



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

**Planning & Zoning
Commission**
May 3, 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
MAY 3, 2012, AT 6:00 PM
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. Presentation, possible action, and discussion regarding the status of items within the 2012 P&Z Plan of Work (see attached). **(JS)**
4. Presentation, possible action, and discussion regarding current development activities in the Northgate area. **(BC)**
5. Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings.
 - Wednesday, May 9, 2012 ~ Non-Residential Zoning District Public Meeting ~ Council Chambers ~ 6:00 p.m.
 - Monday, May 14, 2012 ~ City Council Meeting ~ Council Chambers ~ Workshop 3:00 p.m. and Regular 7:00 p.m.
 - Thursday, May 17, 2012 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
6. Discussion, review and possible action regarding the following meetings: Design Review Board, Joint Parks / Planning & Zoning Subcommittee, Neighborhood Plan Stakeholder Resource Team, BioCorridor Committee, Lick Creek Nature Center Task Force, Zoning District Subcommittee, Joint Task Force on Neighborhood Parking Issues, and Wellborn District Plan Resource Team.
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.
8. 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 May 3, 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 April, 2012, 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 April Day , 2012, 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 _____, 2012.

CITY OF COLLEGE STATION, TEXAS

By _____

Subscribed and sworn to before me on this the _____ day of _____, 2012.

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
MAY 3, 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.
 - James Benham ~ May 3, 2012
 - 4.2 Consideration, discussion, and possible action to approve meeting Minutes.
 - April 5, 2012 ~ Workshop
 - April 5, 2012 ~ Regular
 - 4.3 Presentation, possible action, and discussion on a Final Plat for 717 Subdivision consisting of one lot on approximately one acre located at 717 University Drive, generally located at the intersection of Church Avenue and University Drive.
Case # 12-00500064 (LH)

Regular Agenda

- 5. Consideration, discussion, and possible action on items removed from the Consent Agenda by Commission action.
- 6. Public hearing, presentation, possible action, and discussion regarding a rezoning from C-1 General Commercial to PDD Planned Development District for approximately 0.2 acres located at 1405 University Drive, generally located at the northwest corner of the intersection with the former Meadowland Street. **Case #12-00500063 (JS) (Note: Final action on this item is scheduled for the May 24, 2012 City Council Meeting - subject to change)**
- 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.
- 8. 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 May 3, 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 April, 2012, 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 April __, 2012, 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 _____, 2012.

CITY OF COLLEGE STATION, TEXAS

By _____

Subscribed and sworn to before me on this the _____ day of _____, 2012.

Notary Public- Brazos County, Texas

My commission expires: _____

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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>1/23/12 & 1/25/12: Lick Creek multi-use path public meetings.</p> <p>3/5/12: College Hills Neighborhood Association meeting to discuss single-family overlay.</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> <p>1/12/12: Council update regarding plan.</p> <p>2/2/12: P&Z Workshop update regarding plan.</p>
Staff Assigned: JP	Anticipated Completion: Summer 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>12/21/11: Councils adopted Inter-Local Agreement regarding BioCorridor.</p> <p>2/3/12: P&Z BioCorridor Subcommittee meeting.</p> <p>3/2/12: P&Z BioCorridor Subcommittee meeting.</p> <p>5/15/12: P&Z BioCorridor Subcommittee meeting.</p>
Staff Assigned: MH, BC	Anticipated Completion: Summer 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>3/20/12: Neighborhood Resource Team meeting.</p> <p>4/11/12: Lincoln Area Association meeting.</p> <p>4/16/12: Neighborhood Resource Team meeting.</p> <p>5/1/12: Special meeting about Area 5 at City Hall.</p> <p>5/14/12: Neighborhood Resource Team meeting.</p> <p>5/17/12: Plan update at P&Z Workshop.</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>4/10/12: Issues & Opportunities meeting at Wellborn Community Center</p> <p>4/24/12: Wellborn Resource Team meeting at Wellborn Community Center at 630pm.</p> <p>5/7/12: Wellborn Resource Team meeting at Wellborn Community Center at 630pm.</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>10/24/11: Statement of Qualifications received; currently working on Scope of Work with top candidate.</p> <p>2/23/12: Council approved consultant contract.</p> <p>3/22/12: Project Kick-off meeting with consultant.</p> <p>4/10/12: Staff meeting with consultant.</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>4/5/12: P&Z Subcommittee meeting.</p> <p>5/9/12: Public meeting at 6 PM at City Hall to introduce draft non-residential district concepts.</p>
Staff Assigned: JP	Anticipated Completion:

Neighborhood Parking	
<p>Summary:</p> <p>Analyze neighborhood parking issues by engaging stakeholders, form Joint Task with Council and recommendations that seek solutions.</p>	<p>Project Dates:</p> <p>2/9/12: Council approved resolution establishing Joint Task Force on Neighborhood Parking Issues.</p> <p>2/16/12: P&Z appoints Joint Task Force members.</p> <p>3/21/12: Initial Joint Task Force meeting.</p> <p>4/25/12: Joint Task Force Meeting at 5 PM.</p>
Staff Assigned: BC, TR	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> <p>1/12/12: Strategic Plan policy discussion with Council.</p>
Staff Assigned: P&DS Staff	Anticipated Completion:

Housing

Affordable Housing	
Summary: Discuss how housing affordability is measured and provide information on affordability of homes in the College Station and Bryan housing markets.	Project Dates: 3/1/12: Discussion at P&Z Workshop, led by Community Development Division.
Staff Assigned: P&DS Staff	Anticipated Completion:

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

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

Brittany Caldwell

To: James Benham
Subject: RE: May 5 P&Z Meeting

From: James Benham [<mailto:james@jbknowledge.com>]
Sent: Wednesday, April 25, 2012 4:33 PM
To: Brittany Caldwell
Subject: Re: May 3 P&Z Meeting

Brittany - I'm out of town on May 3rd. Thanks!

Regards,

James Benham
President
JBKnowledge
(866) 888-8538 x 901
jbknowledge.com
james@jbknowledge.com
SmartBidNet[®] - smartbidnet.com
SmartCompliance - smartcomplianceinc.com

>
> On Apr 25, 2012, at 4:22 PM, Brittany Caldwell wrote:
>
> Please let me know if you will be unable to attend the P&Z Meeting on May 3. Thank you!
>>
>> Brittany Caldwell
>> Administrative Support Specialist
>> City of College Station
>> Planning & Development Services
>> 979.764.3570
>> 979.764.3496 (Fax)
>>
>> City of College Station
>> Home of Texas A&M University[®]
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> City of College Station
> Home of Texas A&M University[®]

MINUTES
PLANNING & ZONING COMMISSION
Workshop Meeting
April 19, 2012, 6:30 p.m.
City Hall Council Chambers
College Station, Texas

COMMISSIONERS PRESENT: Mike Ashfield, Craig Hall, Bo Miles, Jodi Warner, Jim Ross, James Benham, and Jerome Rektorik

COMMISSIONERS ABSENT: None

CITY COUNCIL MEMBERS PRESENT: Jess Fields

CITY STAFF PRESENT: Bob Cowell, Lance Simms, Jennifer Prochazka, Jason Schubert, Lauren Hovde, Morgan Hester, Teresa Rogers, Venessa Garza, Joe Guerra, Adam Falco, Brittany Caldwell, and Jordan Wood

1. Call the meeting to order.

Chairman Ashfield called the meeting to order at 6:30 p.m.

2. Discussion of consent and regular agenda items.

There was general discussion amongst the Commission regarding Regular Agenda Item 7.

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

- Final Plat ~ Amending Plat ~ University Oaks Section 2 Block 2 Lots 14, 15R1, 16R1, 24R1 & 24R2

There was no discussion.

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

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

5. Presentation, possible action, and discussion regarding the Lick Creek Greenway Trail. **(VG)**

Greenways Program Manager Garza gave an update regarding the Lick Creek Greenway Trail.

There was general discussion amongst the Commission regarding the trail.

6. Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings.
 - April 25, 2012 ~ Joint Task Force on Neighborhood Parking Issues ~ 5:30 p.m.
 - April 26, 2012 ~ City Council Meeting ~ Council Chambers ~ Workshop 3:00 p.m. and Regular 7:00 p.m.
 - May 3, 2012 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.

Chairman Ashfield reviewed the upcoming meeting dates for the Planning & Zoning Commission.

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

Commissioner Ross gave an update on the Lick Creek Nature Center Task Force.

Principal Planner Prochazka gave an update regarding the Southside Area Resource Team Meeting and the Zoning District Subcommittee.

Commissioner Miles gave an update regarding the BioCorridor Committee.

Commissioner Hall gave an update regarding the Wellborn District Plan.

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

There was no discussion.

9. Adjourn.

The meeting was adjourned at 7:04 p.m.

Approved:

Mike Ashfield, Chairman
Planning & Zoning Commission

Attest:

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services

MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting
April 19, 2012, 7:00 p.m.
City Hall Council Chambers
College Station, Texas

COMMISSIONERS PRESENT: Mike Ashfield, Craig Hall, Bo Miles, Jodi Warner, Jim Ross, James Benham, and Jerome Rektorik

COMMISSIONERS ABSENT: None

CITY COUNCIL MEMBERS PRESENT: Jess Fields

CITY STAFF PRESENT: Bob Cowell, Lance Simms, Jason Schubert, Lauren Hovde, Morgan Hester, Teresa Rogers, Joe Guerra, Adam Falco, Brittany Caldwell, and Jordan Wood

1. **Call meeting to order**

Chairman Ashfield called the meeting to order at 7:06 p.m.

2. **Pledge of Allegiance**

3. **Hear Citizens**

No one spoke.

4. **Consent Agenda**

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

- April 5, 2012 ~ Workshop
- April 5, 2012 ~ Regular

Commissioner Warner motioned to approve Consent Agenda Item 4.1. Commissioner Rektorik seconded the motion, motion passed (7-0).

Regular Agenda

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

No items were removed from the Consent Agenda.

