presentation, possible action, and discussion regarding an update on the following item:
 - A rezoning request for 1.97 acres located at 300 Texas Avenue from C-1, General Commercial to PDD, Planned Development District for a hotel. The Planning & Zoning Commission heard this item on November 17 and voted 6-0 to recommend approval. The City Council heard this item on December 8 and voted 7-0 to approve the rezoning.
7. Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings.
 - January 6, 2012 ~ Zoning District Subcommittee Meeting ~ 2nd Floor Conference Room ~ 9:00 a.m.
 - January 12, 2012 ~ City Council Meeting ~ Council Chambers ~ Workshop 3:00 p.m. and Regular 7:00 p.m.
 - January 17, 2012 ~ Southside Neighborhood Plan Neighborhood Resource Team Meeting ~ TBD ~ 6:30 p.m.
 - January 19, 2012 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
 - January 26, 2012 ~ Joint Workshop with City Council ~ Council Chambers ~ 3:00 p.m.

8. Discussion, review and possible action regarding the following meetings: Design Review Board, Council Transportation Committee, Joint Parks / Planning & Zoning Subcommittee, Neighborhood Plan Stakeholder Resource Team, BioCorridor Committee, Medical Corridor Committee, Lick Creek Nature Center Task Force, and Zoning District Subcommittee.
9. Discussion and possible action on future agenda items – A Planning & Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
10. Adjourn.

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

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

Notice is hereby given that a Workshop Meeting of the College Station Planning & Zoning Commission, College Station, Texas will be held on January 5, 2012 at 6:00 PM at the City Hall Council Chambers, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda.

Posted this the _____ Day _____ day of December, 2011, at _____ time .

CITY OF COLLEGE STATION, TEXAS

By _____
Sherry Mashburn, City Secretary

By _____
David Neeley, City Manager

I, the undersigned, do hereby certify that the above Notice of the Workshop Meeting of the Planning & Zoning Commission of the City of College Station, Texas, is a true and correct copy of said Notice and that I posted a true and correct copy of said notice on the bulletin board at City Hall, 1101 Texas Avenue, in College Station, Texas, and the City's website, www.cstx.gov. The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on December _____ Day , 2011, at _____ Time and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

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

Dated this _____ day of _____, 2011.

CITY OF COLLEGE STATION, TEXAS

By _____

Subscribed and sworn to before me on this the _____ day of _____, 2011.

Notary Public- Brazos County, Texas

My commission expires: _____

This building is wheelchair accessible. Handicap parking spaces are available. Any request for sign interpretive service must be made 48 hours before the meeting. To make arrangements call (979) 764-3517 or (TDD) 1-800-735-2989. Agendas may be viewed on www.cstx.gov. Planning and Zoning Commission meetings are broadcast live on Cable Access Channel 19.



AGENDA
PLANNING & ZONING COMMISSION
REGULAR MEETING
JANUARY 5, 2012, AT 7:00 P.M.
CITY HALL COUNCIL CHAMBERS
1101 TEXAS AVENUE
COLLEGE STATION, TEXAS

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

All matters listed under Item 3, Consent Agenda, are considered routine by the Planning & Zoning Commission and will be enacted by one motion. These items include preliminary plans and final plats, where staff has found compliance with all minimum subdivision regulations. All items approved by Consent are approved with any and all staff recommendations. There will not be separate discussion of these items. If any Commissioner desires to discuss an item on the Consent Agenda it will be moved to the Regular Agenda for further consideration.

4. **Consent Agenda.**
 - 4.1 Consideration, discussion, and possible action on Absence Requests from meetings.
 - Craig Hall ~ December 15, 2011
 - 4.2 Consideration, discussion, and possible action to approve meeting Minutes.
 - December 15, 2011 ~ Workshop
 - December 15, 2011 ~ Regular

Regular Agenda

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

6. Public hearing, presentation, possible action, and discussion on a Final Plat for Greens Prairie Center Phase 3, Block 3, Lots 1R and 2R, being a replat of Greens Prairie Center Phase 3, Block 3, Lot 1, consisting of two lots on 16.958 acres located at 1590 Arrington Road. **Case #11-00500152 (MR)**
7. Public hearing, presentation, possible action, and discussion regarding a rezoning from A-O Agricultural Open to PDD Planned Development District for 2.39 acres located at 12900 Old Wellborn Road, generally located at the intersection with North Graham Road. **Case #11-00500024 (JS) (Note: Final action on this item is scheduled for the January 26, 2012 City Council Meeting - subject to change)**
8. Public hearing, presentation, possible action, and discussion regarding a rezoning from R-3 Townhouse to R-4 Multi-Family Residential for 10.434 acres located at 4050 Holleman Drive South, generally located south of the Las Palomas Subdivision. **Case #11-00500146 (LH) (Note: Final action on this item is scheduled for the January 26, 2012 City Council Meeting - subject to change)**
9. Discussion and possible action on future agenda items – A Planning & Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
10. Adjourn.

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

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

Notice is hereby given that a Regular Meeting of the College Station Planning & Zoning Commission, College Station, Texas will be held on January 5, 2012 at 7:00 p.m. at the City Hall Council Chambers, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda.

Posted this the ____ day of December, 2011, at _____

CITY OF COLLEGE STATION, TEXAS

By _____
Sherry Mashburn, City Secretary

By _____
David Neeley, City Manager

I, the undersigned, do hereby certify that the above Notice of Meeting of the Planning & Zoning Commission of the City of College Station, Texas, is a true and correct copy of said Notice and that I posted a true and correct copy of said notice on the bulletin board at City Hall, 1101 Texas Avenue, in College Station, Texas, and the City's website, www.cstx.gov. The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on December ____, 2011, at _____ and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

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

Dated this ____ day of _____, 2011.

CITY OF COLLEGE STATION, TEXAS

By _____

Subscribed and sworn to before me on this the _____ day of _____, 2011.

Notary Public- Brazos County, Texas

My commission expires: _____

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DRAFT 2012 Planning & Zoning Commission Plan of Work

Comprehensive Plan Implementation

Implementation of Adopted Plans	
<p>Summary:</p> <p>Implementation of adopted master plans and neighborhood, district, and corridor plans, namely: Central College Station Neighborhood Plan, Eastgate Neighborhood Plan, Bicycle, Pedestrian, and Greenways Master Plan, Parks and Recreation Master Plan, Water Master Plan, and Waste Water Master Plan.</p>	<p>Project Dates:</p> <p>11/2/11: Presentation to College Hills Neighborhood Association regarding pursuit of single-family overlay.</p> <p>1/23/12: Lick Creek multi-use path public meeting at Pebble Creek Elementary at 7 PM.</p> <p>1/25/12: Lick Creek multi-use path public meeting at Creek View Elementary at 7 PM.</p>
Staff Assigned: P&DS Staff	Anticipated Completion: On-going

Medical District Plan	
<p>Summary:</p> <p>In partnership with the College Station Medical Center and other stakeholders, development of a plan focused on the creation of a healthcare and wellness district centered at the intersection of Rock Prairie Road and State Highway 6.</p>	<p>Project Dates:</p> <p>10/25/11: Consultant presented draft plan at final Medical Corridor Advisory Committee meeting.</p>
Staff Assigned: JP	Anticipated Completion: Spring 2012

BioCorridor Plan	
<p>Summary:</p> <p>In collaboration with the City of Bryan and other stakeholders, development of a corridor plan near State Hwy 47 and Raymond Stotzer Pkwy to realize a unique research district where plant, animal, and human health may be studied in one place.</p>	<p>Project Dates:</p> <p>12/6/11: P&Z Biocorridor Subcommittee meeting.</p> <p>12/21/11: Councils adopted Inter-Local Agreement regarding BioCorridor.</p> <p>1/19/12: P&Z Workshop update regarding plan.</p>
Staff Assigned: MH, BC	Anticipated Completion: Spring 2012

Southside Area Neighborhood Plan	
<p>Summary:</p> <p>Development of neighborhood plan for a number of unique neighborhoods including Oakwood, College Park, portions of the Knoll, McCullough Subdivision, Redmond Terrace, and Wolf Pen Village. The plan area is generally bounded by George Bush Drive, Texas Avenue, and Wellborn Road.</p>	<p>Project Dates:</p> <p>12/13/11: Neighborhood Resource Team at St. Thomas Episcopal Church.</p> <p>12/15/11: Update at P&Z Workshop</p> <p>1/31/12-2/1/12: Individual Area Meetings</p>
Staff Assigned: JP, LH	Anticipated Completion: Summer 2012

Wellborn District Plan	
<p>Summary:</p> <p>Development of district plan for the recently annexed Wellborn area that contains elements of a rural historic community with a unique character that residents of the area desire to retain.</p>	<p>Project Dates:</p> <p>12/11: Facilitation contract finalized.</p> <p>February 2012: District Plan Kick-Off Meeting anticipated.</p>
Staff Assigned: MR, LH	Anticipated Completion: Fall 2012

Economic Development Master Plan	
<p>Summary:</p> <p>Development of a Master Plan to provide consistent direction on how the City will help ensure its economic health for years to come while providing a positive business development environment.</p>	<p>Project Dates:</p> <p>10/10/11: RFQ sent out for consultants.</p> <p>10/24/11: Statement of Qualifications received; currently working on Scope of Work with top candidate.</p> <p>1/5/12: P&Z Workshop update on Master Plan.</p>
Staff Assigned: P&DS Staff	Anticipated Completion: Fall 2012

New Zoning Districts	
<p>Summary:</p> <p>Create and adopt new zoning districts to implement character and land use designations identified in the Comprehensive Plan.</p>	<p>Project Dates:</p> <p>12/1/11: P&Z update and formation of P&Z Subcommittee.</p> <p>1/6/12: P&Z Subcommittee meeting.</p>
Staff Assigned: JP	Anticipated Completion:

Employment Diversification

Diversification of Employment Opportunities	
<p>Summary:</p> <p>Discuss workforce and employment opportunities in the community and strategies to increase their diversity and the City's role in providing a positive business development environment.</p>	<p>Project Dates:</p>
Staff Assigned: P&DS Staff	Anticipated Completion:

Housing

Affordable Housing	
<p>Summary:</p> <p>Discuss how housing affordability is measured and provide information on affordability of homes in the College Station and Bryan housing markets.</p>	<p>Project Dates:</p>
Staff Assigned: P&DS Staff	Anticipated Completion:

Role of Planning and Regulation	
<p>Summary:</p> <p>Discuss role of planning and regulation on housing supply and value.</p>	<p>Project Dates:</p>
Staff Assigned: P&DS Staff	Anticipated Completion:

Impact of Student Housing Market	
<p>Summary:</p> <p>Discuss impact of single-family dwellings used for student rental purposes on the local housing market.</p>	<p>Project Dates:</p>
Staff Assigned: P&DS Staff	Anticipated Completion:

Brittany Caldwell - Re: December 15 P&Z

From: "Craig & Jean Hall" <candjhall@gmail.com>
To: Brittany Caldwell <Bcaldwell@cstx.gov>
Date: 12/15/2011 11:01 AM
Subject: Re: December 15 P&Z

Good Day Brittany,

If you don't need my presence for a quorum, I am requesting to be excused from the meeting on the 15th. I have had a body aching cold for a week and thought I could have it under control, but it still is with me.

Sorry this is late, but I had hoped to be more active. If you need me, let me know today and I will load up with cough syrup.

Craig Hall

On Thu, Dec 8, 2011 at 11:56 AM, Brittany Caldwell <Bcaldwell@cstx.gov> wrote:

Please let me know if you will be unable to attend the P&Z meeting on December 15. Thank you!

Brittany Caldwell

Administrative Support Specialist

Planning & Development

City of College Station

P.O. Box 9960

College Station, TX 77842

Office: [979.764.3570](tel:979.764.3570)

Fax: [979.764.3496](tel:979.764.3496)

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City of College Station
Home of Texas A&M University ®

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J. C. Hall

MINUTES
PLANNING & ZONING COMMISSION
Workshop Meeting
December 15, 2011, 6:00 p.m.
City Hall Council Chambers
College Station, Texas

COMMISSIONERS PRESENT: Chairman Mike Ashfield, Bo Miles, Jodi Warner, Jim Ross, and James Benham

COMMISSIONERS ABSENT: Craig Hall and Jerome Rektorik

CITY COUNCIL MEMBERS PRESENT: None

CITY STAFF PRESENT: Lance Simms, Alan Gibbs, Jennifer Prochazka, Jason Schubert, Joe Guerra, Venessa Garza, Josh Norton, Morgan Hester, Adam Falco, Brittany Caldwell, and Carrie McHugh

1. Call the meeting to order.

Chairman Ashfield called the meeting to order at 6:05 p.m.

