

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

**Planning & Zoning
Commission
June 7, 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
JUNE 7, 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 amendments to Chapter 7, Health and Sanitation, and Chapter 12, Unified Development Ordinance to adopt storm water ordinances. **(AG)**
5. Presentation, possible action, and discussion regarding an update on the following items:
 - 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 of University Drive with the former Meadowland Street. The Planning & Zoning Commission heard this item on May 3rd and voted 5-0 to recommend approval. The City Council heard this item on May 24th and voted 6-0 to approve the rezoning.
6. Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings.
 - Thursday, June 14, 2012 ~ City Council Meeting ~ Council Chambers ~ Workshop 3:00 p.m. and Regular 7:00 p.m.
 - Thursday, June 21, 2012 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
7. 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.
8. Discussion and possible action on future agenda items – A Planning & Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

9. Adjourn.

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 June 7, 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 May, 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 Month May, 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
JUNE 7, 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 4, Consent Agenda, are considered routine by the Planning & Zoning Commission and will be enacted by one motion. These items include preliminary plans and final plats, where staff has found compliance with all minimum subdivision regulations. All items approved by Consent are approved with any and all staff recommendations. There will not be separate discussion of these items. If any Commissioner desires to discuss an item on the Consent Agenda it will be moved to the Regular Agenda for further consideration.

4. **Consent Agenda.**
 - 4.1 Consideration, discussion, and possible action on Absence Requests from meetings.
 - Jodi Warner ~ June 5 & 7, 2012
 - 4.2 Consideration, discussion, and possible action to approve meeting Minutes.
 - May 17, 2012 ~ Workshop
 - May 17, 2012 ~ Regular
 - 4.3 Presentation, possible action, and discussion on a Preliminary Plan for Harper's Crossing consisting of two lots on approximately 3.19 acres located at 2849 Barron Road, generally located at the intersection of Barron Road and William D. Fitch Parkway. **Case # 12-00500103 (MTH)**

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 R-4 Multi-Family for approximately 0.7 acres and R-4 Multi-Family to C-1 General Commercial for approximately 0.85 acres for the properties located at 2041 Holleman Drive West and 1451 Harvey Mitchell Parkway South, generally located at the corner of Holleman Drive West and Harvey Mitchell Parkway South. **Case # 12-00500073 (MTH) (Note: Final action on this item is scheduled for the June 28, 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 June 7, 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 May, 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 May ____, 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: _____

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.

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> <p>5/16/12: Health & Wellness subcommittee meeting.</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>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> <p>6/5/12: Presentation at Joint P&Z meeting with Bryan.</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>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> <p>7/10/12: Plan Open House in City Hall at 6pm.</p> <p>7/17/12: Neighborhood Resource Team meeting.</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>5/31/12: Wellborn Resource Team meeting at Wellborn Community Center at 630pm.</p> <p>6/18/12: Wellborn Resource Team meeting at Wellborn Community Center at 630pm.</p> <p>6/19/12: Area 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>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> <p>7/5/12: Update at P&Z Workshop.</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>5/9/12: Public meeting at 6 PM at City Hall to introduce draft non-residential district concepts.</p> <p>7/6/12: P&Z Subcommittee meeting at 815am.</p> <p>7/9/12: P&Z Subcommittee meeting at 815 am.</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>2/16/12: 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> <p>5/30/12: 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> <p>7/5/12: Economic Development Master Plan update at P&Z Workshop.</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:

1101 Texas Avenue, PO Box 9960
College Station, Texas 77842
Phone 979.764.3570 / Fax 979.764.3496

MEMORANDUM

DATE: May 30, 2012
TO: The Planning and Zoning Commission
FROM: Alan Gibbs, City Engineer
SUBJECT: **STORM WATER ORDINANCES**

Background:

The Texas Commission on Environmental Quality (TCEQ) Texas Pollution Discharge Elimination System (TPDES) program has federal regulatory authority over discharges of pollutants to Texas surface waters. TCEQ issued the TPDES General Permit No. TXR040000 making it effective beginning 2007 for College Station as a Phase II small Municipal Separate Storm Sewer System (MS4). Phase II small MS4s are cities and counties with populations between 1,000 and 100,000.