6. Public hearing, presentation, possible action, and discussion on a Final Plat of University Oaks Section 2 Block 5, Lots 14R1 & 14R2 being a replat of University Oaks Section 2 Block 5, Lot 14 consisting of 2 R-2 Duplex Residential lots on approximately 0.2 acres located at 721/723 Dominik Drive. **Case # 12-00500047 (MTH)**

Staff Planner Hester presented the replat and recommended approval.

There was no discussion.

Chairman Ashfield opened the public hearing.

No one spoke during the public hearing.

Chairman Ashfield closed the public hearing.

Commissioner Rektorik motioned to approve the replat. Commissioner Warner seconded the motion, motion passed (7-0).

7. Public hearing, presentation, possible action, and discussion regarding an ordinance amendment to Chapter 12 of the Code of Ordinances "Unified Development Ordinance" Section 5.6.B "Northgate Districts (NG)" related to outdoor storage and display standards. **Case # 11-00500206 (LH) (Note: Final action on this item is scheduled for the April 26, 2012 City Council Meeting - subject to change)**

Staff Planner Hovde presented the ordinance amendment and recommended approval.

There was general discussion amongst the Commission regarding the ordinance amendment.

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 ordinance amendment. Commissioner Miles seconded the motion, motion passed (7-0).

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.

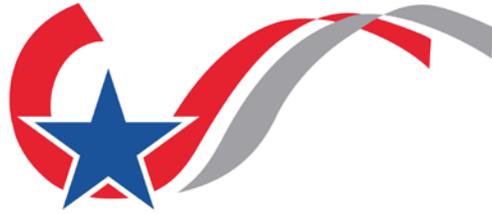
The meeting was adjourned at 7:24 p.m.

Approved:

Mike Ashfield, Chairman
Planning & Zoning Commission

Attest:

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services



CITY OF COLLEGE STATION

**FINAL PLAT
for
717 Subdivision
12-00500064**

SCALE: One lot on 0.9396 acres

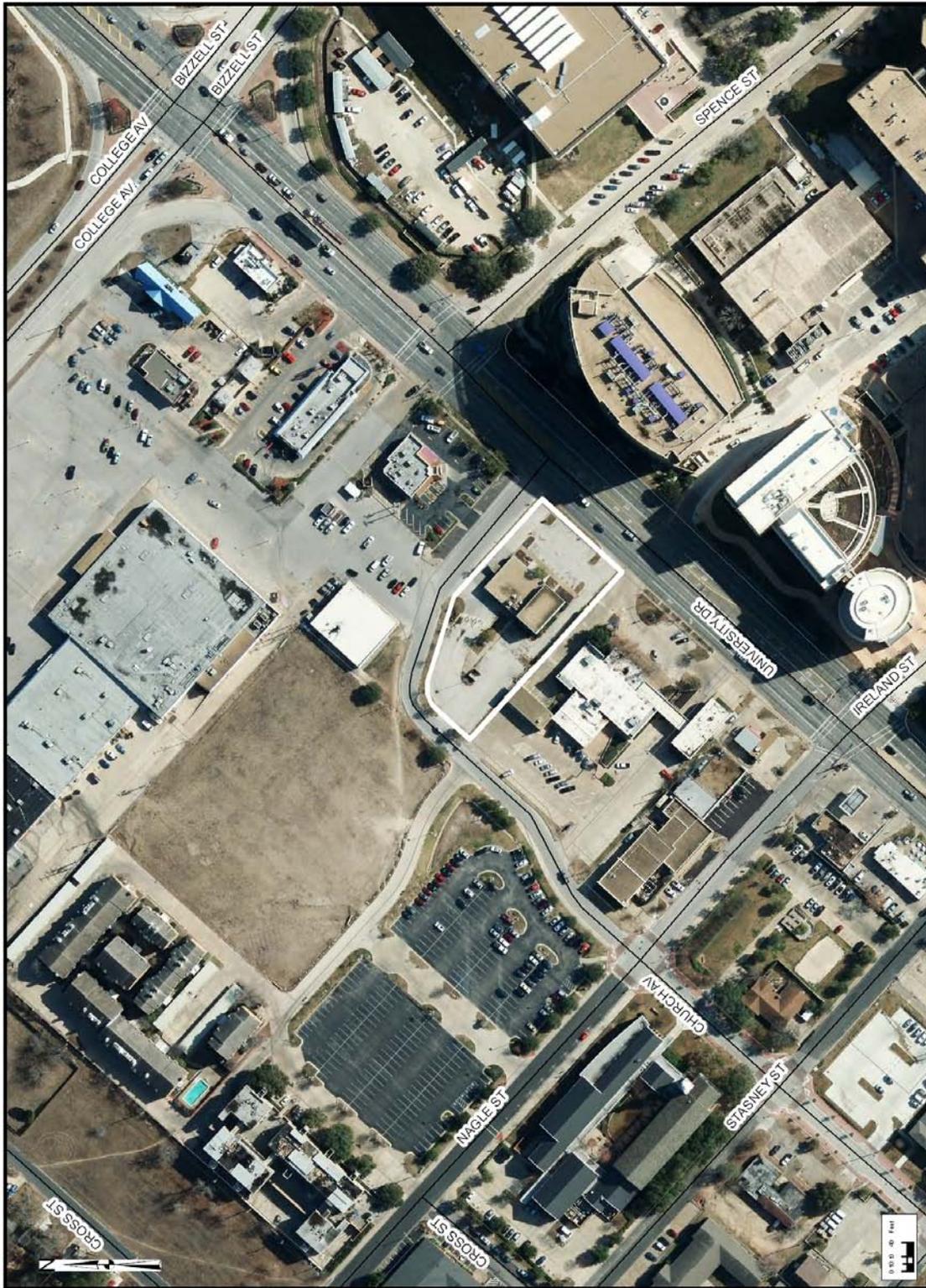
LOCATION: 717 University Drive

ZONING: NG-2, Transitional Northgate

APPLICANT: Randy Klein, Radakor, LLC

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

RECOMMENDATION: Staff recommends approval.



Case: 12-064

717 UNIVERSITY DRIVE

DEVELOPMENT REVIEW



FINAL
PLAT

DEVELOPMENT HISTORY

Annexation: October 1938
Zoning: C-NG Commercial Northgate
NG-2 Transitional Northgate- 1996
Preliminary Plat: There is no Preliminary Plat for the subject tract.
Site Development: There is currently a bank building on the property that is intended to be removed to prepare for redevelopment on the site.

COMMENTS

Parkland Dedication: Fees in lieu of parkland dedication are required prior to the issuance of a building permit.
Greenways: N/A
Pedestrian Connectivity: A 10-foot wide sidewalk along Church Street and a 12-foot wide sidewalk on University Drive will be provided.
Bicycle Connectivity: N/A
Impact Fees: N/A

REVIEW CRITERIA

Compliance with Subdivision Regulations: The proposed Final Plat is in compliance with the subdivision regulations found in the Unified Development Ordinance.

STAFF RECOMMENDATIONS

Staff recommends approval of the proposed Final Plat.

SUPPORTING MATERIALS

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



FOR OFFICE USE ONLY	
CASE NO.:	<u>12.04</u>
DATE SUBMITTED:	<u>3.21.12</u>
TIME:	<u>11:51</u>
STAFF:	<u>[Signature]</u>

FINAL PLAT APPLICATION

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

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

MINIMUM SUBMITTAL REQUIREMENTS:

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

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

Date of Optional Preapplication or Stormwater Management Conference _____

NAME OF PROJECT Campus Investors A&M, LP

ADDRESS 717 University Drive

SPECIFIED LOCATION OF PROPOSED PLAT:

at the intersection of University Drive at Church Street

APPLICANT/PROJECT MANAGER'S INFORMATION (Primary contact for the project):
 Name Randy Klein E-mail radakorllc@gmail.com
 Street Address P.O. Box 7445
 City Houston State TX Zip Code 77248
 Phone Number 713 829-3808 Fax Number 1-832-202-2700

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

Name Radakor, LLC E-mail radakorllc@gmail.com
Street Address P.O. Box 7445
City Houston State TX Zip Code 77248
Phone Number 713 829-3808 Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

Name Gary Hill of Hill/Frank, Inc. E-mail gary1@hfi-architects.com
Street Address 1800 St. James Place, Suite 205
City Houston State TX Zip Code 77056
Phone Number (713) 877-1274 Fax Number (713) 877-1276

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 0.9863 Total No. of Lots 1 R-O-W Acreage 0

Existing Use Bank Site Proposed Use mix use

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

Average Acreage Of Each Residential Lot By Zoning District:

1 / NG-2 _____ / _____ / _____

Floodplain Acreage n/a

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

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

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

Yes

No

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

Project Name: _____

City Project Number (if known): _____

Date / Timeframe when submitted: _____

- 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 _____

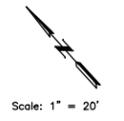
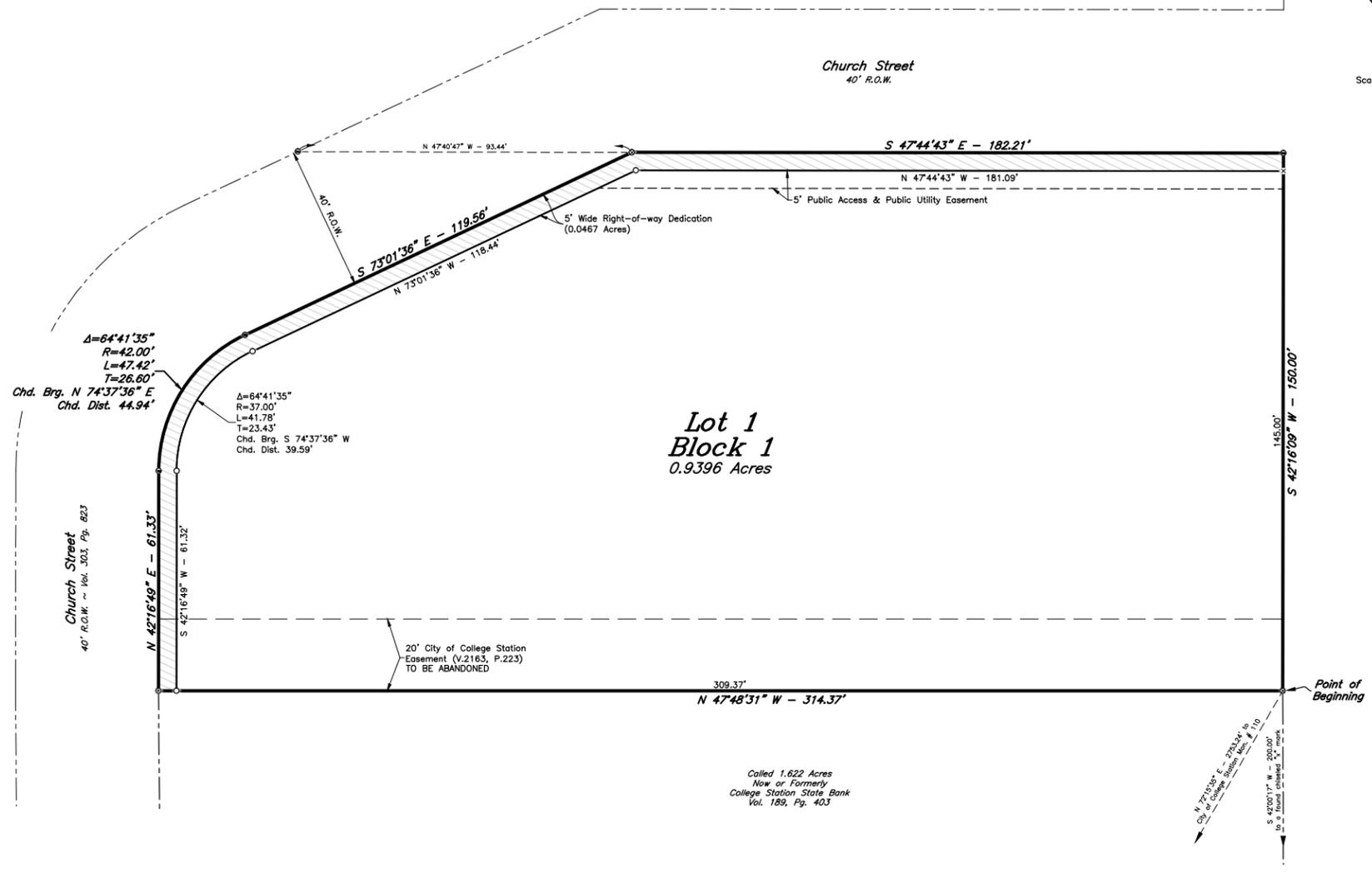
<p style="text-align: center;">Total Linear Footage of Proposed Public:</p> <p>_____ Streets</p> <p>_____ Sidewalks</p> <p>_____ Sanitary Sewer Lines</p> <p>_____ Water Lines</p> <p>_____ Channels</p> <p>_____ Storm Sewers</p> <p>_____ Bike Lanes / Paths</p>	<p>Parkland Dedication due prior to filing the Final Plat: <i>Multi-Family</i></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.

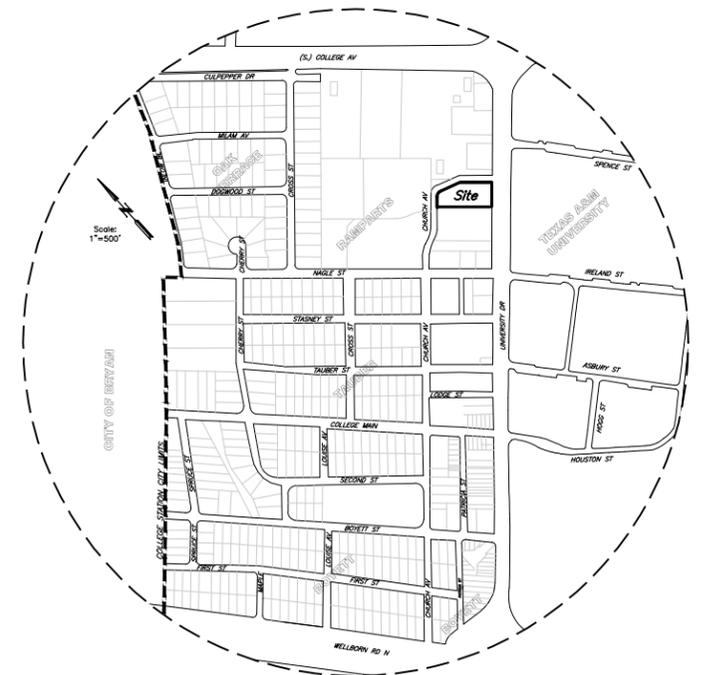
[Signature] - PRESIDENT
 Signature and title

3-19-12
 Date



Scale: 1" = 20'

University Drive (F.M. 60)
R.O.W. Varies



VICINITY MAP

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in J.E. SCOTT LEAGUE, Abstract No. 50 in College Station, Brazos County, Texas and being all of the called 0.986 acre tract described in the deed from Curtis D. Hodgson to Radakor, LLC recorded in Volume 7609, Page 150 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found chiseled "x" mark in concrete marking the south corner of the called 0.986 acre tract, the east corner of the called 1.622 acre College Station State Bank tract recorded in Volume 189, Page 403 of the Brazos County Deed Records (B.C.D.R.) and being in the northwest right-of-way line of F.M. Highway No. 60 (commonly known as University Drive), from whence a found chiseled "x" mark marking the south corner of the called 1.622 acre Bank tract bears S 42° 00' 17" W at a distance of 200.00 feet for reference;

THENCE: N 47° 48' 31" W (Deed Call N 45° 22' 10" W - 314.43') along the common line the called 0.986 acre Radakor, LLC tract and the called 1.622 acre College Station Bank tract for a distance of 314.37 feet to a found 5/8-inch iron rod marking the west corner of this tract and being in the south right-of-way line of Church Street (based on a 40-foot width as recorded in Volume 303, Page 823 [B.C.D.R.]);

THENCE: N 42° 16' 09" E (Deed Call N 44° 25' 00" E - 61.20') along said Church Street right-of-way for a distance of 61.33 feet to a found 1/2-inch iron rod for the Point of Curvature of a curve to the right;

THENCE: 47.42 feet along the arc of said curve having a central angle of 64° 41' 35", a radius of 42.00 feet, a tangent of 26.60 feet and a long chord bearing N 74° 37' 36" E at a distance of 44.94 feet to a found 1/2-inch iron rod for the Point of Tangency;

THENCE: S 73° 01' 36" E (Deed Call S 70° 24' 57" E - 119.51') continuing along said Church Street right-of-way line for a distance of 119.56 feet to a found chiseled "x" mark in concrete marking the intersection of said right-of-way line with the northeast line of the called 0.986 acre tract, from whence a found 5/8-inch iron rod bears N 47° 40' 47" W at a distance of 93.44 feet for reference;

THENCE: S 47° 44' 43" E (Deed Call S 45° 22' 10" E) along the northeast line of the called 0.986 acre tract and the southwest right-of-way line of said Church Street for a distance of 182.21 feet to a 1/2-inch iron rod set for the east corner of this tract, said iron rod also being in the before-said northwest right-of-way line of University Drive;

THENCE: S 42° 16' 09" W (Deed Call S 44° 38' 42" W) along the said University Drive line for a distance of 150.00 feet to the POINT OF BEGINNING and containing 0.9863 acres (42,963.3 sq. ft.) of land, more or less.

GENERAL SURVEYOR NOTES:

1. ORIGIN OF BEARING SYSTEM: Texas Coordinate System, NAD-83, CENTRAL ZONE based upon the position of City of College Station Horizontal Control Monument No. 110 established in 1994.
2. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0144 C, effective July 2, 1992, this property is not located in a 100-year flood hazard area.
3. This property is Zoned NG-2. (See the City of College Station Unified Development Ordinance for more information.)

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (we), _____ owner(s) and developer(s) of the land shown on this plat, and designated herein as the Lot 1, Block 1, 717 SUBDIVISION to the City of College Station, Texas, and whose name(s) is/are subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Owner(s)

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this ____ day of _____, 20__.

Notary Public, Brazos County, Texas

CERTIFICATE OF CITY ENGINEER

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

City Engineer
City of College Station

CERTIFICATE OF PLANNING AND ZONING COMMISSION

I, _____ Chairman of the Planning and Zoning Commission of the City of College Station, hereby certify that the attached plat was duly approved by the Commission on the ____ day of _____, 20__.

Chairman

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Karen McQueen, County Clerk, in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the ____ day of _____, 20__ in the Official Records of Brazos County, Texas in Volume _____, Page ____.

Witness my hand and official Seal, at my office in Bryan, Texas.

County Clerk
Brazos County, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.