2. Discussion of consent and regular agenda items.

There was general discussion regarding Regular Agenda Item 6.

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

- Final Plat – Minor Plat – Indian Lakes Subdivision, Ph 1, Block 1, Lots 5R1 & 5R2.
Staff Planner Hester reviewed the minor plat that was approved by Staff.

4. Presentation, possible action, and discussion regarding the development of and status of items within the draft 2012 P&Z Plan of Work (see attached). **(JS)**

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

5. Presentation, possible action, and discussion related to an update on the Southside Area Neighborhood Plan process. **(JP)**

Principal Planner Prochazka gave an update regarding the Southside Area Neighborhood Plan process.

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

- January 5, 2012 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. & Regular 7:00 p.m.

- January 12, 2012 ~ City Council Meeting ~ Council Chambers ~ Workshop 3:00 p.m. & Regular 7:00 p.m.
- January 26, 2012 ~ Joint Meeting with City Council ~ Council Chambers ~ 3:00 p.m.

Assistant Director Simms reviewed the upcoming meeting dates for the Planning & Zoning Commission.

7. Discussion, review and possible action regarding the following meetings: Design Review Board, Council Transportation Committee, Joint Parks / Planning & Zoning Subcommittee, Neighborhood Plan Stakeholder Resource Team, BioCorridor Committee, Medical Corridor Committee, and Lick Creek Nature Center Task Force.

Commissioner Benham asked that the Non-Residential Zoning District Subcommittee be added to the list of meetings. He said that the first meeting would be held January 6.

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

There was no discussion.

9. Adjourn.

The meeting was adjourned at 7:00 p.m.

Approved:

Mike Ashfield, Chairman
Planning & Zoning Commission

Attest:

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services



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

MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting
December 15, 2011, 7:00 p.m.
City Hall Council Chambers
College Station, Texas

COMMISSIONERS PRESENT: Chairman Mike Ashfield, Bo Miles, Jodi Warner, Jim Ross, and James Benham

COMMISSIONERS ABSENT: Craig Hall and Jerome Rektorik

CITY COUNCIL MEMBERS PRESENT: None

CITY STAFF PRESENT: Lance Simms, Alan Gibbs, Jennifer Prochazka, Jason Schubert, Joe Guerra, Venessa Garza, Josh Norton, Morgan Hester, Adam Falco, Brittany Caldwell, and Carrie McHugh

1. **Call meeting to order**

Chairman Ashfield called the meeting to order at 7:03 p.m.

2. **Pledge of Allegiance**

3. **Hear Citizens**

No one spoke.

4. **Consent Agenda**

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

- Jim Ross ~ December 1, 2011
- Jerome Rekotrik ~ December 15, 2011

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

- December 1, 2011 ~ Workshop
- December 1, 2011 ~ Regular

4.3 Presentation, possible action, and discussion of a Final Plat for the Saddle Creek Subdivision - Phase 9 consisting of 24 lots on 32.023 acres generally located at 5449 Stousland Rd, west of Duck Haven Subdivision, approximately one mile south of Greens Prairie Road in the City's Extraterritorial Jurisdiction (ETJ).
Case # 11-00500165 (MTH)

Commissioner Warner motioned to approve Consent Agenda Items 4.1 – 4.3. Commissioner Benham seconded the motion, motion passed (5-0).

Regular Agenda

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

No items were removed from the Consent Agenda.

6. Public hearing, presentation, possible action, and discussion regarding a request to rezone 17.07 acres from R-1 Single-Family Residential to PDD Planned Development District located at 1401 Arnold Road, more generally located west of the College Station Medical Center and south of the Southwood Athletic Park. **Case # 11-00500128 (JS) (Note: Final action on this item is scheduled for the January 12, 2012 City Council Meeting - subject to change)**

Principal Planner Schubert presented the rezoning and the meritorious modifications and recommended approval with the condition that the following note be added to the Concept Plan:

Each of the phases of development shall be connected to adjacent phases and the proposed 6-foot wide pedestrian path (if applicable) with a pedestrian connection (minimum 5-foot sidewalks with striped crosswalks) that is internal to the development. If a pedestrian connection is constructed north of the northern property line with the Southwood Athletic Complex, this connection will count as the pedestrian connection for this area of the development.

There was general discussion amongst the Commission regarding the rezoning.

Jesse Durden, CapRock Texas, stated that the property is next to a park and the College Station Medical Center, which is key to a senior development, and the intent is to provide connectivity throughout the site. He also said that the City Council has applied roughly a million dollars in home funds to a senior multi-family project on the west end of the property.

Commissioners Ross, Benham, and Miles expressed concern about the reduction in parking.

Chairman Ashfield opened the public hearing.

No one spoke during the public hearing.

Chairman Ashfield closed the public hearing.

Commissioner Benham motioned to recommend approval of the meritorious modifications and the rezoning, with the addition of the note on the concept plan. Commissioner Warner seconded the motion, motion passed (5-0).

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

There was no discussion.

8. Adjourn.

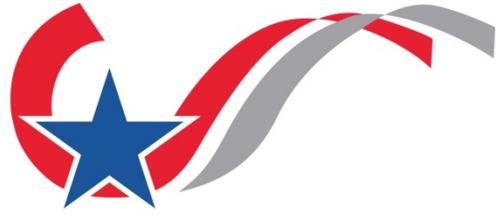
The meeting was adjourned at 7:48 p.m.

Approved:

Mike Ashfield, Chairman
Planning & Zoning Commission

Attest:

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services



CITY OF COLLEGE STATION

**FINAL PLAT
for
Greens Prairie Center Ph. 3
11-00500152**

SCALE: 2 lots on 16.598 acres

LOCATION: 1590 Arrington Road

ZONING: C-1 General Commercial
A-O Agricultural Open

APPLICANT: Jesse Durden, CapRock Texas, owner representative

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

RECOMMENDATION: Approval



	DEVELOPMENT REVIEW	Greens Prairie Center Ph. 3	Case: 11-152	FINAL PLAT
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DEVELOPMENT HISTORY

Annexation: 2002
Zoning: A-O Agricultural Open upon annexation
C-1 General Commercial (2006)
Plat Activity: Preliminary Plat (2006), revised in 2007
. Final Plat (2008)
Site Development: A church is currently developed on a portion of the property (proposed lot 2R).

COMMENTS

Parkland Dedication: No parkland dedication is proposed or required for this non-residential development.
Greenways: No greenways are proposed or required for this non-residential development.
Pedestrian Connectivity: Sidewalks currently exist along Arrington Road
Bicycle Connectivity: Bike lanes are currently striped along Arrington Road
Impact Fees: A portion of the property (Lot 1R) is located within the Spring Creek Sanitary Sewer Impact Fee Area (97-01). The current Impact Fee for this area is \$349.55 per Living Unit Equivalent.

REVIEW CRITERIA

Compliance with Subdivision Regulations: The proposed Final Plat is a Replat of Greens Prairie Center Phase 3, which subdivides the subject property into two lots. The Replat complies with the Subdivision Regulations of the Unified Development Ordinance.

STAFF RECOMMENDATIONS

Staff recommends approval of the Replat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat (provided in packet)



Revised

FOR OFFICE USE ONLY	
CASE NO.:	<u>11-152</u>
DATE SUBMITTED:	<u>11-18</u>
TIME:	_____
STAFF:	_____

FINAL PLAT APPLICATION

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

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

MINIMUM SUBMITTAL REQUIREMENTS:

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

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

Date of Optional Preapplication or Stormwater Management Conference _____

NAME OF PROJECT C.S. Worship Center

ADDRESS 1590 Arrington Road, College Station, TX

SPECIFIED LOCATION OF PROPOSED PLAT:

16.958 AC, Lot 1, Block 3, Greens Prairie Center, Phase 3, College Station, Brazos County, Texas

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

Name Jesse Durden, CapRock Texas E-mail jesse.durden@caprocktx.com

Street Address 110 Lincoln Avenue, Ste. 103

City College Station State TX Zip Code 77840

Phone Number 979-307-0321 Fax Number 979-314-7606

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

Name Brazos Texas Land Development, LLC E-mail _____
Street Address 1203 University Drive E
City College Station State TX Zip Code 77840
Phone Number 979-307-0321 Fax Number 979-314-7606

ARCHITECT OR ENGINEER'S INFORMATION:

Name Brad Kerr, Kerr Surveying E-mail louise.barker@suddenlinkmail.com
Street Address 409 N. Texas Ave.
City Bryan State TX Zip Code 77803
Phone Number 979-268-3195 Fax Number 979-691-8904

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

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

Total Acreage 16.958 Total No. of Lots 1 R-O-W Acreage 0

Existing Use Agricultural and Place of Worship Proposed Use Agricultural and Place of Worship

Number of Lots By Zoning District 1 / AO 1 / AO+C1 _____ / _____

Average Acreage Of Each Residential Lot By Zoning District:

n/a / _____ _____ / _____ _____ / _____ _____ / _____

Floodplain Acreage None present per survey

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

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

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

Yes

No

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

Project Name: Final Plat of Lot 1, Block 3, Greens Prairie Center, Phase 3

City Project Number (in known): 7-500131

Date / Timeframe when submitted: 6/4/07

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

n/a

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

n/a

Regarding the waiver request, explain how:

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

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:

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

Requested Oversize Participation None

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

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



Signature and title

SAMI ISMAIL, DIRECTOR

Date

11-17-11

CERTIFICATIONS REQUIRED FOR ALL DEVELOPMENT

Owner Certification:

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

Property Owner(s) BRADOS TERRELAND DEVELOPMENT, LLC Date 11-17-11
BY, SALIM ISMAIL, DIRECTOR

Engineer Certification:

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

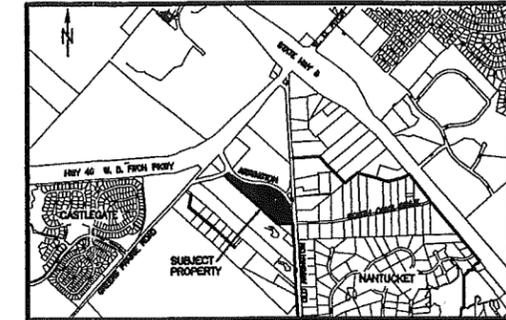
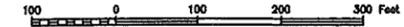
Engineer

Date

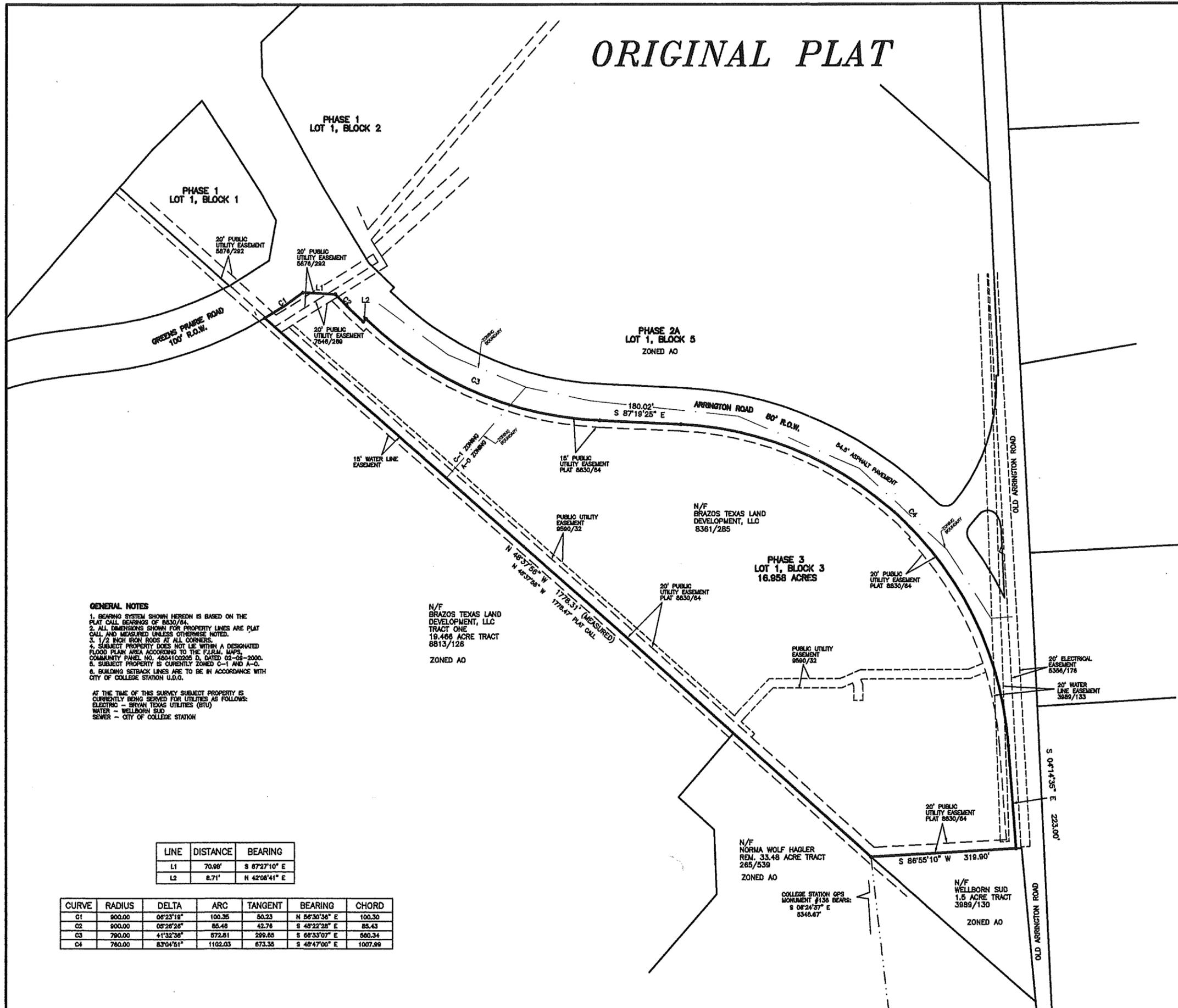
ORIGINAL PLAT



SCALE: 1" = 100'