More specifically, under the general permit the State required MS4s to develop and implement a locally-tailored 5-year plan referred to as a Storm Water Management Program (SWMP). There are 6 areas, or Minimum Control Measures (MCMs), that SWMPs were required to address including: education, public input, illicit discharge elimination, construction, post-construction, and municipal best management practices.

College Station is in the 5th-year of our SWMP implementation and has made much progress. In general terms, actions on the MCMs were taken to evaluate existing practices, prepare and implement strategies, create a joint MS4 committee, draft regulations, and sought public input. Some specific items performed include: created and distributing education materials, conducted school classroom sessions, city employee training, various inventories, conducted numerous construction and industrial site inspections, created a joint MS4 logo/slogan/website, participated in creek clean-ups, incorporated guidelines and permitting procedures, site clean-up enforcement, various erosion control measures, GIS mapping of outfalls, purchased outfall screening kits, developed outfall screening procedures, storm drain stenciling program, developed hotline phone call procedures, evaluated city landscaping and trimming practices, verified city-owned industrial facilities were permitted with TCEQ, etc.

In accordance with the MS4 permit, the SWMP is available for review electronically on the city website at <http://www.cstx.gov/index.aspx?page=3792>. A hard copy is also available at the Planning & Development Services Office, located at 1101 Texas Ave, College Station, Texas, 77842.

TCEQ has issued the statement that the State is in the process of renewing this TPDES permit for small MS4s which expires August 12, 2012. Recognizing the permit will not be renewed before the expiration, TCEQ published an intent in the Texas Register in order to continue permit coverage where small MS4s will need to continue meeting requirements. It is anticipated that the future renewal will require another similar 5-Year SWMP. Staff will continue to monitor related information from the State making appropriate preparations, though significant changes are not anticipated at this time.

Ordinance Initiative:

The proposed ordinance amendments are proposed to be separated and adopted into two portions, general provisions into College Station's Local Code of Ordinances Chapter 7, Health and Safety, and provisions more specific to development and construction into College Station's Local Code of Ordinances Chapter 12, Unified Development Ordinance.

Below is the schedule for this ordinance initiative:

- April 18th to May 18th Development Community Review – Draft ordinance language circulated by mass email for review and comment
- June 7th P&Z Workshop Meeting – Presentation and discussion regarding proposed storm water ordinances
- June 21st P&Z Regular Meeting – Public Hearing and Consideration of Ordinance Recommendation to City Council
- July 12th City Council Regular Meeting – Public Hearing and Consideration of Ordinance Adoption

Brittany Caldwell

From: Jodi Warner [jodiwarner@gmail.com]
Sent: Friday, May 11, 2012 10:42 AM
To: Brittany Caldwell
Subject: Re:

Brittany,

I will be out of town for the joint meeting on June 5 and the regular meeting June 7 due to a conference. Please pass my absence request to the commission.

Thank you,
Jodi

Sent from my iPad

On May 11, 2012, at 10:26 AM, Brittany Caldwell <bcaldwell@cstx.gov> wrote:

> Good morning!
>
> Attached is the P&Z Packet for May 17. If you have any questions please let me know!
>
> 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 (r)
> <May 17 P&Z Packet.pdf>

MINUTES
PLANNING & ZONING COMMISSION
Workshop Meeting
May 17, 2012, 6:00 p.m.
City Hall Council Chambers
College Station, Texas

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

COMMISSIONERS ABSENT: None

CITY COUNCIL MEMBERS PRESENT: Blanche Brick

CITY STAFF PRESENT: Bob Cowell, Lance Simms, Alan Gibbs, Carol Cotter, Jennifer Prochazka, Jason Schubert, Lauren Hovde, Morgan Hester, Teresa Rogers, Erika Bridges, Danielle Singh, Joe Guerra, Mary Ann Powell, Brittany Caldwell, and Jordan Wood

1. Call the meeting to order.

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

2. Discussion of consent and regular agenda items.

There was general discussion regarding Consent Agenda Items 4.5 and 4.6.

3. 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.

4. Presentation, possible action, and discussion regarding an update on the Southside Area Plan. **(JP)**

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

There was general discussion amongst the Commission regarding the Plan.