Kevin R. McClure, R.P.L.S. No. 5650

Legend

- 1/2" Iron Rod Found
- ⊙ 5/8" Iron Rod Found
- ⊗ Found Chiseled "x" in Concrete
- × Set Chiseled "x" in Concrete

FINAL PLAT

717 SUBDIVISION

LOT 1, BLOCK 1

0.9396 ACRES

J.E. SCOTT LEAGUE, A-50

COLLEGE STATION, BRAZOS COUNTY, TEXAS

MARCH, 2012

SCALE: 1" = 20'

OWNER:
Radakor, LLC
P.O. Box 7445
Houston, TX 77248
(713) 829-3808

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



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

**REZONING REQUEST
FOR
THE PLAZA AT COLLEGE STATION
12-00500063**

REQUEST: C-1 General Commercial to PDD Planned Development District

SCALE: Approximately 0.2 acres

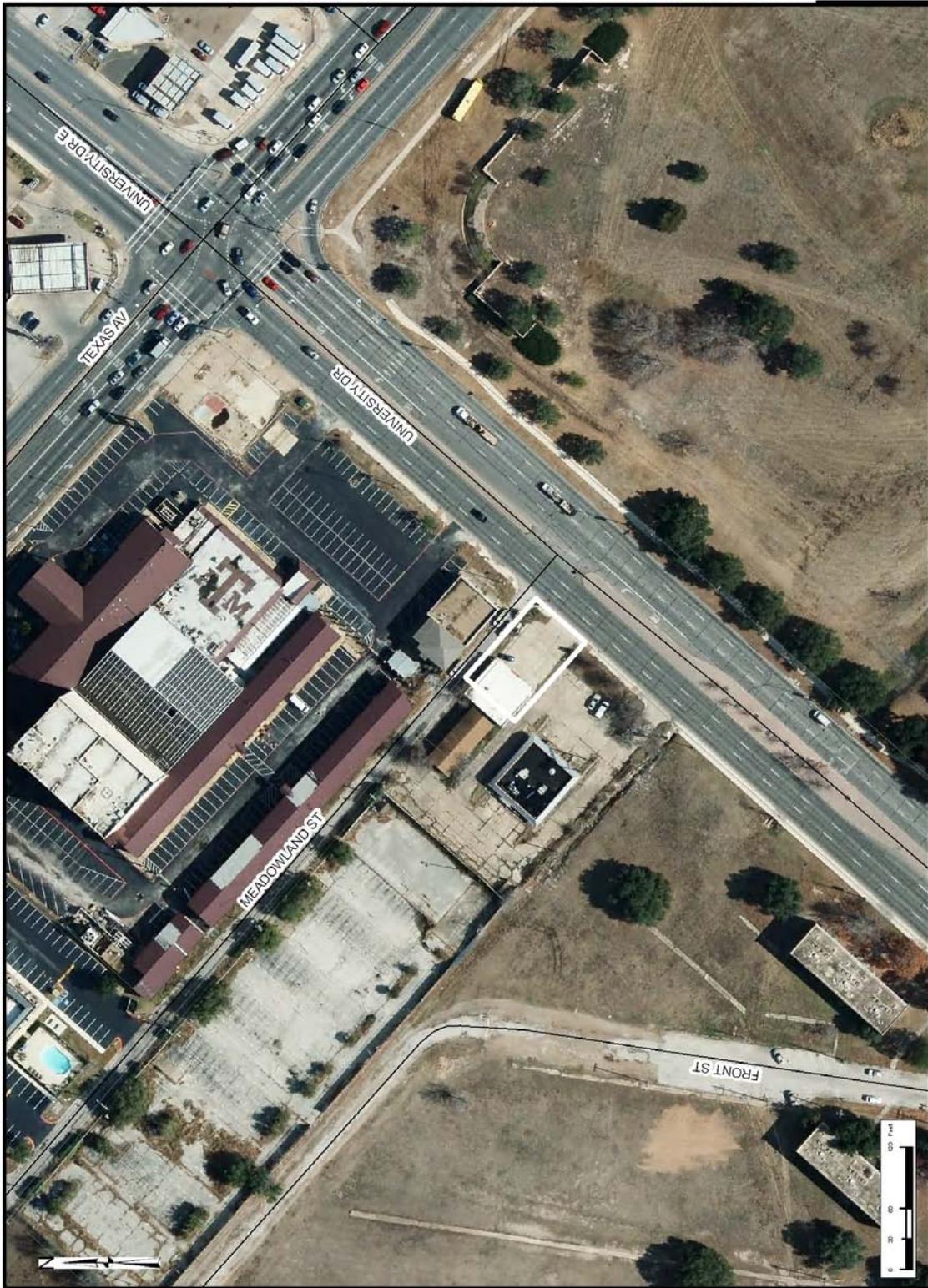
LOCATION: 1405 University Drive, generally located at the northwest corner of the intersection of the former Meadowland Street

APPLICANT: Mitchell & Morgan, LLP, agent for owner

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

PROJECT OVERVIEW: This request incorporates this small property into the adjacent 11-acre PDD Planned Development District rezoning that was approved by City Council on March 8, 2012. It is proposed to continue the same project and incorporate the same design considerations and modifications as the approved PDD.

RECOMMENDATION: Staff recommends approval of the request.

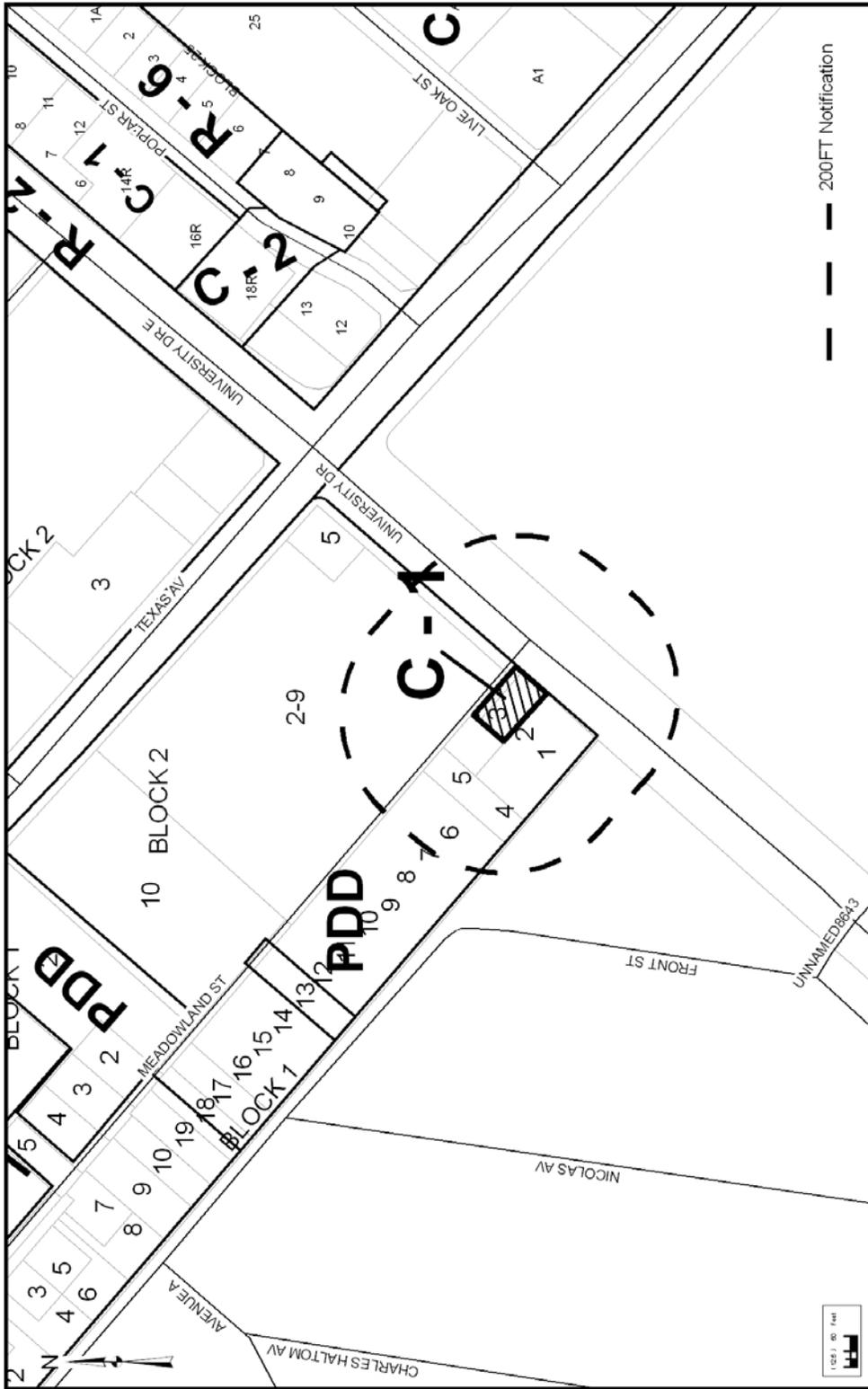


REZONING
Case: 12-063

1405 UNIVERSITY DRIVE

DEVELOPMENT REVIEW





--- 200FT Notification

Zoning Districts	WPC	Wolf Pen Creek Dev. Corridor
A-O Agricultural Open	NG-1	Core Northgate
A-OR Rural Residential Subdivision	NG-2	Transitional Northgate
R-1 Single Family Residential	NG-3	Residential Northgate
R-1B Single Family Residential	OV	Corridor Overlay
R-2 Duplex Residential	RDD	Redevelopment District
	KO	Krenek Tap Overlay

C-3 Light Commercial	C-3	Light Commercial
M-1 Light Industrial	M-1	Light Industrial
M-2 Heavy Industrial	M-2	Heavy Industrial
C-U College and University	C-U	College and University
R&D Research and Development	R&D	Research and Development
P-MUD Planned Mixed-Use Development	P-MUD	Planned Mixed-Use Development
PDD Planned Development District	PDD	Planned Development District

R-3 Townhouse	R-3	Townhouse
R-4 Multi-Family	R-4	Multi-Family
R-6 High Density Multi-Family	R-6	High Density Multi-Family
R-7 Manufactured Home Park	R-7	Manufactured Home Park
A-P Administrative/Professional	A-P	Administrative/Professional
C-1 General Commercial	C-1	General Commercial
C-2 Commercial-Industrial	C-2	Commercial-Industrial



DEVELOPMENT REVIEW

1405 UNIVERSITY DRIVE

Case: 12-063

REZONING

NOTIFICATIONS

Advertised Commission Hearing Date: May 3, 2012
Advertised Council Hearing Dates: May 24, 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:

None

Property owner notices mailed: 2
Contacts in support: None
Contacts in opposition: None at the time of staff report.
Inquiry contacts: None at the time of staff report.