VICINITY MAP
NOT TO SCALE



GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON THE PLAT CALL BEARINGS OF 8830/64.
2. ALL DIMENSIONS SHOWN FOR PROPERTY LINES ARE PLAT CALL AND MEASURED UNLESS OTHERWISE NOTED.
3. 1/2 INCH IRON RODS AT ALL CORNERS.
4. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE FLOOD MAPS, COMMUNITY PANEL NO. 4804100205 D, DATED 02-08-2000.
5. SUBJECT PROPERTY IS CURRENTLY ZONED C-1 AND A-O.
6. BUILDING SETBACK LINES ARE TO BE IN ACCORDANCE WITH CITY OF COLLEGE STATION U.G.O.

AT THE TIME OF THIS SURVEY SUBJECT PROPERTY IS CURRENTLY BEING SERVED FOR UTILITIES AS FOLLOWS:
 ELECTRIC - BRYAN TEXAS UTILITIES (BTU)
 WATER - WELLBORN SUD
 SEWER - CITY OF COLLEGE STATION

N/F BRAZOS TEXAS LAND DEVELOPMENT, LLC
 TRACT ONE
 19.468 ACRE TRACT
 8813/126
 ZONED AO

N/F NORMA WOLF HAGLER
 REM. 33.48 ACRE TRACT
 285/539
 ZONED AO

N/F WELLBORN SUD
 1.5 ACRE TRACT
 3888/130
 ZONED AO

LINE	DISTANCE	BEARING
L1	70.66'	S 87°27'10" E
L2	8.71'	N 42°08'41" E

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	900.00	08°23'19"	100.35	50.23	N 56°30'36" E	100.30
C2	900.00	08°28'28"	85.48	42.78	S 48°22'28" E	85.43
C3	750.00	41°32'38"	872.81	299.65	S 68°33'07" E	860.34
C4	750.00	83°04'51"	1102.03	673.35	S 48°47'00" E	1007.99

FINAL PLAT
 OF
 LOTS 1R AND 2, BLOCK 3
 GREENS PRAIRIE CENTER, PHASE 3
 BEING A
REPLAT
 OF
 LOT 1, BLOCK 3
 GREENS PRAIRIE CENTER, PHASE 3
 VOLUME 8830, PAGE 64
 16.958 AC., AUGUSTUS BABILLE SURVEY, A-75
 COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 100 FEET
 SURVEY DATE: SEPT. 2011
 PLAT DATE: 09-23-11
 REVISED: 11-30-11
 JOB NUMBER: 11-475
 CAD NAME: 11-475R
 CR5 FILE: ARINGTON (cont); 11-475 (job)

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

OWNER:
 BRAZOS TEXAS LAND DEVELOPMENT
 1203 UNIVERSITY DR. E.
 COLLEGE STATION, TEXAS 77840

11.15.12
 11.30.11
 4:10
 [Signature]



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

**REZONING REQUEST
FOR
12900 OLD WELLBORN RD
11-00500024**

REQUEST: A-O Agricultural Open to PDD Planned Development District

SCALE: 2.39 acres

LOCATION: 12900 Old Wellborn Rd, generally located at the intersection of Old Wellborn Road and North Graham Road

APPLICANT: Chuck Moreau, property owner

PROJECT MANAGER: Jason Schubert, AICP, Principal Planner
jschubert@cstx.gov

RECOMMENDATION: Staff recommends denial as detailed in the staff report.

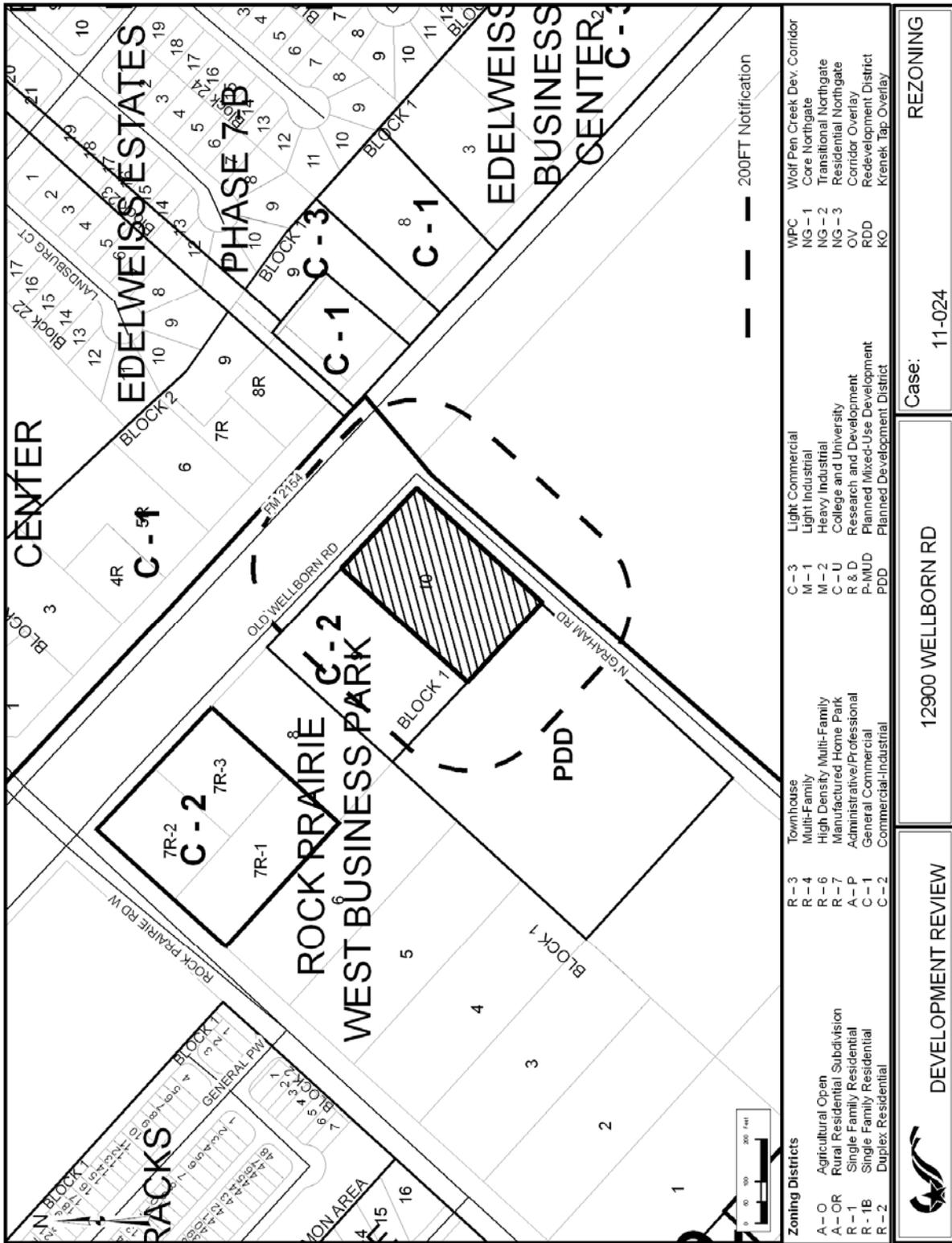


REZONING
Case: 11-024

12900 OLD WELLBORN RD

DEVELOPMENT REVIEW





Zoning Districts	Rock Prairie West Business Park	Edelweiss Business Center	Edelweiss Estates	Phase 7B	Other
A-0 Agricultural Open					
A-OR Rural Residential Subdivision					
R-1 Single Family Residential					
R-1B Single Family Residential					
R-2 Duplex Residential					
R-3 Townhouse					
R-4 Multi-Family					
R-6 High Density Multi-Family					
R-7 Manufactured Home Park					
A-P Administrative/Professional					
C-1 General Commercial					
C-2 Commercial-Industrial					
C-3 Light Commercial					
M-1 Light Industrial					
M-2 Heavy Industrial					
C-U College and University					
R & D Research and Development					
P-MUD Planned Mixed-Use Development					
PDD Planned Development District					
WPC Wolf Pen Creek Dev. Corridor					
NG-1 Core Northgate					
NG-2 Transitional Northgate					
NG-3 Residential Northgate					
OV Corridor Overlay					
RDD Redevelopment District					
KO Krenek Tap Overlay					

DEVELOPMENT REVIEW	12900 WELLBORN RD	Case: 11-024	REZONING
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NOTIFICATIONS

Advertised Commission Hearing Date: January 5, 2012

Advertised Council Hearing Dates: January 26, 2012

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:

N/A

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

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Suburban Commercial	C-2 Commercial Industrial	Retail / commercial sales
South Across North Graham RD (Major Collector)	Business Park	A-O Agricultural Open	agricultural
East Across Old Wellborn Rd (Minor Collector), railroad, and Wellborn Road (Major Arterial)	Suburban Commercial	C-1 General Commercial	commercial shopping center
West	Business Park	PDD Planned Development District	Vacant / undeveloped

DEVELOPMENT HISTORY

Annexation: November 2002 (ETJ in 1974)
Zoning: A-O Agricultural Open upon annexation
Final Plat: Rock Prairie West Business Park (2002)
Site development: The property is currently developed with an approximately 3,000 square foot, single-story, brick building, constructed in 1985 while in the City's ETJ. There is existing asphalt paving on site though approximately two-thirds of the property is currently undeveloped. The site's previous use was Heirloom Gardens, a commercial garden / greenhouse / landscape maintenance use.

BACKGROUND OF PROPOSED REQUEST

The subject property is located in an area designated as Suburban Commercial on the Comprehensive Plan Future Land Use and Character Map. As a standard zoning district that meets the intent of the Suburban Commercial designation has not yet been created, property owners desiring to change the zoning of their property in these areas have been directed to

apply for a PDD Planned Development District zoning. This practice has allowed several projects to move forward in the interim helping to achieve the goals of the Comprehensive Plan while continuing to comply with other applicable City standards and requirements.

The subject property has existing improvements from a previous use that the applicant proposes to utilize for the sale of building products and materials similar to the existing adjacent use. The Concept Plan is proposed in two phases with Phase 2 being the anticipated build-out and full redevelopment of the site with a few meritorious modifications. For Phase 1, the applicant proposes to make some adjustments to the existing site to allow use of the property similar to its current state. A number of meritorious modifications are requested as part of Phase 1 to allow new parking rows to be constructed on existing asphalt paving without having to meet current standards for the new parking areas. Staff is supportive of the proposed use and the eventual build-out of the site as generally proposed in Phase 2, but does not feel the modifications requested as part of Phase 1 are warranted.