The meeting was recessed at 6:59 p.m.

The meeting was reconvened at 7:19 p.m.

5. Presentation, possible action, and discussion regarding block length and connectivity.
(BC)

Executive Director Cowell gave a brief overview of block length and connectivity and said that there would be a presentation regarding this item at a P&Z meeting in June.

There was general discussion amongst the Commission regarding this item.

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

- A rezoning from PDD Planned Development District to PDD Planned Development District on 3.19 acres located at 2849 Barron Road, generally located at the corner of Barron Road and SH 40, adjacent to the Sonoma Subdivision. The Planning & Zoning Commission heard this item on April 5th and voted 4-3 to waive the requirement for the applicant to construct a multi-use path, but required the dedication of a Public Access Easement for the future construction of the path. The Commission also voted 7-0 to recommend approval of the rezoning. The City Council heard this item on April 26th and voted 5-1 to approve the rezoning with the requirement that the multi-use path be constructed by the developer.
- A rezoning from R-6 High-Density Multi-Family Residential to PDD Planned Development District for property located at 1024 and 1026 Foster Avenue, generally located at the intersection of Foster Avenue and Francis Drive. The Planning & Zoning Commission heard this item on April 5th and voted 7-0 to recommend approval of the rezoning. The City Council heard this item on April 26th and voted 7-0 to approve the rezoning.
- A rezoning from A-O Agricultural-Open to R-4 Multi-Family Residential for 5.379 acres within University Heights Subdivision at 3182 Holleman Drive South, generally located north of Las Palomas Subdivision. The Planning & Zoning Commission heard this item on April 5th and voted 7-0 to recommend approval of the rezoning. The City Council heard this item on April 26th and voted 6-0 to approve the rezoning.
- A rezoning from PDD Planned Development District to PDD Planned Development District to add an additional use, for 108.88 acres located at 3100 Haupt Road, generally located between Old Wellborn Road and Holleman Drive South, north of the Buena Vida Subdivision. The Planning & Zoning Commission heard this item on April 5th and voted 7-0 to recommend approval of the rezoning with the condition that the wake board facilities be limited to two-tower systems. The City Council heard this item on April 26th and voted 7-0 to approve the rezoning as recommended by the Commission.

- An ordinance amendment to Chapter 12 of the Code of Ordinances "Unified Development Ordinance" Section 5.6.B "Northgate Districts" related to outdoor storage and display standards. The Planning & Zoning Commission heard this item on April 19th and voted 7-0 to recommend approval of the amendment. The City Council heard this item on April 26th and voted 7-0 to approve the amendment.

There was no discussion.

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

- Tuesday, June 5, 2012 ~ Joint P&Z Meeting with City of Bryan ~ City of Bryan ~ 11:30 a.m. to 1:00 p.m.
- Thursday, June 7, 2012 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
- Thursday, June 14, 2012 ~ City Council Meeting ~ Council Chambers ~ Workshop 3:00 p.m. and Regular 7:00 p.m.

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

8. 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.

Commissioner Miles gave an update regarding the BioCorridor Committee.

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

There was no discussion.

10. Adjourn.

The meeting was adjourned at 7:55 p.m.

Approved:

Mike Ashfield, Chairman
Planning & Zoning Commission

Attest:

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services

MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting
May 17, 2012, 7:00 p.m.
City Hall Council Chambers
College Station, Texas

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

COMMISSIONERS ABSENT: None

CITY COUNCIL MEMBERS PRESENT: Blanche Brick

CITY STAFF PRESENT: Bob Cowell, Lance Simms, Alan Gibbs, Carol Cotter, Jason Schubert, Lauren Hovde, Morgan Hester, Teresa Rogers, Erika Bridges, Danielle Singh, Joe Guerra, Mary Ann Powell, Brittany Caldwell, and Jordan Wood

1. **Call meeting to order**

Chairman Ashfield called the meeting to order at 7:05 p.m.

2. **Pledge of Allegiance**

3. **Hear Citizens**

No one spoke.