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
Northwest	Urban & Redevelopment	PDD Planned Development	Former Plaza Hotel site to be demolished
Northeast	Urban & Redevelopment	PDD Planned Development	Former Plaza Hotel site to be demolished
Southeast	Texas A&M University (across University Drive, major arterial)	C-U College and University	Texas A&M polo field
Southwest	Urban & Redevelopment	PDD Planned Development	Former Kettle site, building has been demolished

DEVELOPMENT HISTORY

Annexation: 1939
Existing Zoning: C-1 General Commercial
Final Plat: Gorzycki Meadowlands (1936) and portion of former Meadowland Street that has been abandoned.
Site development: Developed as smoke shop that is to be demolished.

RELATION TO ADJACENT PDD PLANNED DEVELOPMENT DISTRICT

This request incorporates this small property into the adjacent 11-acre PDD Planned Development District rezoning that was approved by City Council on March 8, 2012. It is proposed to continue the same project and incorporate the same design considerations and modifications. As proposed by the applicant, this report considers this property part of the larger PDD so the description and evaluation provided below is similar to the previous request.

REVIEW CRITERIA

- 1. Consistency with the Comprehensive Plan:** The subject property is designated as Urban and part of Redevelopment Area II on the Comprehensive Plan Future Land Use and Character Map. The intersection of Texas Avenue and University Drive has also been identified as a Primary Arrival Gateway into the City. The Comprehensive Plan describes Urban as:

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

Redevelopment Area II: Texas Avenue, University Drive, and Harvey Road is described by the Comprehensive Plan as:

This area includes a number of underperforming land uses that, due to their proximity to two of the busiest corridors in the City, are poised for redevelopment. Much of the area is currently subdivided into small lots, making it difficult to assemble land for redevelopment....The proximity of existing neighborhoods and the Texas A&M University campus requires careful site planning and appropriate building design. These efforts should be complimentary to the Area V: Hospitality corridor plan, the neighborhood plan for the Eastgate area, and the Texas A&M University Campus Master Plan and should focus on bringing vertical mixed use and other aspects of urban character to this portion of the City.

The proposed PDD zoning with associated Concept Plan incorporates this small property into a larger mixed use development that is consistent with the objectives of the Comprehensive Plan to redevelop and consolidate underperforming properties in this area of the City. The requested rezoning proposes to provide vertical mixed use, high density multi-family, and pedestrian oriented development at the corner of Texas Avenue and University Drive in proximity to the Texas A&M University campus.

- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The existing zoning and conforming uses of nearby property are consistent with the proposed uses. The scale of the proposed uses, however are intended to be developed at a high density and more intensity than the nearby residential, hotel and restaurant uses. The neighboring developments are developed on more of a suburban scale with surface parking lots and open space while the proposed development utilizes structured parking and has requested reduced setbacks and increased density allowances.
- 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 Planned Development District proposes to incorporate this small property into a vertical mixed use development with a mixture of commercial and multi-family uses. These uses are suitable for the property based on its location within the core of the City and proximity to the Texas A&M University campus. The scale and density of the development factor into the availability of transportation and utility capacity in the area. As described later, the proposed development proposes some transportation improvements and mitigation efforts and

acknowledges that utility upgrades will be necessary to provide adequate services to the development.

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 C-1 General Commercial district should be considered a suitable district for the property though due to its size limits large-scale redevelopment.
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:** Most of the properties should be considered marketable with their current zoning, though the presence of this small property constrains the potential for large-scale redevelopment opportunities.
6. **Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** The existing site is served by 8-inch water line along the former Meadowland Street and 12-inch along University Drive. Per discussions with the applicant, additional information will be needed through fire demand modeling on existing available capacity. Once this has been analyzed by the applicant, the City can better understand the proposed locations, potential required up-sizing, and the potential required re-alignment of existing waterlines within/near the proposed development.

The existing site is served by an 8-inch gravity sanitary sewer collection line along the former Meadowland Street that flows to the existing Hensel Park Lift Station. This respective lift station then pumps sanitary sewer flow to the 'Northeast Trunkline' via a 12-inch force main. The 'Northeast Trunkline' conveys this flow to the Carters Creek Wastewater Treatment Plant. Using the City of College Station's sanitary sewer modeling software and the proposed build-out sanitary sewer demands submitted by the applicant, the City has determined that there is not adequate capacity in the existing 8-inch sanitary sewer line that spans from this respective development to the existing Hensel Park Lift Station. The City has, however, concluded that there is existing available capacity in the Hensel Park Lift Station/force main as well as the 'Northeast Trunkline'. Because of this, the development would need to include off-site sanitary sewer improvements to provide additional collection system capacity.

Drainage is generally to the south and west within the Wolf Pen Creek and Burton Creek Drainage Basins, respectively. Stormwater and other public infrastructure improvements required with site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines.

As part of the rezoning application for the adjacent PDD Planned Development District, a Traffic Impact Analysis (TIA) was submitted. The TIA indicated that the intersection of Texas Avenue and University Drive is operating at a Level of Service (LOS) E. Utilizing a scale of LOS "A" thru LOS "F" with "A" being the best LOS "free flow traffic" and LOS F being the worst LOS "bumper to bumper traffic" and LOS "D" being the acceptable LOS the intersection is operating at unacceptable LOS. With that in mind the goal was to provide mitigation strategies that would not prevent the intersection of University Drive and Texas Avenue operate at a worse LOS. The following mitigation strategies were identified:

- An additional left turn bay will be added to University Drive eastbound to northbound Texas Avenue, creating a dual left configuration by modifying the existing raised median.

- On University Drive, a right turn deceleration lane for the proposed driveway will be built to meet TxDOT design criteria. The raised median on Texas Avenue will also be extended north beyond the proposed driveway location. These mitigation items are at the request of TxDOT and concurred by City staff.
- Both the Brazos Valley Transit District and TAMU Transit have indicated that they would not alter their routes to provide service within the proposed site. However, both transit providers have routes along University Drive and Texas Avenue. In order to mitigate traffic at the intersection of University Drive and Texas Avenue, staff has recommended the applicant work with both transit providers regarding bus stops along University Drive and Texas Avenue in close proximity to the proposed site. Furthermore, pedestrian and bicycle accommodations within the site be provided and directed toward the transit areas.
- The former Meadowland Street intersection at University Drive and the existing median break in University Drive closed. This is at the direction of TxDOT and concurred by City staff.
- To meet block length requirements, one projection westbound to TAMU property west of the proposed site has been provided. Ultimately this would also serve as an alternative route to University Drive and Texas Avenue, somewhat relieving traffic at that intersection. It is anticipated that TAMU property will be redeveloped to include commercial, retail, and residential uses.
- An additional right turn lane will be provided on southbound Texas Avenue to westbound University Drive. Room for the construction of the second right turn lane is available with the proposed 7.5-foot right-of-way dedication along Texas Avenue.

SUMMARY OF CONCEPT PLAN

The requested rezoning and associated Concept Plan incorporates this small property into the adjacent vertical mixed use and multi-family redevelopment at the intersection of Texas Avenue and University Drive. The vertical mixed use area consists of more than 60,000 gross square feet of ground floor general commercial uses with multi-family units above. The multi-family area consists of multi-story buildings oriented along the side and rear of the development along the former Meadowland Street. The applicant proposes building heights ranging up to 70 to 80 feet or eight stories. The development is proposed in two phases with the vertical mixed use and some of the multi-family buildings, including this property, developed in the first phase with the remainder of multi-family areas along the former Meadowland Street and Hensel Street in the second phase. For the most part, parking will be provided in three proposed parking garages located in different areas of the development. All existing buildings in both phases, including the former Plaza Hotel tower, will be demolished before a building permits will be issued for new construction.

The development will use the dimensional standards of the C-1 General Commercial zoning district for the commercial uses and R-6 High Density Multi-Family zoning district for the residential uses. Additional description, standards and improvements by the development are provided below.

Meritorious Modifications

This area is designated as a Redevelopment area in the Comprehensive Plan which acknowledges some role for the City may be necessary to encourage redevelopment. Some

modifications result from the intended urban nature of the proposed development and some are due to the suburban style of some of the applicable development regulations. The applicant is requesting the following meritorious modifications or alternatives to standard ordinance requirements:

- 1. Zoning District Standards – UDO Section 5.2 “Residential Dimensional Standards” and Section 5.4 “Non-Residential Dimensional Standards”:** An increase to the maximum residential unit density from 30 units per acre to 60 units per acre is proposed by the applicant. While this increase in density can be supported, it is necessary to ensure that adequate infrastructure and transportation facilities including vehicular, bicycle, and pedestrian are provided for the development and surrounding area.

The applicant requests to reduce minimum building setbacks for the C-1 General Commercial and R-6 High Density Multi-Family based zoning districts to 5 feet along all property lines with the understanding that sufficient easements for utilities will be provided. The standard building setbacks for these districts are 25-foot front setback, 7.5-foot side setback, 15-foot side street setback, and 15-foot rear setback for the C-1 district and 20-foot rear setback for R-6.

- 2. Use – UDO Section 6.2.C “Use Table”:** The P-MUD Planned Mixed Use District is the base zoning district for uses for the development with Health Care, Medical Clinic added as a permitted use and Country Club, Duplex, Fuel Sales, Fraternal Lodge, Golf Course/ Driving Range, Parking as a Primary Use, Single-Family Detached, Sexual Oriented Businesses, and Shooting Range (Indoor) uses removed from the permitted list.
- 3. Parking – UDO Section 7.2 “Off-Street Parking Standards”:** The applicant proposes the standard shopping center ratio of 1 parking space per every 250 gross square feet of commercial use (1:250), though not required to provide additional parking if more than 25% of these areas are utilized as intense commercial uses. The applicant also proposes the minimum residential parking requirement be reduced to one parking space per bedroom. The current ordinance requires one space per bedroom for three and four bedroom units though some additional parking is provided with one and two bedroom units (1.5 spaces/ bedroom). Also, up to 5% of the parking spaces in the garage may be compact parking spaces. This parking reduction can be supported if sufficient transit, bicycle, and pedestrian facilities are provided.
- 4. Transportation – UDO Section 7.3 “Access Management and Circulation”, Section 8.2.G “Blocks”, and Section 11.2 “Defined Terms”- Public Way:** The applicant proposes some modifications to transportation related requirements:

- Three driveways exist along Texas Avenue and six driveways along University Drive, including the former Meadowland Street. Though the proposed Concept Plan consolidates these to one driveway on Texas Avenue and one driveway on University Drive, the proposed driveways do not meet minimum spacing standards. Also, driveways along the proposed Public Ways do not meet spacing standards based on existing conditions. The applicant requests the proposed spacing be acceptable.
- The maximum block length in Urban designated areas is 660 feet with a maximum block perimeter of 2,000 feet. Based on the dimensions of this area, two public way projections would be required along the Public Way Section C-C toward the Texas A&M System property to the southwest. The applicant has proposed one Public Way projection near the center of this length. Though the Texas A&M System has not been supportive of any type of connection between the two developments, they are in the process of developing a master plan for a private development of commercial, retail, residential, and other uses which will be subject to similar requirements.