REVIEW CRITERIA

- 1. Consistency with the Comprehensive Plan:** The requested zoning is PDD Planned Development District with a base zoning district of C-3 Light Commercial, for a retail sales, warehousing, and fabrication of building products and building supplies. The Comprehensive Plan designates the subject property and properties to the north as Suburban Commercial on the Future Land Use and Character Map. The Suburban Commercial land use designation is generally for concentrations of commercial activities that cater primarily to nearby residents versus the larger community or region. Generally, these areas tend to be small in size and located adjacent to major roads, such as arterials and collectors. The physical design of structures should be compatible in size, roof type and pitch, architecture, and lot coverage with the surrounding single-family residential uses. The adjacent area to the west is designated by the Comprehensive Plan as Business Park which is intended for areas that include office, research, or industrial uses.
- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The existing land use adjacent to the north is primarily retail sales and builder supply, including retail lighting, swimming pool, and flooring sales. The adjacent property to the west is currently vacant but was recently rezoned for quasi-industrial uses that include office and self-storage. The proposed PDD will initially utilize the existing structure for retail sales of building products and materials which is compatible in character to the existing and future adjacent uses. Phase 2 expands the retail building and outdoor sales area and adds a building product fabrication and warehousing use on the western part of the property adjacent to the Business Park designated area.
- 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 PDD zoning allows the phased use of the property initially as retail sales of building products and building materials with future expansion to also permit fabrication and warehousing of building products and materials. While the use is more commercial-industrial in nature, the form and aesthetics of the development can be addressed through the PDD to meet the intent of the Suburban Commercial and adjacent Business Park land use designations and fit the surrounding context.
- 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:** Suitability of property for A-O Agricultural Open uses, including the continuation of the property as a

commercial garden / greenhouse / landscape maintenance use. The A-O districts is generally a holding district or an interim zoning in areas where properties are developing. While the previous landscaping use is viable, the Comprehensive Plan anticipates the property will develop with more intensive Suburban Commercial uses.

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:

Marketability of the property zoned as A-O Agricultural Open. The property was zoned A-O Agricultural Open upon annexation into the City limits in 2002. The previous use on the site was permitted in the A-O district. The property, however, likely has limited marketability with the current A-O Agricultural Open zoning due to the limited amount of commercial uses available in the A-O district.

6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:

The subject property is located in the Wellborn Special Utility District water service area. Future development of the tract will be required to meet fire flow requirements per the BCS United Water System Design Guidelines. The subject tract is proposed to be served by an on-site sanitary sewer system, which is required to be permitted through the Brazos County Health Department. The subject tract is not located within a FEMA regulated Special Flood Hazard Area. Future development of the tract will be required to meet the BCS United Storm Water Design Guidelines. The subject tract has access to two thoroughfares, per the City's thoroughfare plan: Old Wellborn Road (2 Lane Minor Collector – Suburban Context) and North Graham Road (2 Lane Major Collector).

REVIEW OF CONCEPT PLAN

The applicant has provided the following information related to the purpose and intent of the proposed Planned Development District (PDD):

“The purpose of the development is to provide sales of building supplies and accessories similar to existing adjacent uses. The proposed use fits current and future uses in the area.”

Proposed uses include retail sales, warehousing, and fabrication building products and building materials. The development will utilize C-3 Light Commercial as the base zoning district for development standards. The proposed range of building heights is 24 feet to 36 feet with roof pitches between 2:12 and 4:12.

The Concept Plan shows development of the site in two phases. In Concept Plan Phase 1, the applicant proposes to make some adjustments to the existing site to allow use of the property similar to its current state. Two existing driveways to North Graham Road will be removed and landscaping provided. New parking rows on the existing asphalt paving will be added to serve the proposed use but not meet current development standards.

The Unified Development Ordinance (UDO) allows for existing non-conforming circumstances to be continued but requires that new improvements or modification to existing ones meet current development standards. Because of the change of use and the number of non-conformities related to a site that developed several years ago while located in the County, the applicant proposes several modifications to applicable development standards as described below:

1. **UDO Section 7.2.D. End Islands:** This modification eliminates the requirement of curbed landscape “end” islands at each end of a row of parking spaces. The applicant proposes to create new parking rows without providing a minimum 180-square foot raised, curbed landscape island at the end of each parking row. Based on the information provided in Concept Plan Phase 1, the outline of end islands will be striped on the existing pavement.
2. **UDO Section 7.2.E. Interior Islands:** This modification eliminates the requirement of landscape islands in the interior of parking areas as an additional 180-square foot of island area is required for every 15 parking space provided.
3. **UDO Section 7.2.H. Curbing Required:** This modification eliminates the requirement of curbing around the perimeter of all paved parking areas. The applicant proposes to stripe the parking spaces and drive isles of the parking lot with white striping.
4. **UDO Section 7.11.B.2 Permanent Outdoor Sales Areas:** This modification eliminates the requirement that caps the maximum outdoor sales area to 2,500 square feet or 10% of the total site area, whichever is less. Also, eliminated is the requirement to screen outdoor sales areas with a minimum six-foot screen or wall. Concept Plan Phase 1 proposes an outdoor sales area of approximately 2,904 square feet and the applicant has expressed a desire to not screen the outdoor sales area as required.

Concept Plan Phase 2 includes the development of the remainder of the property as well as redevelopment of Phase 1. The existing driveway to Old Wellborn Road used in Phase 1 will be removed and cross access provided to the existing commercial property to the north. The entire parking lot will be redeveloped in compliance with current standards. The existing structure will be replaced and/or expanded and the outdoor sales area will be expanded to the north. A fabrication building will be added to the west, stormwater detention facilities provided for the new improvements, and the North Graham Road driveway will be moved. The applicant has requested the following modifications for Concept Plan Phase 2:

1. **UDO Section 7.2.I. Number of Off-Street Parking Spaces Required:** This modification eliminates the requirement for off-street parking for the development. The applicant’s representative has expressed a desire to meet a parking ratio of 1 parking space per 350 square feet of use, a C-2 Commercial-Industrial zoning district parking standard, instead of 1 parking space per 250 gross square feet of use, the standard C-1 General Commercial and C-3 Light Commercial parking standard.
2. **UDO Section 7.11.B.2 Permanent Outdoor Sales Areas:** This modification eliminates the requirement that caps the maximum outdoor sales area to 2,500 square feet or 10% of the total site area, whichever is less. Also, eliminated is the requirement to screen outdoor sales areas with a minimum six-foot screen or wall.

The applicant has proposed the following as community benefits and/or innovative design concepts to justify the requested modifications:

1. Driveways will be eliminated and access to the site simplified.
2. The existing structure will remain in use until the completion of Phase 2.
3. The existing structure fits the design expectations of the Suburban Commercial land use.
4. Future use of lot in Phase 1 will add jobs to the local economy.
5. Future use of lot in Phase 1 will add tax revenue to the City of College Station.

In evaluating the proposed Concept Plan, staff recognizes there are usually complexities in redeveloping an existing site. Concept Plan Phase 2 depicts the eventual redevelopment and build-out of the site. Staff is supportive of the Phase 2 with some revision to the requested meritorious modifications. Staff would recommend approval of Phase 2 if the proposed modifications were revised as follows:

- Define the waiver to UDO Section 7.2.I. Number of Off-Street Parking Spaces Required to limit the reduction of the required parking ratio from 1:250 to 1:350, recognizing the proposed use has a lower parking demand than typical retail uses; and
- Define the waiver to UDO Section 7.11.B.2 Permanent Outdoor Sales Areas to allow an outdoor sales area of up to 10% of the total site area without the 2,500 square foot maximum, recognizing the type of material being displayed is larger in scale than that typically displayed in retail areas. Standard screening requirements would still apply.

Concept Plan Phase 1 proposes to use the existing site and structure with some changes. The applicant proposes to create new parking rows that do not meet curbing and landscape island standards. While asphalt pavement exists on the site, the dimensions of the site do not preclude the construction of a parking area that meets current standard. Staff has suggested that the parking provided in Phase 1 be constructed such that it can be continued to serve the use as it expands in Phase 2 and not need to be redeveloped. In addition, the applicant has requested a waiver to eliminate the requirement that addresses the amount of outdoor sales area and the screening associated with it. There has been some discussion with the applicant regarding possible alternatives to the standard requirements though the requested modification has the effect of waiving the requirement in full. Specifically as it relates to Phase 1, staff cannot be supportive of using the PDD zoning process to obtain blanket waivers to standard development requirements in which other developments comply and that are not related to the proposed build-out of the site or physical constraints of the site.

STAFF RECOMMENDATION

Staff is supportive of the proposed use and the build-out of the site as generally proposed in Phase 2, though recommends denial of the request due to the extent and nature of the modifications requested as part of Phase 1 that are not related to constraints imposed by the existing site or future redevelopment and build-out of the site.

SUPPORTING MATERIALS

1. Application
2. Rezoning Map (provided in packet)
3. Concept Plan Phase 1 (provided in packet)
4. Concept Plan Phase 2 (provided in packet)



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

ZONING MAP AMENDMENT (REZONING) APPLICATION PLANNED DISTRICTS

(Check one)

- Planned Development District (PDD) Planned - Mixed Used Development (P-MUD)

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 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 P&DS_Digital_Submittal@cstx.gov).
- Fourteen (14) copies of the Concept Plan on 24"x36" 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 N/A

NAME OF PROJECT Rezoning of Lot 10, Block 1 of Rock Prairie West Business Park

ADDRESS 12900 Old Wellborn Road

LEGAL DESCRIPTION (Lot, Block, Subdivision) Lot 10, Block 1, Rock Prairie West Business Park

GENERAL LOCATION OF PROPERTY IF NOT PLATTED:

TOTAL ACREAGE 2.39 Ac.

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

Name Chuck Moreau E-mail chuck@bvcarpetoutlet.com
Street Address 1834 Harris Dr.
City College Station State TX Zip Code 77845
Phone Number (979) 218-8835 Fax Number (979) 764-6821

PROPERTY OWNER'S INFORMATION:

Name Moreau Family Investments, Ltd. E-mail chuck@bvcarpetoutlet.com
Street Address 1834 Harris Dr.
City College Station State TX Zip Code 77845
Phone Number (979) 218-8835 Fax Number (979) 764-6821

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

Name Jeremy Peters - Gessner Engineering E-mail jpeters@gessnerengineering.co
Street Address 2501 Ashford Dr., Ste. 102
City College Station State TX Zip Code 77840
Phone Number (979) 680-8840 Fax Number (979) 680-8841

This property was conveyed to owner by deed dated 7/9/2010 and recorded in Volume 9728, Page 238 of the Brazos County Official Records.

Existing Zoning A-O Proposed Zoning PDD

Present Use of Property Vacant - Formerly nursery/landscape supply

Proposed Use of Property Commercial-Industrial - Building supply/granite fabrication & sales/outdoor accessory sales

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

Sales, warehousing, and fabrication of building products and building materials.

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.

The rezoning fits with the adjacent use of commercial-industrial (C-2) for builder's supply. The surrounding area is developing as a commercial district, with the adjacent property to the west being designated as future land use Business Park. Additionally, the A-O zoning does not allow for redevelopment of this site.

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

The rezoning to PDD is in accordance with the Comprehensive Plan. The proposed use fits with the intent of the Suburban Commercial future land use as it involves a retail component to support the surrounding area.

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 adjacent zoning is C-2 and A-O. Surrounding A-O zones are vacant. The proposed rezoning fits with adjacent C-2 zone, and is owned by the same entity. The land to the west is designated as future land use Business Park, and the proposed PDD is compatible with the possible uses for this site. The proposed site will be constructed according to the Non-Residential Architectural standards.

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

The property lends itself to more industrial and warehouse uses. There is little residential development on the west side of the Wellborn and the railroad tracts. Wellborn and the railroad provide a natural barrier from residential developments to the east. Future expansion to the west will fit the Business Park future land use. The proposed use is compatible with the surrounding area.

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

Commercial-Industrial and Light Commercial uses are not allowed in A-O. The surrounding area involves commercial and industrial uses, and the future land uses in the area are designated as Business Park. Uses allowed in A-O are not compatible with the surrounding area.

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

A-O zoning does not allow for redevelopment of this site. The uses allowed under A-O are not conducive to marketing the property.

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

Given the common ownership with the adjacent C-2 zoning, the proposed use and rezoning is the highest and best use of the property.

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

The purpose of the development is to provide sales of building supplies and accessories similar to existing adjacent uses. The proposed use fits current and future uses in the area.

CONCEPT PLAN SUPPORTING INFORMATION

1. What is the range of future building heights?

Future heights 24' - 36', with roof pitches between 2:12 and 4:12. The character of the building will be similar to surrounding structures.

2. Provide a general statement regarding the proposed drainage.

Existing drainage patterns and flow characteristics will be maintained. Mitigation for increased runoff from future improvements will be provided.