- Public Ways are defined with certain dimensional and design criteria. The applicant requests to reduce the maximum curve radius from a 200-foot radius to a 45-foot radius, allow sidewalks to be back of curb instead of three feet off and have sidewalk widths as shown in the attached cross sections. Also, the pedestrian facilities for the Public Way projection to the Texas A&M University System property may be located through the nearby amenity area.
5. **Signs – UDO Section 7.4 “Signs”:** Instead of using this Section as the basis for signage, the applicant proposes to utilize the signage permitted in Wolf Pen Creek (UDO Section 5.6.A.11 Signs) with the following modifications:
 - Signs may be approved administratively by staff with appeals to staff’s interpretations being able to considered by the Design Review Board;
 - Wayfinding signage (UDO Section 7.4.AA Campus Wayfinding Signs) is permitted for this development; and
 - Projections signs may be used for identification signage for the general area and not count against the attached signage square feet unless they contain copy of the individual business. Projection signs may be oriented toward the public rights-of-way or public ways and one permitted per tenant per public way frontage.
 6. **Landscaping – UDO Section 7.5 “Landscaping and Tree Protection”:** Instead of using this Section as the basis for landscaping, the applicant proposes to utilize the Northgate standards contained in UDO Section 5.6.B.9 “Landscape and Streetscape Standards” with the following modifications:
 - The street trees along Texas Avenue and University Drive may be placed outside of TxDOT right-of-way. Street trees along Public Way Sections A-A and B-B shall be 50 feet on center with alternating planting areas spaced at 50 feet on center consisting of non-canopy trees, hedges or seasonal plantings. The Public Way Section C-C will have planting areas of 25 feet on center consisting of non-canopy trees, hedges, or seasonal plantings;
 - Building and Site Lighting shall still comply with UDO Section 7.10 Outdoor Lighting Standards; and
 - The Street Lights section is not applicable as lights are owned and maintained by property owner.
 7. **Architecture – UDO Section 7.9 “Non-Residential Architecture Standards”:** Instead of using this Section as the basis for architecture standards, the applicant proposes to utilize the Northgate standards contained in UDO Section 5.6.B.4 “Building Design Standards” except that residential dwelling units in a building with less than 12 units may have access through a parking area or garage. All subsections (Building Orientation and Access, Building Transparency, Architectural Relief, Roof Type, Exterior Building Material, Exterior Building Colors, and Canopies/Awnings) shall apply to all non-residential and residential buildings.
 8. **Infrastructure – Section 3.3.A “Applicability”:** The applicant proposes a modification to the platting requirement. Most of the property is platted though a couple areas are still tracts of land. The applicant has requested that building permits may be issued on these tracts prior to platting with the provision that a temporary blanket easement be placed on the property and the property platted/replatted once all utilities are constructed and relocated and before Certificates of Occupancy are issued for the buildings.

Community Benefits and Additional Enhancements

The applicant has identified the following community benefits, additional enhancements or improvements:

1. Implementation of the Comprehensive Plan through redevelopment of an underperforming, blighted area that is designated as a Primary Arrival Gateway and described by the Comprehensive Plan as an area that should “focus on bringing vertical mixed-use and other aspects of urban development to this portion of the City.” All existing buildings will be demolished before building permits will be issued for any new construction.
2. The Northgate Building Design Standards (UDO Section 5.6.B.4) apply to all buildings, residential and non-residential. Currently there are no architectural requirements for residential buildings outside of the Northgate District.
3. The Northgate Bicycle Parking Standards (UDO Section 5.6.B.7) apply to the development except that the design of the bicycle rack design is determined by the owner and approved by the City and bicycle parking may be located within the parking garage areas. Currently there are no bicycle parking (bike rack) requirements for residential developments outside of the Northgate District.
4. To promote transit usage, installation a bus stop shelter as approved by the City in a location for TAMU Transit bus service, if provided, and another along University Drive to utilize District bus service. Bus stops or bus shelters are not required by standard ordinance.
5. The Northgate Dumpster and Mechanical Equipment Standards (UDO Section 5.6.B.10) shall apply with the exception that vegetation may also be used as a screening tool.
6. The Northgate Outside Storage and Display Standards (UDO Section 5.6.B.13) shall apply to the development.
7. The parking garage on Texas Avenue is wrapped with general commercial use on ground floor and residential above and the other parking garages along the former Meadowland Street are wrapped with multi-family uses along the Public Way.
8. An eight-foot bicycle and pedestrian route is proposed along the southwest property line to connect multi-family buildings and two parking garages to the University Drive sidewalk to facilitate bicycle and pedestrian movements from the development toward the Texas A&M University campus.
9. As permitted by TxDOT, mitigation for the Texas Avenue and University Drive intersection is proposed through a variety of transportation improvements including the intersection and median break for the former Meadowland Street will be closed, a dual left turn lane on University Drive eastbound to Texas Avenue northbound and queue length extended, a dual right turn lane on Texas Avenue southbound to University Drive westbound, multiple driveways will be consolidated into one driveway on Texas Avenue and one driveway on University Drive, the median on Texas Avenue will be extended north past the proposed Public Way driveway, and a deceleration lane will be added to the proposed Public Way driveway on University Drive.

STAFF RECOMMENDATION

Staff recommends approval of the request.

SUPPORTING MATERIALS

1. Application
2. Rezoning Map
3. Concept Plan



FOR OFFICE USE ONLY	
CASE NO.:	<u>12-113</u>
DATE SUBMITTED:	<u>4.1.12</u>
TIME:	<u>930</u>
STAFF:	<u>KH</u>

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 December 21, 2011

NAME OF PROJECT The Plaza at College Station

ADDRESS 1405 University Drive

LEGAL DESCRIPTION (Lot, Block, Subdivision) Gorzycki's Meadowland, Block 1, Lot 3 (pt of)

GENERAL LOCATION OF PROPERTY IF NOT PLATTED:

Northwest corner of Meadowland Drive and University Drive

TOTAL ACREAGE 0.1182

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

Name Mitchell & Morgan, LLP c/o Veronica Morgan, PE E-mail v@mitchellandmorgan.com
Street Address 511 University Drive East, Suite 204
City College Station State Texas Zip Code 77840
Phone Number 979-260-6963 Fax Number 979-260-3564

PROPERTY OWNER'S INFORMATION:

Name 7-D Investments C/O Frank DeStefano E-mail 3dfarms@tconline.net
Street Address P.O. Box 256
City Mumford State Texas Zip Code 77867
Phone Number (979) 587-1463 Fax Number _____

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

Name Amanda Wallis E-mail Awallis@Capstone-dev.com
Street Address 431 Office Park Drive
City Birmingham State Alabama Zip Code 35223
Phone Number 205-949-3849 Fax Number 205-949-2070

This property was conveyed to owner by deed dated 09/17/1992 and recorded in Volume 1601, Page 138 of the Brazos County Official Records.

Existing Zoning C-1, General Commercial Proposed Zoning PDD

Present Use of Property Commercial

Proposed Use of Property N/A (see below)

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

P-MUD uses w/o the following: Conference/Convention Center, Country Club, Fraternal Lodge, Fuel Sales, Golf Course or Driving Range, Parking as Primary Use, SOB, Shooting Range, Utility

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: _____

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 adjacent property was just recently rezoned to PDD. This zone change is necessary to allow this property to be incorporated into the adjacent development.

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

Yes, this 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?

This zone change will be compatible with the adjacent PDD that was just approved. In order for this small tract to be incorporated in that development this PDD zone change is required.

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

The Comprehensive Plan recognizes that this highly visible corner should develop as a mix of uses and the density of that development should be more urban in nature given its proximity to Texas A&M University. The property should be incorporated into that mixed use development rather than leaving it as a small "island" development.

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

The current C-1 zoning district may still be appropriate but would prohibit incorporation of this small tract into the larger adjacent development.

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

The marketability of the property with the current C-1 zoning district is marginally viable but it leaves a small parcel as an "island" in the middle of a larger more comprehensive development.

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

In order to develop the property as one compatible development it is important to modify the current zoning district on the property and allow it to develop with the adjacent PDD development.

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

The intent is to incorporate this small property into the larger mixed use development.

CONCEPT PLAN SUPPORTING INFORMATION

1. What is the range of future building heights?

70 - 80 feet - 8 stories

2. Provide a general statement regarding the proposed drainage.

The property is currently developed and therefore has a tremendous amount of impervious cover on the site. It is our intent to match or decrease that amount of impervious cover such that we do not increase runoff from the site. We will be changing the drainage characteristics, such as changing sheet runoff to underground piped discharges. We have found two potential outfalls for the property which we will be utilizing for this piped flow. We will analyze both pre- and post-developed flows to these two study points (outfalls) to assure we have not increased flows from the site or have mitigated those increases.

3. List the general bulk or dimensional variations sought.

See Attached Letter

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

See Attached Letter

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 Concept Plan intends to redevelop the site with a strong mix of uses in a TND setting. The walkability of the development along with the proximity of the surrounding existing uses will allow for these uses to easily interact with each other without the use of vehicles.