3. List the general bulk or dimensional variations sought.

<i>Ph. 1 - Article 7.2.D - End Islands</i>	<i>Ph. 2 - Article 7.2.I - Required off-street parking</i>
<i>Ph. 1 - Article 7.2.E - Interior Islands</i>	<i>Ph. 2 - Article 7.11.B.2 - Size of outdoor sales area</i>
<i>Ph. 1 - Article 7.2.H - Curbing</i>	<i>Ph. 2 - Article 7.11.B.4 - Screening of outdoor sales area</i>
<i>Ph. 1 - Article 7.11.B.2 - Size of outdoor sales area</i>	
<i>Ph. 1 - Article 7.11.B.4 - Screening of outdoor sales area</i>	

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

*-Driveways will be eliminated and access to the site simplified.
-The existing structure will remain in use until the completion of Phase 2.
-The existing structure fits the design expectations of the Suburban Commercial land use.
-Future use of lot in Phase 1 will add jobs to the local economy.
-Future use of lot in Phase 1 will add tax revenue to the City of College Station.*

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

The surrounding area consists of uses allowed within the C-2 zoning, and this development will compliment those uses.

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

The proposed use and rezoning satisfies the Comprehensive Plan by complimenting surrounding uses. Additionally, future uses in the area are compatible with the proposed use.

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 concept plan proposes similar uses to the adjacent property to the north. The area lends itself to commercial-industrial development similar to the proposed development. The proposed structures will meet all applicable NRA requirements, and the screening for the outdoor areas will meet requirements and match the appearance of the subject property and surrounding properties.

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

No dwelling units proposed.

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

No parks proposed. Area provides no amenities catering to a neighborhood environment. Water infrastructure provided by Wellborn S.U.D., and sanitary sewer is provided by OSSF. No City water or sanitary sewer provided.

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.

This is a light commercial development that will be in accordance with all federal, state, and local codes and ordinances for health and safety of the public. Additionally, all non-compliant driveways will be eliminated.

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 concept plan reduces the total number of driveways on Old Wellborn Road and N. Graham Road, and eliminates all non-compliant driveways. Sidewalks are proposed for pedestrian circulation.

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

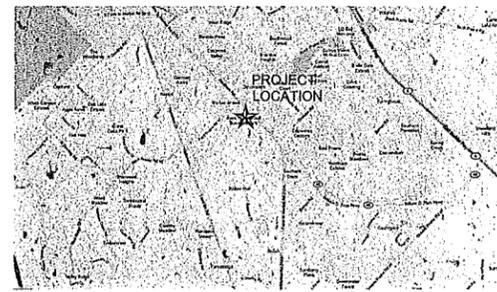
Managing Partner

Date

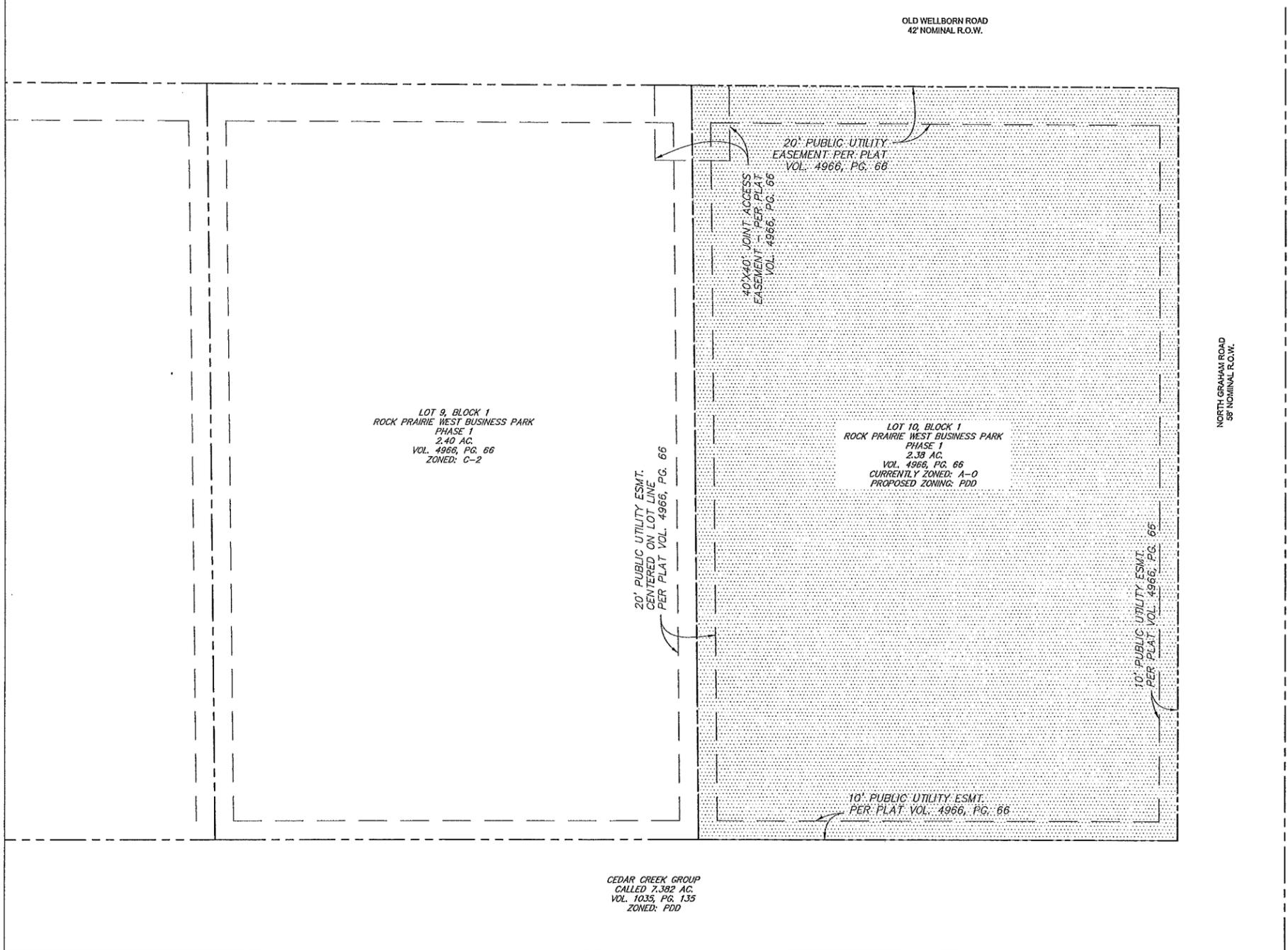
12/28/2021



LEGEND:
 AGRICULTURAL-OPEN (A-O)



LOCATION MAP
NTS



REZONING MAP FOR:
REZONING OF
LOT 10, BLOCK 1 OF ROCK PRAIRIE WEST BUSINESS PARK

12900 OLD WELLBORN ROAD
COLLEGE STATION, TEXAS

2.38 ACRES
LOT 10, BLOCK 1, ROCK PRAIRIE WEST BUSINESS PARK

ZONING:
AGRICULTURAL-OPEN (A-O)

OWNER/DEVELOPER/APPLICANT:
 CHUCK MOREAU
 MOREAU FAMILY INVESTMENTS, LTD.
 1834 HARRIS DRIVE
 COLLEGE STATION, TX 77845
 (979) 218-8835
 CHUCK@BVCARPETOUTLET.COM

PREPARED BY:



Gessner Engineering

1712 Southwest Pky, Ste 105
 College Station, Texas 77840
 P.O. Box 10763, 77842-0763
 979.680.8840 (Phone)
 979.680.8841 (Fax)
 www.gessnerengineering.com
 Firm Registration Number:
 F-7451

DECEMBER 28, 2011
 GE PROJECT #: 11-0355

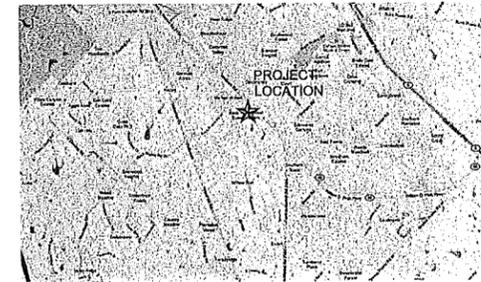
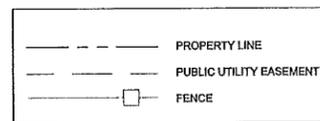
11.24
 12.28.11
 9:45
 OS



NOTES:

1. THE SUBJECT SITE IS NOT LOCATED IN THE 100 YR. FLOODPLAIN BASED ON FIRM MAP NUMBER 48041C0182C.
2. PROPOSED USES INCLUDE SALES, WAREHOUSING, AND FABRICATION OF BUILDING PRODUCTS AND BUILDING MATERIALS. THE PROPOSED BASE ZONING DISTRICT IS C-3 (LIGHT COMMERCIAL).
3. EXISTING WATER SERVICE IS TO BE PROVIDED BY WELLBORN S.U.D., AND IS LOCATED ON THE EAST SIDE OF OLD WELLBORN ROAD.
4. SANITARY SEWER SERVICE IS TO BE PROVIDED BY AN EXISTING ONSITE FACILITY.
5. TWO ENTRANCES ON NORTH GRAHAM ROAD TO BE REMOVED.

LEGEND



LOCATION MAP
NTS

**PHASE 1
CONCEPT PLAN
FOR:**

**REZONING OF
LOT 10, BLOCK 1 OF ROCK
PRAIRIE WEST BUSINESS PARK**

**12900 OLD WELLBORN ROAD
COLLEGE STATION, TEXAS**

**2.38 ACRES
LOT 10, BLOCK 1, ROCK PRAIRIE WEST
BUSINESS PARK**

**ZONING:
AGRICULTURAL-OPEN (A-O)**

**OWNER/DEVELOPER/APPLICANT:
CHUCK MOREAU
MOREAU FAMILY INVESTMENTS, LTD.
1834 HARRIS DRIVE
COLLEGE STATION, TX 77845
(979) 218-8835
CHUCK@BVCARPETOUTLET.COM**

PREPARED BY:



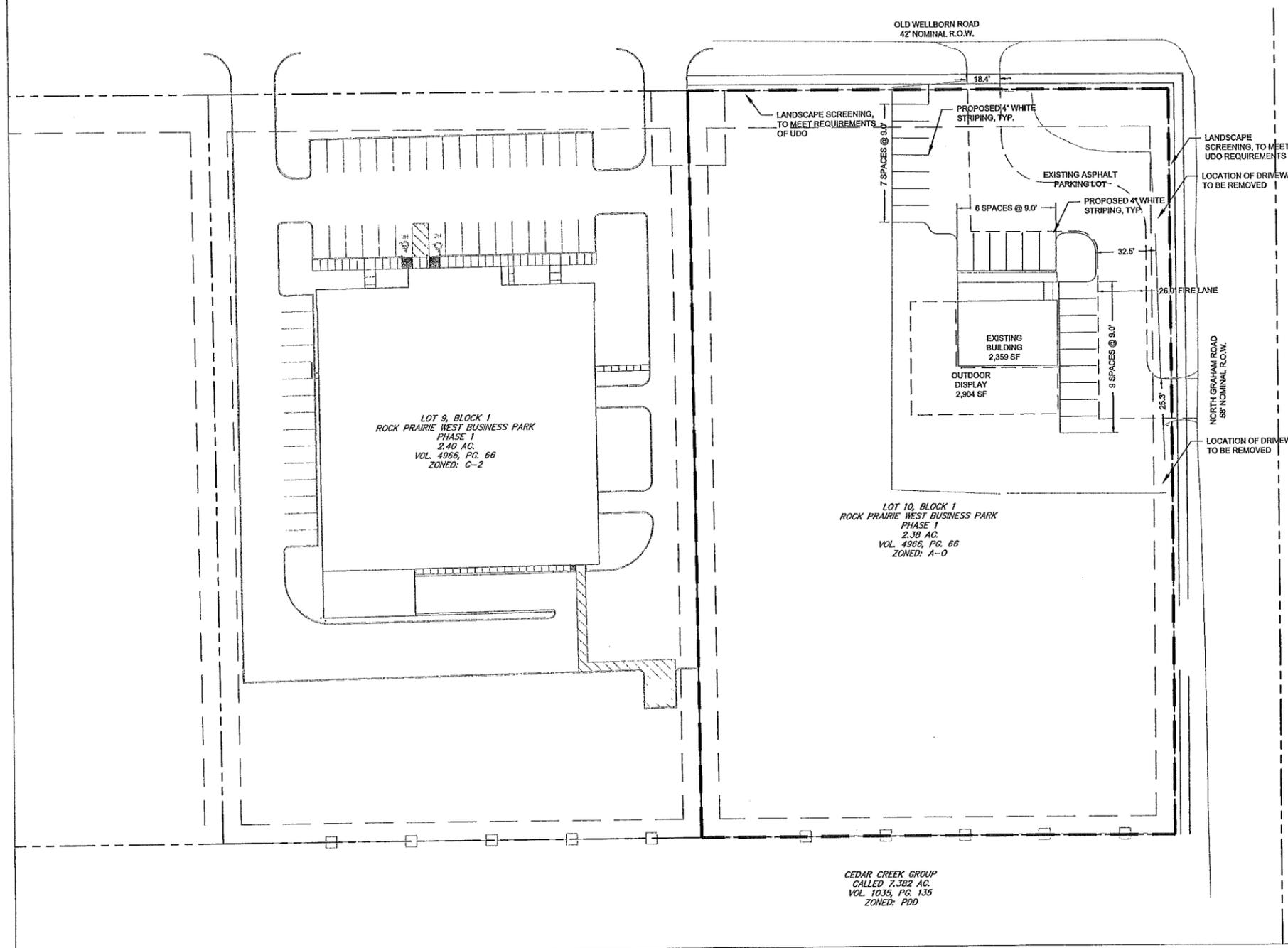
**Gessner
Engineering**

1712 Southwest Pky, Ste 105
College Station, Texas 77840
P.O. Box 10763, 77842-0763
979.680.8840 (Phone)
979.680.8841 (Fax)

DECEMBER 28, 2011 www.gessnerengineering.com
Firm Registration Number:

GE PROJECT #: 11-0355

F-7451



**LOT 9, BLOCK 1
ROCK PRAIRIE WEST BUSINESS PARK
PHASE 1
2.40 AC.
VOL. 4966, PG. 66
ZONED: C-2**

**LOT 10, BLOCK 1
ROCK PRAIRIE WEST BUSINESS PARK
PHASE 1
2.38 AC.
VOL. 4966, PG. 66
ZONED: A-O**

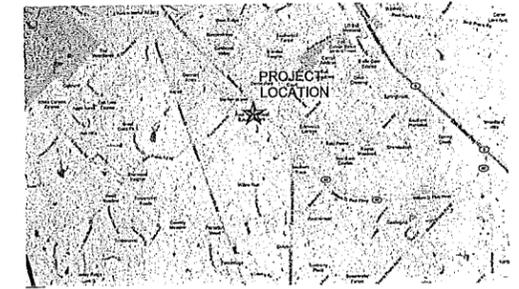
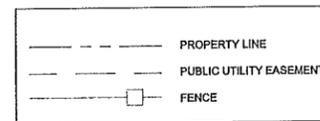
**CEDAR CREEK GROUP
CALLED 7.382 AC.
VOL. 1035, PG. 135
ZONED: PDD**



NOTES:

1. THE SUBJECT SITE IS NOT LOCATED IN THE 100 YR. FLOODPLAIN BASED ON FIRM MAP NUMBER 48041C0182C.
2. PROPOSED USES INCLUDE SALES, WAREHOUSING, AND FABRICATION OF BUILDING PRODUCTS AND BUILDING MATERIALS. THE PROPOSED BASE ZONING DISTRICT IS C-3 (LIGHT COMMERCIAL).
3. THE PROPOSED SITE WILL MEET ALL APPLICABLE SITE DEVELOPMENT, LANDSCAPING, AND NON-RESIDENTIAL ARCHITECTURAL STANDARDS.
4. THE PROPOSED STRUCTURES WILL BE BETWEEN 24' AND 36' TALL AND HAVE A ROOF PITCH BETWEEN 2:12 AND 4:12.
5. ONSITE DETENTION WILL BE PROVIDED.
6. EXISTING WATER SERVICE IS TO BE PROVIDED BY WELLBORN S.U.D., AND IS LOCATED ON THE EAST SIDE OF OLD WELLBORN ROAD.
7. SANITARY SEWER SERVICE IS TO BE PROVIDED BY AN ONSITE FACILITY.
8. EXISTING DRIVEWAY ON OLD WELLBORN ROAD, TO BE REMOVED.

LEGEND



LOCATION MAP
NTS

**PHASE 2
CONCEPT PLAN
FOR:
REZONING OF
LOT 10, BLOCK 1 OF ROCK
PRAIRIE WEST BUSINESS PARK**

**12900 OLD WELLBORN ROAD
COLLEGE STATION, TEXAS**

**2.38 ACRES
LOT 10, BLOCK 1, ROCK PRAIRIE WEST
BUSINESS PARK
ZONING:
AGRICULTURAL-OPEN (A-O)**

**OWNER/DEVELOPER/APPLICANT:
CHUCK MOREAU
MOREAU FAMILY INVESTMENTS, LTD.
1834 HARRIS DRIVE
COLLEGE STATION, TX 77845
(979) 218-8835
CHUCK@BVCARPETOUTLET.COM**

PREPARED BY:

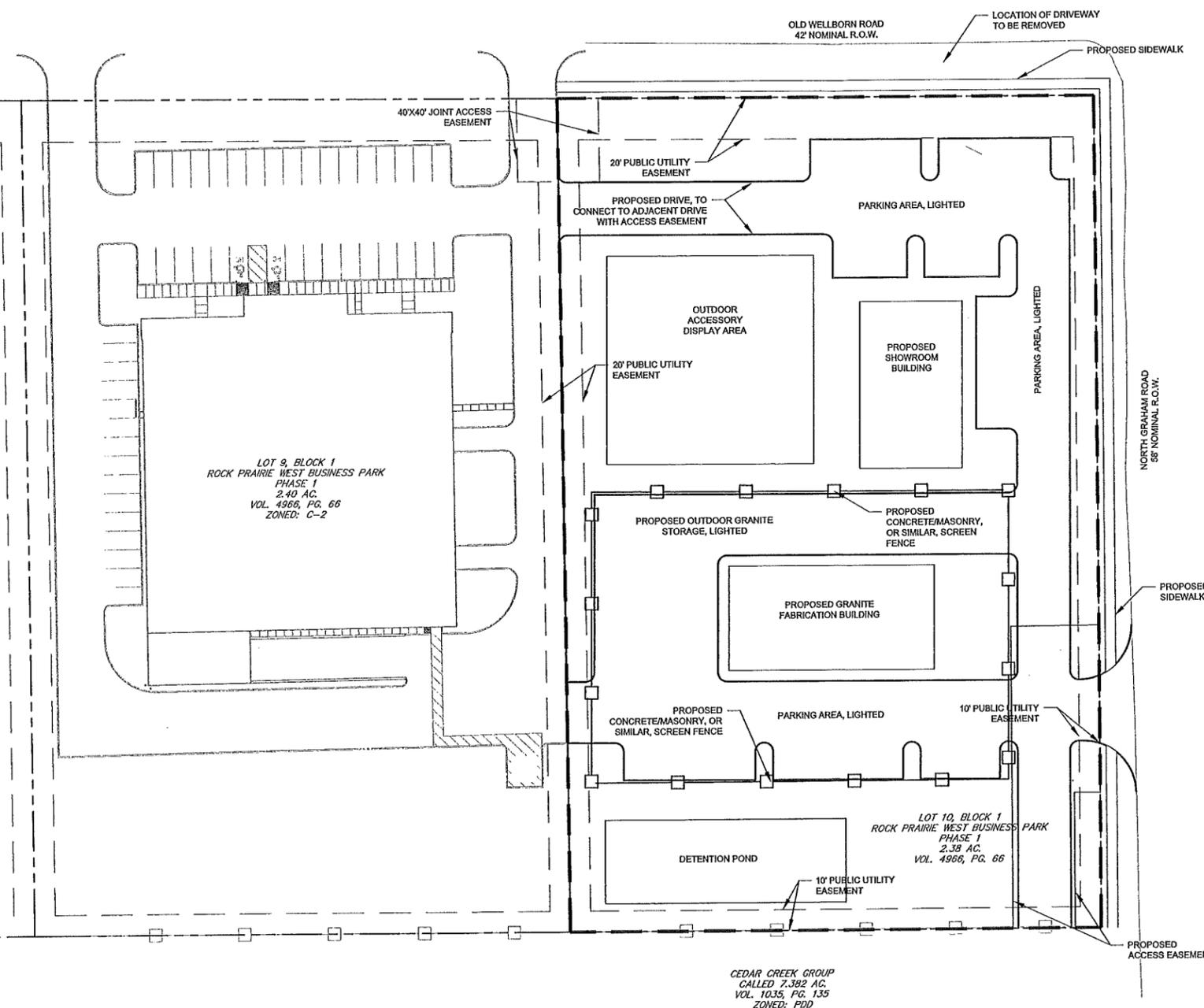


**Gessner
Engineering**

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Firm Registration Number:
F-7451

DECEMBER 28, 2011

GE PROJECT # 11-0355



**CEDAR CREEK GROUP
CALLED 7.382 AC.
VOL. 1035, PG. 135
ZONED: PDD**



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

**REZONING REQUEST
FOR
4050 HOLLEMAN DRIVE SOUTH
11-00500146**

REQUEST: R-3 Townhouse to
R-4 Multi-Family Residential

SCALE: 10.434 acres

LOCATION: 4050 Holleman Drive South

APPLICANTS: Joe Gattis, PE, Gattis Engineering, LLC

PROJECT MANAGER: Lauren A. Hovde, Staff Planner
lhovde@cstx.gov

RECOMMENDATION: Staff recommends approval of the zoning request.



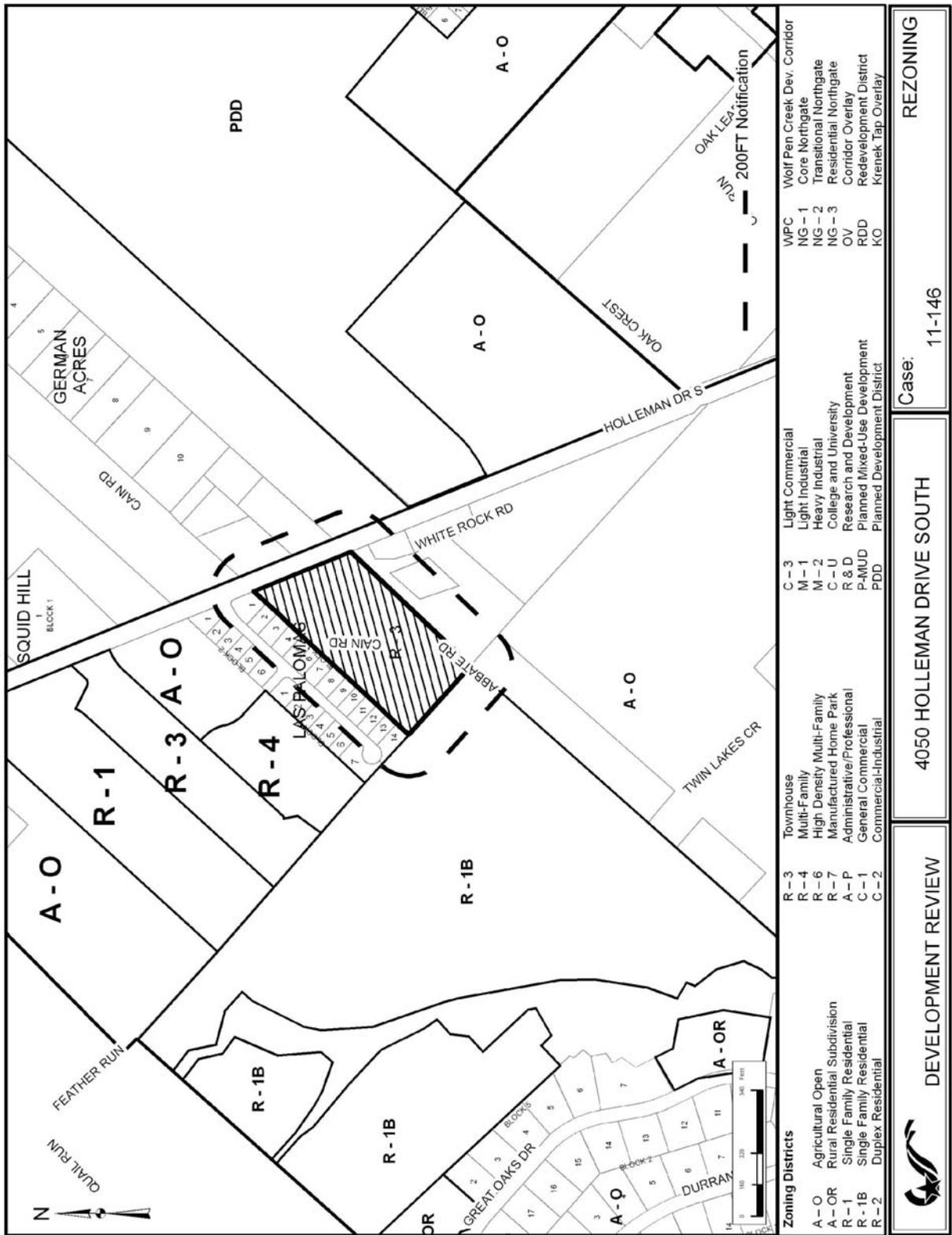
REZONING

Case: 11-146

4050 HOLLEMAN DRIVE SOUTH

DEVELOPMENT REVIEW





DEVELOPMENT REVIEW

4050 HOLLEMAN DRIVE SOUTH

Case: 11-146

REZONING

NOTIFICATIONS

Advertised Commission Hearing Date: January 5, 2012

Advertised Council Hearing Dates: January 26, 2012

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:

N/A

Property owner notices mailed: 31

Contacts in support: None as of December 22, 2011

Contacts in opposition: Two letters were submitted in opposition. The first letter expresses concern with the mix of land uses and availability of sewer capacity. The second letter, in the form of an email, was in opposition to student housing in the area and possible impact on property value.