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

The current Comprehensive Plan illustrates this site as Urban Mixed Use development. The desire in that category is to provide "areas that should have the most intense development activities. These areas will tend to consist exclusively of residential, commercial, and office uses in vertical mixed use structures." This development will fulfill those goals and objectives as stated in the Comprehensive Plan.

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 will have a mix of uses such as retail, restaurants and multi-family, which will enhance the surrounding area. These proposed uses will certainly be compatible with the adjacent hotel and restaurant developments along Texas Avenue as well as the adjacent Texas A&M University site with its student housing. The Concept Plan takes on a Traditional Neighborhood Development (TND) feel with its compact nature and mix of uses. It will create a synergy with the adjacent developments providing for increased pedestrian traffic opportunities throughout the area, an opportunity that College Station has identified as one it would like to promote in new developments and redevelopments.

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

Any portion of the development that does not have access to a public street will have access to a public way or access easement. The internal drives shown on the Concept Plan will be privately owned and maintained but will allow for public use.

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

As a redevelopment project at this location the only public improvement contemplated is the plaza area at the intersection of Texas Avenue and University Drive. The Comprehensive Plan does not call for any additional public facilities on this site. The plaza area will create a gathering space for the pedestrians within the development as well as those passing by. As discussed in the Comprehensive Plan, this property is located at a primary arrival gateway in the city. It is our desire to have a focused impact within the plaza which may consist of significant hardscape, art and/or landscaping features. Features that would be identifiable and compatible with both pedestrian and vehicle traffic.

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.

On the contrary - the Concept Plan will benefit the overall area by removing existing structures that are currently detrimental to the public health, safety and welfare. The overall design is such that it complements the adjacent uses.

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.

See attached TIA report.

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.

* *See attached sheet*

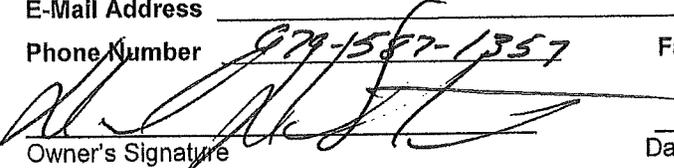
Signature and title

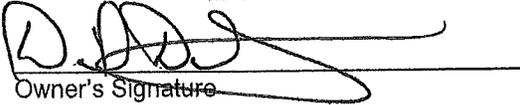
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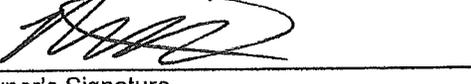
**CONCEPTUAL PDD/P-MUD SITE PLAN MINIMUM REQUIREMENTS
(ALL CITY ORDINANCES MUST BE MET)
INCLUDING BUT NOT LIMITED TO THE FOLLOWING:**

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

PDD REZONING APPLICATION ADDITIONAL OWNER INFORMATION

Name DAVIN DESTEFANO
Street Address 1881 LARA
City FRANKLIN State TX Zip Code 77836
E-Mail Address _____
Phone Number 979-587-1357 Fax Number _____
 _____ Date 3-26-12
Owner's Signature _____ Date _____

Name DANIEL DESTEFANO
Street Address 6135 JONES RD
City BRYAN State TX Zip Code 77807
E-Mail Address _____
Phone Number 979-587-1359 Fax Number _____
 _____ Date 3-26-12
Owner's Signature _____ Date _____

Name Patrick DeStefano
Street Address 3906 Esquire Ct
City Bryan State TX Zip Code 77808
E-Mail Address _____
Phone Number 979-587-1360 Fax Number _____
 _____ Date 3-26-12
Owner's Signature _____ Date _____

Name FRANK DESTEFANO
Street Address 2300 EAST BRUNGATE
City BRYAN State TX Zip Code 77802
E-Mail Address _____
Phone Number 979-587-1463 Fax Number _____
 _____ Date 3-26-12
Owner's Signature _____ Date _____

Name Nicole Destefano Catalina
Street Address 2937 Ambrose Drive
City Bryan State Tx Zip Code 77808
E-Mail Address nicoledcatalina@hotmail.com
Phone Number 979.422.2757 Fax Number _____

Nicole Destefano Catalina _____
Owner's Signature Date 03.27.2012

Name MARY MAHALITO
Street Address 1839 CE 79
City EAGLE LAKE State TX Zip Code 77434
E-Mail Address _____
Phone Number 979-234-3993 Fax Number _____

Mary Mahalito _____
Owner's Signature Date

Name Johanna Hillestad
Street Address 3819 Ravenwood Dr.
City Bryan State TX Zip Code 77802
E-Mail Address _____
Phone Number 979-774-0200 Fax Number _____

Johanna Hillestad _____
Owner's Signature Date 3-27-12

PLAZA REDEVELOPMENT

PDD Zoning Regulations

The subject property is located at the most highly visible and traveled intersection in Brazos County. The City's Comprehensive Plan recognizes the importance of redeveloping the subject property and designated this area as both urban redevelopment and an anchor of the University Drive hospitality corridor. The Plan goes on to recommend some form of "direct market intervention by the City" that may involve "regulation", "investment" or "incentives" to encourage redevelopment activities in such prominent areas of the city. Initiating a major redevelopment of the subject property speeds up compliance with the City's Comprehensive Plan and offers the following community benefits:

1. Implementation of the Comprehensive Plan at a critical intersection of the two busiest corridors in the entire county. The Plan states that the city should "focus on bringing vertical mixed-use and other aspects of urban character" to this portion of the city.
2. Creation of an urban mixed use concept development located in a highly visible redevelopment area and anchoring the major intersection in the city.
3. Converting an underperforming land use at a major intersection within close proximity to Texas A&M University identified specifically in the Comprehensive Plan.
4. Major redevelopment of a blighted property within two major Image Corridors as defined in the Comprehensive Plan.
5. Creation of a major mixed use development that follows a Traditional Neighborhood Development concept, promotes Smart Growth principles, encourages walkability within close proximity to the University and creates a sense of place through a new outdoor plaza at the intersection of Texas Avenue and University Drive.

In order to implement the Comprehensive Plan at this location, a rezoning is required. The redevelopment envisioned in the Comprehensive Plan is very urban in character; however, the City does not have an urban zoning classification or urban development standards. The PDD zoning classification is the only tool in the Unified Development Ordinance (UDO) currently available to implement the vertical mix of uses and urban character envisioned in the Comprehensive Plan. Although not an ideal zoning tool for this application, the PDD is being used to create an urban redevelopment zoning district AND modify existing suburban development standards into more appropriate urban standards. The following land use information is being used to establish an urban redevelopment zoning district:

Base Zoning Districts & Land Use Restrictions: As required through the PDD, we must choose a base zoning district in which we base all variance requests. In order to create a zoning district that allows a vertical mix of uses, we're utilizing three zoning districts available in the UDO.

P-MUD Mixed Use District – Land use restrictions

C-1, General Commercial – Commercial dimensional criteria

R-6 High Density Multi-Family – Residential dimensional criteria

In addition to the list of permitted uses in the P-MUD zoning district, we request the addition of the following:

Medical Clinics

In exchange for these additional land uses, we agree to prohibit the following less desirable land uses at a major urban intersection:

Fuel Sales	Parking as a Primary Use
Sexually Oriented Businesses	Single Family Detached
Shooting Range, Indoor	Fraternal Lodge
Golf Course/Driving Range	Duplexes
Country Club	

Urban Development Standards: In order to construct the dense redevelopment project envisioned in the Comprehensive Plan, existing suburban development standards must be modified to more urban and compact standards. The following standards are proposed to obtain an urban character:

Parking

In an effort to create a more walkable environment, traditional surface parking will be converted to multi-level parking garages. Only a small amount of surface and on-street parking will remain. The following parking reductions were based upon three elements: (1) The City's suburban parking standards for commercial and residential land uses; (2) The City's more urban parking standards found in the Northgate zoning districts; and, (3) A parking study conducted by HDR utilizing Urban Land Institute (ULI) guidelines for mixed use developments. The following parking requirements are proposed:

Residential Uses	1 parking space per bed
Non-Residential Uses	1 parking space per 250 sq. ft.*

*(*No increases for more intense commercial uses as defined by the UDO.)*

Allow up to 5% of compact parking spaces within the parking garages.

Signage

Signage for the subject property should be customized based upon the combination of a pedestrian-oriented environment within the campus and the vehicular-oriented environment along Texas Avenue and University Drive. We combined the City's traditional suburban signage regulations with the more urban signage standards in the Northgate and Wolf Pen Creek zoning districts. The following sign regulations are proposed:

Allow freestanding and attached signage as permitted in the Wolf Pen Creek zoning district with the following clarifications:

Projection signs may be used as identification signage for the general area or for specific businesses. Square footage of the projection signs will not count against the square footage of attached signage unless the projection signs contain copy for individual businesses.

City staff shall have the ability to approve signage administratively according to the design criteria utilized by the Design Review Board in Article 5.6.A.11(c). Appeals of staff's interpretation of the design criteria shall be to the Design Review Board.

The requirement in Article 5.6.A.11(b)1 limiting one projection sign per frontage shall be modified to include frontage along public rights-of-way and public ways. One projection sign shall be allowed per tenant, per public way frontage.

Allow wayfinding signage.

Setbacks

The following setbacks were developed by combining the suburban setback requirements of the base zoning districts of C-1 and R-6 with the more urban setback requirements of NG-1, NG-2 and NG-3. The following setbacks are proposed:

Minimum Front Setback	5'
Minimum Side Setback	5'
Minimum Side Street Setback	5'
Minimum Rear Setback	5' *

*These setbacks are all with the understanding that sufficient easements for utilities will be provided.

Landscaping/Streetscaping

To provide a more urban and walkable environment, we propose the following:

Utilize the more urban Northgate Landscape and Streetscape standards in Article 5.6.B(9) instead of the traditional suburban standards with the following exceptions:

Building and Site Lighting – Substitute the lighting standards in Article 7.10 Outdoor Lighting Standards. This substitution allows for the building and site illumination via direct lighting.