Inquiry contacts: 1

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Urban	A-O Agricultural-Open	Las Palomas Subdivision (duplexes)
South	Restricted Suburban and Growth Area V	A-O Agricultural-Open	single-family residential
East	4-Lane Major Collector		Holleman Drive South
	Urban	A-O Agricultural-Open	single-family residential
West	Restricted Suburban	R-1 Single-Family Residential	Great Oaks Subdivision (vacant)

DEVELOPMENT HISTORY

Annexation: March 2008

Zoning: A-O Agricultural-Open upon annexation
R-3 Townhouse (May 2008)

Final Plat: Unplatted

Site development: The site is currently developed as a duplex complex that consists of 27 units on a single lot.

REVIEW CRITERIA

1. **Consistency with the Comprehensive Plan:**

The R-4 Multi-Family Residential zoning request is in compliance with the Future Land Use and Character Map that designates this property as Urban. An Urban land use designation is for areas intended for intense development activities such as townhomes, duplexes, and apartments, all of which are allowed in the R-4 zoning district.

Existing surrounding development includes duplex housing and several single-family residential uses. The property immediately north of the subject tract is designated as Urban, and is currently developed as Las Palomas Subdivision, a duplex development.

The recent expansion of Growth Area V, as identified on the Comprehensive Plan Concept Map, will enable commercial activities on the property to the south of the subject tract. The property to the south is designated as Restricted Suburban on the Comprehensive Plan Land Use and Character Map, but the Growth Area V designation expands the uses to include townhouse and suburban commercial activities when part of a larger development. The proposed R-4 zoning on the subject property may be considered as a possible transition between potential commercial activities and the existing residential developments.

In addition, the subject tract is bordered on the east side by Holleman Drive South, designated as a future 4-Lane Major Collector. Within the bounds of the tract is the future extension of Cain Road, a 2-Lane Minor Collector. The intersection of two collectors is an appropriate location for a slight increase in intensity to transition the land uses toward the proposed single-family development to the west.

2. **Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:**

The land use to the east (across Holleman Drive South) and south are single-family houses with an A-O Agricultural-Open zoning. To the north, the Las Palomas duplex subdivision is also zoned A-O Agricultural-Open. This development existed prior to annexation, and does not meeting zoning regulations. The property to the west, zoned R-1 Single-Family Residential, is included in the Master Plan for the Great Oaks Subdivision which is intended to be a medium-density single-family development. Also in the area are duplexes along Cain Road and future townhomes as part of the planned Barracks development. The planned University Oaks development, just north of Las Palomas, is zoned A-O Agricultural-Open, R-1 Single-Family, R-3 Townhouses, and R-4 Multi-Family. In general, the zoning request is compatible with the existing and planned developments in the area.

The proposed R-4 zoning district, which allows townhomes, duplexes, and apartments, will allow a maximum of 20 dwelling units per acre. This will mimic the nearby R-4 zoning in the preliminary platted University Oaks Subdivision, located on the northern side of Las Palomas Subdivision.

If the development occurs on the subject tract as multi-family, a 10-foot planted buffer and a fence will be required along the property line abutting the Great Oaks Subdivision.

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 suitability of the proposed R-4 zoning is tied to the site planning requirements found in the Unified Development Ordinance. Instead of townhomes developing under single-family

regulations, apartments will be site-planned using standards that ensure maximum compatibility between land uses. In addition, apartment complexes are typically commonly owned and operated by a single management entity. This is in contrast to townhouses that may be sold and operated separately. In addition, apartment parking is calculated to accommodate multiple renters per units, instead of only two parking spaces required per townhouse.

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 zoning of the property, R-3 Townhomes, is suitable for the subject tract, is in compliance with the Comprehensive Plan, and is compatible with the surrounding zoning. The challenges associated with townhouses that operate as multi-family properties are the lack of site planning, landscaping, and buffer requirements. Townhouses may be constructed without following the same standards required for apartments. Though the density is less in R-3, development standards and requirements are less for the end product than with the R-4 zoning district.

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 has implied that due to right-of-way dedication requirements associated with the Thoroughfare Plan and the Subdivision Regulations, the marketability of the property is compromised, increasing the cost per developable acre. Staff recognizes the impact that dedication for Holleman Drive South and the future Cain Road extension has on the subject tract. However, Staff does not believe that the situation is unique to this property, as the Cain Road extension is a proposed 2-Lane Minor Collector which is required when block length is exceeded within a non-single-family residential subdivision plat.

6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:

The subject tract is located within the Wellborn Water service area. Future platting and development of the tract will have to provide adequate fire flow to support the proposed use. The subject tract is located just south of a 12-inch sanitary sewer main as it crosses Holleman Drive and heads east, this main gravity flows into the Bee Creek Trunk Line. This respective trunk line's sub-basin currently serves many developments along FM2818, from areas east of Wellborn Road, to the Carters Creek Wastewater Treatment Plant. Much of the existing trunk line was constructed in 1973 and was shown to have several surcharging line segments in the 2011 HDR Sanitary Sewer Collection System Master Plan Update. The City is currently in the process of initializing a Capital Improvement Project in anticipation of the ultimate build-out demand anticipated for the subject sewer shed area. The proposed capital project is currently in the design phase. The subject tract is not located within a FEMA regulated Special Flood Hazard Area. Development of the subject tract will be required to mitigate post development flows and follow the BCS Storm Water Design Guidelines. The subject tract takes access to Holleman Drive, a 4-Lane Major Collector – Suburban Context, on the College Station Thoroughfare Plan. Per the City's thoroughfare plan there is a 2-Lane Minor Collector which is proposed along the northern property boundary of this property.

STAFF RECOMMENDATION

Staff recommends approval of the zoning request based on its compliance with the Comprehensive Plan. Furthermore, Staff believes compatibility is increased by the site development standards associated with the R-4 zoning designation.

SUPPORTING MATERIALS

1. Application
2. Rezoning map (provided in packet)



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 P&DS_Digital_Submittal@cstx.gov).

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

Date of Optional Preapplication Conference 08/10/2011

NAME OF PROJECT Cornerstone Apartments

ADDRESS Not Applicable

LEGAL DESCRIPTION (Lot, Block, Subdivision) 10.434 acres Tract, Crawford Burnett League, A-7

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:

Intersection of Cain Rd. & Holleman Rd. South

TOTAL ACREAGE 10.434 acres

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

Name Joe Gattis, PE ; GATTIS Engineering, LLC E-mail joe@gattisengineering.com

Street Address 2010 Moses Creek Ct.

City College Station State Tx Zip Code 77845

Phone Number 979-575-5022 Fax Number 979-690-6888

PROPERTY OWNER'S INFORMATION:

Name Jasper Construction, Ltd. E-mail gregjasper@verizon.net

Street Address 4422 Spring Meadows Drive

City College Station State Texas Zip Code 77845

Phone Number 979-224-0005 Fax Number 979-690-1365

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

Name Greg Jasper E-mail gregjasper@verizon.net
Street Address 4422 Spring Meadows Drive
City College Station State Texas Zip Code 77845
Phone Number 979-224-0005 Fax Number 979-690-1365

This property was conveyed to owner by deed dated 7/15/2008 and recorded in Volume 8709, Page 053 of the Brazos County Official Records.

Existing Zoning R-3 Townhomes Proposed Zoning _____ : R-4 Apartments
Present Use of Property Apartments - 27 units
Proposed Use of Property Apartments

REZONING SUPPORTING INFORMATION

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

1) Expanding growth in this area
2) Expansion of Holleman Rd South (14' right of way acquisition from project property)
3) Extension of Cain Rd through Project Property
4) Required Right-of-Way projection to adjacent property to the south

~ Thus items 2 - 4 are decreasing the developable efficiency of project property from 10.434 ac to 7.973 ac

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.

1) Comprehensive Plan has Project Property as URBAN.
2) Requested Zone Change is R-4, Multi-Family
3) It is our opinion that the Zone Change 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?

1) Currently, there is multi-family present on the Project Property (27 dwelling units).
2) Adjacent to the property, there is existing multi-family to the North, Las Palomas Duplexes.
3) There are currently duplexes along Cain Rd as well.
4) Future Apartment Development is underway further north along Holleman South (Cottages of College Station).

~ Requested R-4 Zoning, Multi-Family, conforms to surrounding properties.

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

With the extension of Holleman South complete, this gives people a much more direct route to Texas A&M Campus. Therefore, this corridor that has opened up will be very attractive to students. In accordance with the city's guidelines concerning density, an R-6 Zoning would be best suited to increase the density in areas near campus, such as this parcel. In conjunction with the city's plan for capital improvement of the sanitary sewer system in this area, a high density zoning on this parcel would help justify the costs associated with the planned sewer expansion. In addition, moving students closer to campus would decrease future stresses on infrastructure and traffic congestion farther south of this property.

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

The city required right-of-way dedications (Cain Rd. & Holleman South) and the city required public right-of-way projection to the vacant property to the south re-configures the project property in a manner not efficient or conducive to the current zoning (R-3) in any way. The cost of the required public infrastructure per dwelling unit for R-3 Zoning escalates dramatically hindering development.

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

- 1) Multi-Family present to the North (Los Palomas Duplexes)
- 2) Close proximity to Texas A&M Campus

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

- 1) Currently this area is saturated with existing and proposed R-3 Zoning.
- 2) Allowing Re-Zoning to R-6 Apartments would bring variety and choices to this area.
- 3) The project property is small in size, but still required to provide a substantial public right-of-way, Cain Rd. Extension. For this development to be viable, an increase in dwelling unit density is necessary. Thus our request for the R-6 Re-Zoning District

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.

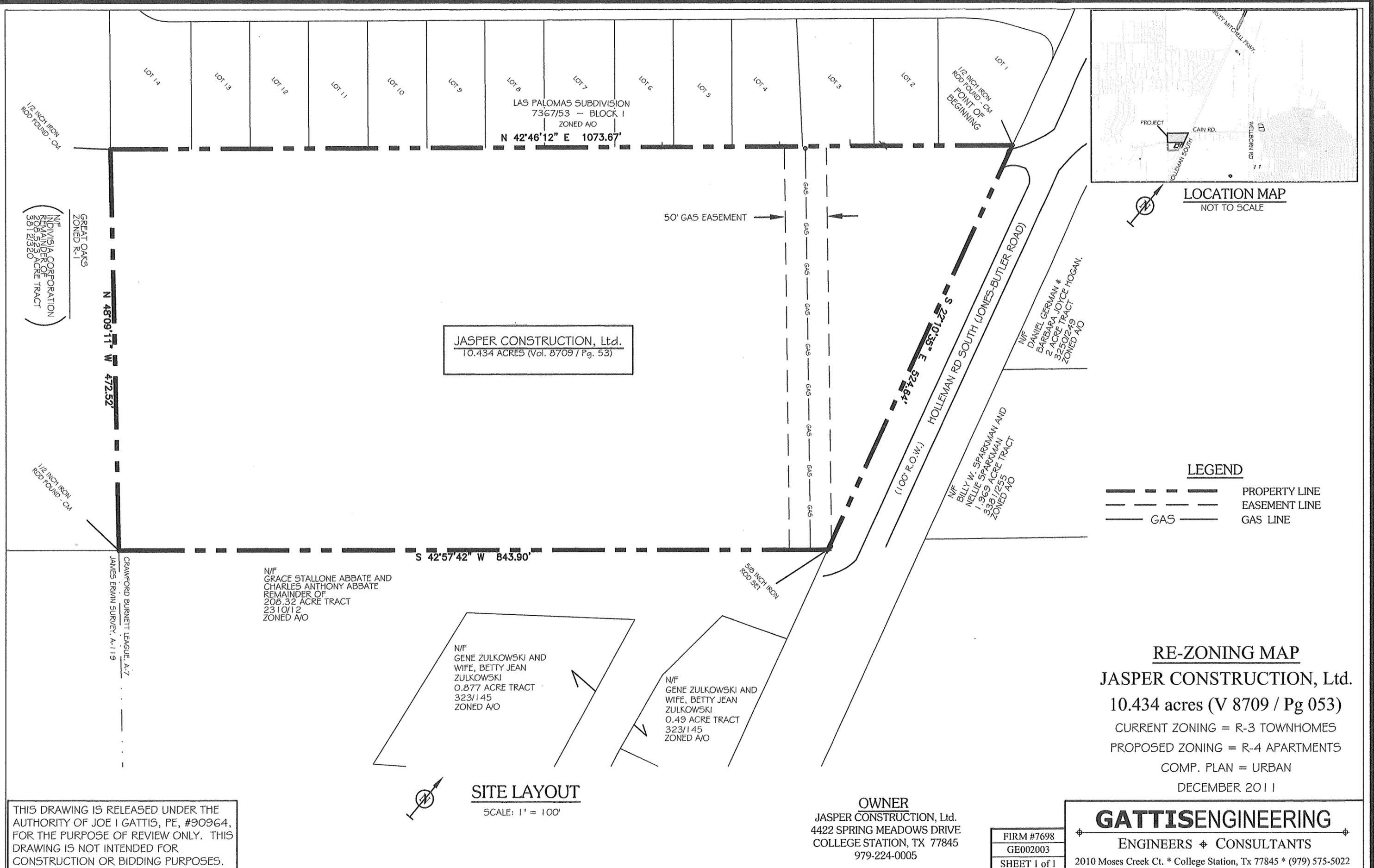
Signature and title

Date

10/10

Print Form

Page 3 of 3



THIS DRAWING IS RELEASED UNDER THE AUTHORITY OF JOE I GATTIS, PE, #90964, FOR THE PURPOSE OF REVIEW ONLY. THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES.

SITE LAYOUT
SCALE: 1" = 100'

OWNER
JASPER CONSTRUCTION, Ltd.
4422 SPRING MEADOWS DRIVE
COLLEGE STATION, TX 77845
979-224-0005

FIRM #7698
GE002003
SHEET 1 of 1

GATTISENGINEERING
ENGINEERS ♦ CONSULTANTS
2010 Moses Creek Ct. * College Station, Tx 77845 * (979) 575-5022

RE-ZONING MAP
JASPER CONSTRUCTION, Ltd.
10.434 acres (V 8709 / Pg 053)
CURRENT ZONING = R-3 TOWNHOMES
PROPOSED ZONING = R-4 APARTMENTS
COMP. PLAN = URBAN
DECEMBER 2011

11-14
12-7
2-15
PK

INDIVISA CORPORATION
NINETEEN SOUTH EAST
2121 KIRBY DRIVE
HOUSTON, TEXAS 77019-6066
Phone 713 874-1122
Fax 713 522-9050

December 21, 2011

To Bob Cowell Head of Planning Development Services
Email: bcowell@cstx.gov
College Station Planning and Zoning Commission
1011 Texas Avenue, P.O. Box 9960
College Station, Texas 77842

Regarding Rezoning of approximately 10 acres from R-3
Townhouse to R-4 Multi-Family

Dear College Station Planning and Zoning Commission
Members,

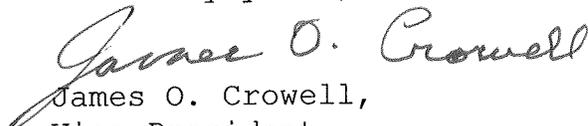
Thank you for your December 19, 2011 Notice of Public
Hearing.

It is logical than an R-3 zoning is desirable in accordance
with my letter of October 28, 2011 enclosed.

This is a transitional property with single family to the
east, one street of R-2 to the north and then a new R-1
subdivision under construction, R-1 Great Oaks to the west
and an existing home to the south and more R-1 likely to be
around the existing house. There is no reason or logic to
mix a small tract of higher density, likely student
housing, within the neighboring growth pattern.

It is understood there may be a question of sanitary sewer
capacity in this area. If that is the case it is difficult
to understand why increasing the density would even be
considered.

Sincerely yours,


James O. Crowell,
Vice President
Indivisa Corporation

INDIVISA CORPORATION
NINETEEN SOUTH EAST
2121 KIRBY DRIVE
HOUSTON, TEXAS 77019-6066
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October 28, 2011

To Bob Cowell Head of Planning Development Services
Email: bcowell@cstx.gov

College Station Planning and Zoning Commission
1011 Texas Avenue, P.O. Box 9960
College Station, Texas 77842

Regarding Rezoning of approximately 10 acres from R-3
Townhouse to R-6 High Density Multi-Family

Dear College Station Planning and Zoning Commission
Members,

Although technically the request for a zone change of the presently zoned R-3 land at the northwestern corner of Abbate La. & Holleman is in line with The Comprehensive Plan's designation of "Urban" it does not fit at all with the present growth pattern of the neighborhood. As a concerned, adjacent neighbor with an approved Master Plan of the 147 acres of the Great Oaks Subdivision having built and planning to build large homes with detached garages on large single family residential lots from 80 feet to 100 feet wide, we are requesting that this zoning change be denied.

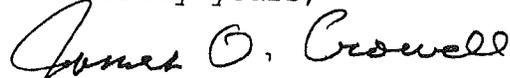
The approximately 10 acre tract is a transitional tract located between duplexes and existing and planned large single family residential lots and soon to be developed even nicer and larger lots in the single family Great Oaks Subdivision. This 10 acres is transitional in nature due to the adjacent uses as well as due to the likelihood of Abbate La. becoming a collector street from Holleman into both the Abbate 170 acres and the Master Planned 147 Acres Great Oaks Addition. It would be a shame for the two larger tracts to be negatively influenced by student

apartments at the entry to newly developing subdivisions. R-3 zoning is a logical compromise to the usage considerations, a higher density but with the hope of individual ownership rather than more student housing poorly located, distant from the University.

It should be remembered by those participating in the Comprehensive Plan creation that the anticipated uses were applied to the maps with a very broad brush stroke. Individual properties were not considered for highest and best use, specificity was not a consideration for any tract. The thought at the time was that corrections could be made through P&Z in the future. The broad category of "urban" is appropriate for the area bounded by Holleman, Cain Road, FM 2818 and the rail road tract. However, on the west side of Holleman and bounded by Dowling Road to Walnut Road, the entire area is single family by use or Comp Plan. The area consists of the Quail Run and Great Oaks subdivisions, several small acreage, un-platted home sites and anticipated single family developments. It is inappropriate to mix student apartments into the existing use pattern.

Your helpfulness in denying the pending request will be appreciated by all the present and future people living in rather large houses with detached garages in the Great Oaks Subdivision and all the subdivisions in the area.

Sincerely yours,



James O. Crowell,
Vice President
Indivisa Corporation

Lauren Hovde - Project # 11-00500146 Joe Gattis 4050 Holleman Dr. S Rezoning next to Paloma Ridge

From: Myke Leatham <Homes@bcersite.com>
To: "lhovde@cstx.gov" <lhovde@cstx.gov>
Date: 12/18/2011 12:01 PM
Subject: Project # 11-00500146 Joe Gattis 4050 Holleman Dr. S Rezoning next to Paloma Ridge
CC: "bgeorge@cstx.gov" <bgeorge@cstx.gov>, "bcaldwell@cstx.gov" <bcaldwell@c...

Hi Lauren and city planning and zoning,

I got the public hearing notice in the mail about 4050 Holleman Dr. south wanting to change from a Townhouse development to multi-family. Thank you. Since I may not be able to attend the meeting, but felt you should consider the facts below, I am CC'ing planning and zoning.

I own the 2 duplexes at the end of the cul-de-sac on Paloma Ridge on both sides of the cul-de-sac and my daughter owns one there as well. I own the volleyball court. When Tony Jones with AggieLand builders and Dan Sears were developing/building Paloma Ridge they told me that the developer who was David Borsak and is now Joe Gattis of 4050 Holleman Dr. S would be responsible for taking care of and developing the water retention area directly behind my property and between the two developments. Since 2006 when Paloma Ridge was built the water retention area has been a real mess. Tony told the 27 property investors of Paloma that it would be a grassed in park like area where people could run their dogs and play football. At this point it looks like a dumping ground for trash and an overgrown unkept messy area. I've gone in there several times to pick up trash etc... Will Joe Gattis or the city be responsible for taking care of that area?

I would certainly like to see the townhouse zoning remain at 4050 Holleman Dr. S. as those types of properties are typically better maintained than multi family. Unless there is a mandatory HOA for multi family/duplexes/4 plexes, these types of areas have a tendency to run down very quickly. City lighting, trash cans, yard deterioration, crime, and maintenance will always be an issue on a duplex, multi family type street. Many of the owners of duplexes are out of state investors who never see the multi family unit! This is a fact. Initially, I sold 14 of the 27 duplexes on Paloma Ridge. I have now sold 21 of them. Although I have contacted out of state property owners when properties needed attention on Paloma Ridge, it's 'Out of site, Out of mind' for them. Nothing gets done and it makes my properties look bad. The city of College Station has a sign ordinance and yet there are huge over sized signs on Paloma Ridge which are kept up all year around. I object to this and I would like to see the CS Zoning enforced. I have called the sign owners and they refuse to remove them stating that they are preleasing all year for the coming year. This will happen again with the proposed multi family development. I am the owner of 4 plexes, duplexes, and single family. I know exactly what is going to happen a few years from now in this area. Will the city be responsible for providing adequate lighting or the developer? This was an issue on Paloma. Also, in crowded parking areas like Paloma Ridge, tenants have a tendency to drive straight across the grass to the next driveway to get out if there are no barriers in place to prevent it which destroys the grass and takes out the sprinkler systems. Without sprinkler systems the grass dies and yards look horrible. Trees are planted under power lines for

eventual problems. Although people are instructed to take their trash cans back to the unit on trash pick up days, the huge cans sit by the front doors because there is no garbage pad to place them on the side of the duplex. This is sloppy, and poor planning.

Consider the difference in properties on Deacon and Hartford. Look at the patio town homes vs duplexes. Professionals and parents of students purchase patio towns homes. Investors and people who want to make money purchase duplex/4Plexes. Patio townhomes are maintained better and have pride in ownership. Please don't rezone from R-3 Townhoues to R-4 Multi-Family.

While I have your attention, I was wondering if you could tell me what the city's plans are for extending Holleman Dr. S. beyond Graham Rd... I live just beyond Graham on the back side of Willow Run. My address is currently 13464 I and GN Rd. It's very confusing to visitors since the GPS says Jones Buttler Rd, Holleman Dr. South, AND I and GN Rd. And the GPS calls Rock Prairie on this side of the rail road tracks Gandy Rd, Rock Prairie, and Blue Ridge. 3 names for both of those roads each. I live between Capstone and N. Graham in Willow Run. I realize we are currently outside the city limits, but the city is quickly encroaching. Please don't ever let multi family, mobile homes, apartments, student, etc... be permitted past Rock Prairie Rd! The mobile homes are certainly bad enough!

I most infatically do NOT want the mobile homes, multi family, student, and lower income properties extended beyond Rock Prairie Rd. Let's keep it all down there in that same area around Paloma Ridge. The city made a huge mistake in allowing Aspin Heights access to the area across from Willow Run on Capstone! I am a realtor with Brazos County Realty. Numerous property owners contacted me about selling their properties after it happened. They were angry and upset. The city devalued and made it virtually impossible to resale those beautiful \$500,000 plus homes directly across the street from Aspin Heights. I hope you won't let that ever happen again.

Have you seen the Texaplex video below? It's certainly worth your time.

Myke Leatham
 Brazos County Realty, LLC.
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This is why you want to invest in Bryan/College Station, NOW! Texaplex video:

MLS QUICK SEARCH: <http://www.aggierestate.com/mls-search-c12588.html>