Street Lights – Street and site lights will be owned and maintained by the property owner making this section not applicable.

Street Trees – Provide flexibility with spacing, placement and planting materials more compatible within close proximity to building foundations as follows:

Texas Avenue and University Drive - Street Trees spaced at a maximum of 25' on center outside of the TxDOT right-of-way.

Public ways A-A and B-B in the main area of the development - Street Trees spaced at a maximum of 50' on center with alternating planting areas spaced at a maximum of 50' with non-canopy trees, hedges or seasonal plantings.

Public way C-C, previously Meadowland – Planting areas will be provided at a maximum of 25' on center with non-canopy trees, hedges or seasonal plantings.

Infrastructure

Providing adequate infrastructure in a more urban environment is challenging given the overall dense environment and amount of hardscape. Existing suburban standards for infrastructure directly impact the urban character of an area through building setbacks and separation distances. The following standards are proposed:

Modify the Public Way standard to allow the sidewalk to be placed against the back of curb with a minimum of 6' in width and the minimum centerline radius will be 45' instead of 200' as shown on the attached cross-sections.

Non-Residential Architectural Standards

The criteria in the City's Non-Residential Architectural (NRA) Standards, Article 7.9, is designed for a more suburban application. Since the proposed buildings will have non-residential uses on the lower floors, the NRA requirements will only pertain to that portion of the building. In contrast, the more urban Northgate zoning districts are excluded from meeting the NRA requirements. Instead, they are required to meet the more urban standards designed exclusively for Northgate. The following architectural standards are proposed:

Substitute the NRA Standards of Article 7.9 with the Northgate Building Design Standards in Article 5.6.B.4, more specifically:

Building Orientation and Access – With an exception to 5.6.B.4.a(7) to allow residential dwelling units in a building with less than 12 units to have access through a parking area or garage.

Meritorious Modifications

The following meritorious modifications are requested via the PDD zoning:

Increase residential density to 60 dwelling units per acre.

Allow for block length variances along the Texas A&M University property line to provide one public way with possible separate pedestrian facilities is sufficient.

Allow for driveway spacing variances to allow drive locations on the public ways as well as Texas Avenue and University Drive as shown on the Concept Plan. These drive locations on Texas and University have been discussed with TxDOT and they are agreeable to their locations with the deceleration lane on University Drive and the extension of the raised median in Texas Avenue to force the Texas Avenue driveway to operate as right-in/right-out.

Allow the issuance of building permits prior to replatting the property. Once all utilities are constructed and relocated, a replat will be submitted showing all new easements prior to issuance of Certificates of Occupancy for the buildings. During the interim, a temporary blanket easement will be placed on the entire property to protect the ability for utility companies to maintain their facilities. This is a modification to UDO Section 3.3.A, Applicability.

Additional Enhancements

In addition to the major community benefits listed above, we are offering the following additional enhancements in exchange for the requested modifications:

Apply the Northgate Building Design Standards in Article 5.6.B.4 for all buildings. There are currently no architectural requirements for residential buildings.

Parking garages shall be wrapped with a residential façade along the primary image corridors of Texas Avenue and University Drive. The parking garage closest to Texas Avenue will be wrapped with a mixed use development, consisting of general commercial on the bottom floor with residential above.

Install a deceleration lane on University Drive.

Extend the raised median in Texas Avenue to force the driveway to operate as right-in/right-out.

Apply the Northgate Bicycle Parking Standards in Article 5.6.B.7 with the exception that the design of bicycle racks is determined by the owner and approved by the City and that bicycle parking is allowed with motor vehicle parking, i.e. within a secured parking garage.

Reduction of the number of driveways along Texas Avenue and University Drive.

Apply the Northgate Dumpster and Mechanical Equipment Standards in Article 5.6.B.10 with the exception that vegetation is allowed as a screening tool.

Apply the Northgate Outside Storage and Display Standards in Article 5.6.B.13.

Installation of a bus shelter (as approved by the City) internal to the site to promote transit usage and another along University Drive to allow patrons to utilize the District bus. A bus shelter, in a location approved by Texas A&M University, will be constructed if bus service is provided.

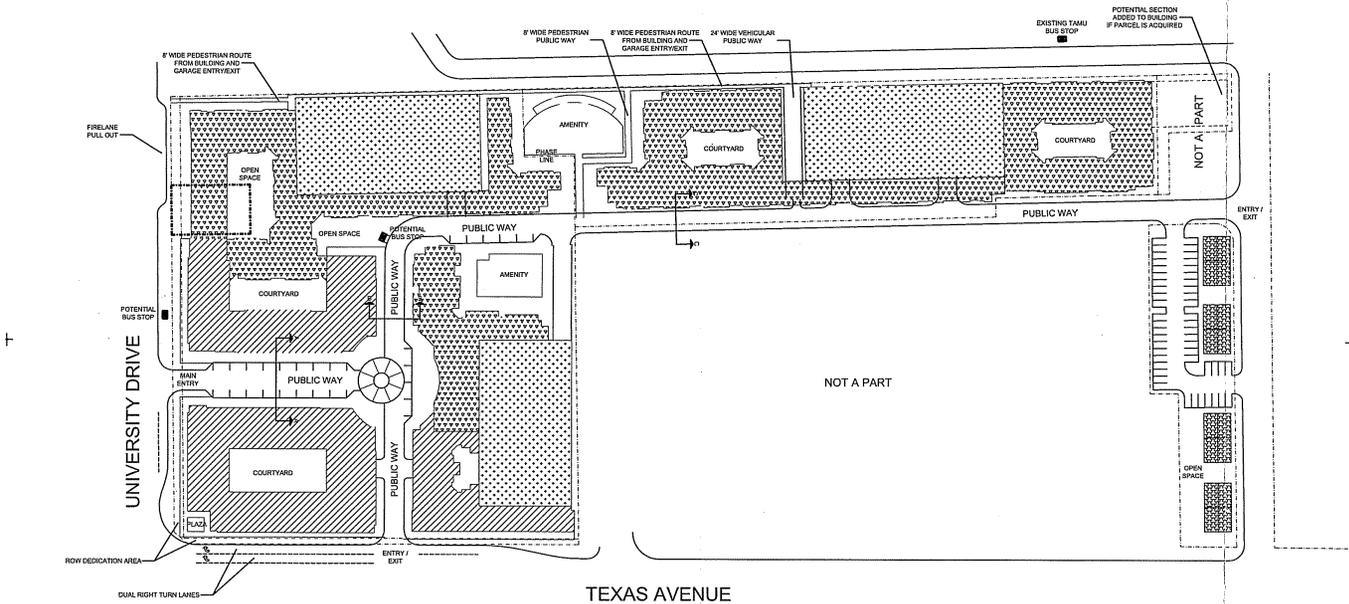
As permitted by the Texas Department of Transportation, the following modifications to the intersection:

- Add dual left turn lanes on University Drive; and,
- Add dual right turn lanes on Texas Avenue.

GENERAL NOTES

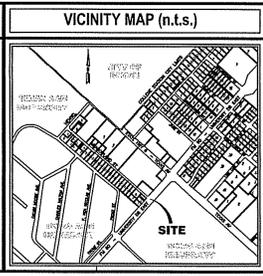
1. ALL DEMOLITION OF BUILDINGS IN BOTH PHASES SHALL BE COMPLETED PRIOR TO ANY BUILDING PERMIT ISSUANCE FOR NEW CONSTRUCTION.

2. BICYCLE PARKING WILL BE PROVIDED IN EACH STRUCTURED GARAGE ON SITE.



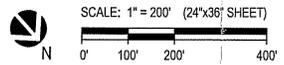
LEGEND

	MIXED USE - 1st FLOOR GENERAL COMMERCIAL WITH MF ABOVE
	HIGH DENSITY RESIDENTIAL
	MEDIUM DENSITY RESIDENTIAL
	STRUCTURED PARKING



LEGAL DESCRIPTION

Gorzycyk's Meadowland addition, Block 1, Lot 3 (part of) and a 0.035 acre tract being the abandoned R.O.W. of Meadowland Street.



APPLICANT	OWNER	DEVELOPER
MITCHELL AND MORGAN 511 University Dr., E., Ste. 204 College Station, TX 77840 VOICE: (979) 255-5962 FAX: (979) 255-2564	7-D INVESTMENTS C/O FRANK DeSTEFANO P.O. BOX 256 Murfreesboro, TN 37137 VOICE: (615) 581-1163	CAPSTONE COLLEGIATE COMMUNITIES, L.L.C. 431 Office Park Drive Birmingham, AL 35223 VOICE: (205) 949-2061
CONTACT: VERONICA MORGAN EMAIL: vmorgan@mitmlland.com	CONTACT: FRANK DeSTEFANO EMAIL: fdestefano@7dinvest.com	CONTACT: AMANDA WALLIS EMAIL: awallis@capstonelc.com

Designed by: _____
 Drawn by: _____
 Architect of Record: _____
 Job Number: 320712
 Date for Permit/Building: _____
 Date for Permit/As-built: _____

NO.	DATE	COMMENTS

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The undersigned hereby certifies that the information contained herein is true and correct to the best of their knowledge and belief, and that they are not providing any false or misleading information to the public. The undersigned also certifies that the information contained herein is not intended to be used for any purpose other than that for which it was prepared and that the undersigned is not responsible for any errors or omissions in the information contained herein.

**THE PLAZA REDEVELOPMENT
 COLLEGE STATION, TX**
 CAPSTONE COLLEGIATE COMMUNITIES, L.L.C.
 WOODBRIDGE COLLEGE STATION-H.V. L.L.C.
 MITCHELL AND MORGAN, LLP.

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SHEET CONTENTS:
 PDD, PAUD
 CONCEPT PLAN
 ADDITION

SHEET NO.
CP1a

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 4.13.12
 4:30
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