4. **Consent Agenda**

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

- Jim Ross ~ May 3, 2012

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

- May 3, 2012 ~ Workshop
- May 3, 2012 ~ Regular

4.3 Presentation, possible action, and discussion on a Preliminary Plat for The Cottages of College Station Subdivision, consisting of ten lots on approximately 136 acres, located at 1430 Harvey Mitchell Parkway South. **Case #11-00500208 (JS)**

- 4.4 Presentation, possible action, and discussion on a Final Plat for The Cottages of College Station Subdivision Phase 1A, consisting of one lot on 1.762 acres, located at 2400 Market Street. **Case #11-00500209 (JS)**
- 4.5 Presentation, possible action, and discussion on a Preliminary Plat for Villages of Indian Lakes Subdivision Phase 13 consisting of 9 lots on 30.33 acres generally located off of Anasazi Bluff Dr in the College Station Extraterritorial Jurisdiction (ETJ). **Case #12-00500086 (MTH)**
- 4.6 Presentation, possible action, and discussion on a Final Plat for Villages of Indian Lakes Subdivision Phase 13 consisting of 9 lots on 30.33 acres generally located off of Anasazi Bluff Dr in the College Station Extraterritorial Jurisdiction (ETJ). **Case #12-00500062 (MTH)**

Commissioner Rektorik motioned to approve Consent Agenda Items 4.1 – 4.6. Commissioner Benham 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 for Lots 1, 2, and 3 of Southwood Holdings being a Replat of Lot 'A-1', Southwood Holdings consisting of 3 lots on 2.763 acres located at 1103 Rock Prairie Road. **Case #11-00500167 (MTH)**

Staff Planner Hester presented the replat and recommended approval.

There was general discussion amongst the Commission regarding the replat.

Chairman Ashfield opened the public hearing.

No one spoke during the public hearing.

Chairman Ashfield closed the public hearing.

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

7. Presentation, possible action, and discussion regarding a waiver request to Section 8.2.H.2. of the Unified Development Ordinance “Platting and Replatting within Older Residential Subdivisions”, and public hearing, presentation, possible action, and discussion on a Final Plat for College Hills Estates, First Installment, Lot 10R & 11R, Block 4 being a replat of College Hills Estates, First Installment, Lots 10 & 11, Block 4 consisting of two R-1 Single-Family Residential lots on 0.48 acres located at 1010 Milner. **Case #12-00500072 (MTH)**

Staff Planner Hester presented the waiver request to lot width and the replat and recommended approval of the replat if the waiver request was approved.

Chairman Ashfield opened the public hearing.

Don Garrett, applicant’s engineer, stated that the lot configurations had never changed and they were surprised that a replat would be required. He also expressed concern about Parkland Dedication fees being required.

Executive Director Cowell said that the only way to waive the Parkland Dedication fees was to have the ordinance changed.

Chairman Ashfield closed the public hearing.

Commissioner Benham motioned to approve the waiver request. Commissioner Rektorik seconded the motion, motion passed (7-0).

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

8. Public hearing, presentation, possible action, and discussion regarding a zoning request from A-0 Agricultural-Open and A-P Administrative Professional to C-1 General Commercial for a 0.85 acre tract located at 111 North Dowling Road, near the intersection of Harvey Mitchell Parkway South and Wellborn Road. **Case # 12-00500074 (LH) (Note: Final action on this item is scheduled for the June 14, 2012 City Council Meeting - subject to change)**

Staff Planner Hovde presented the rezoning and recommended approval.

Don Jones, representing the property owner, stated that a 3,500-square-foot office building would be built on the property for a building supply wholesaler.

Chairman Ashfield opened the public hearing.

No one spoke during the public hearing.

Chairman Ashfield closed the public hearing.

Commissioner Miles motioned to recommend approval of the rezoning. Commissioner Rektorik seconded the motion, motion passed (7-0).

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

There was no discussion.

10. Adjourn.

The meeting was adjourned at 7:19 p.m.

Approved:

Mike Ashfield, Chairman
Planning & Zoning Commission

Attest:

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services



CITY OF COLLEGE STATION

**PRELIMINARY PLAN
for
Harper's Crossing
12-00500059**

SCALE: 2 lots on 3.19 acres

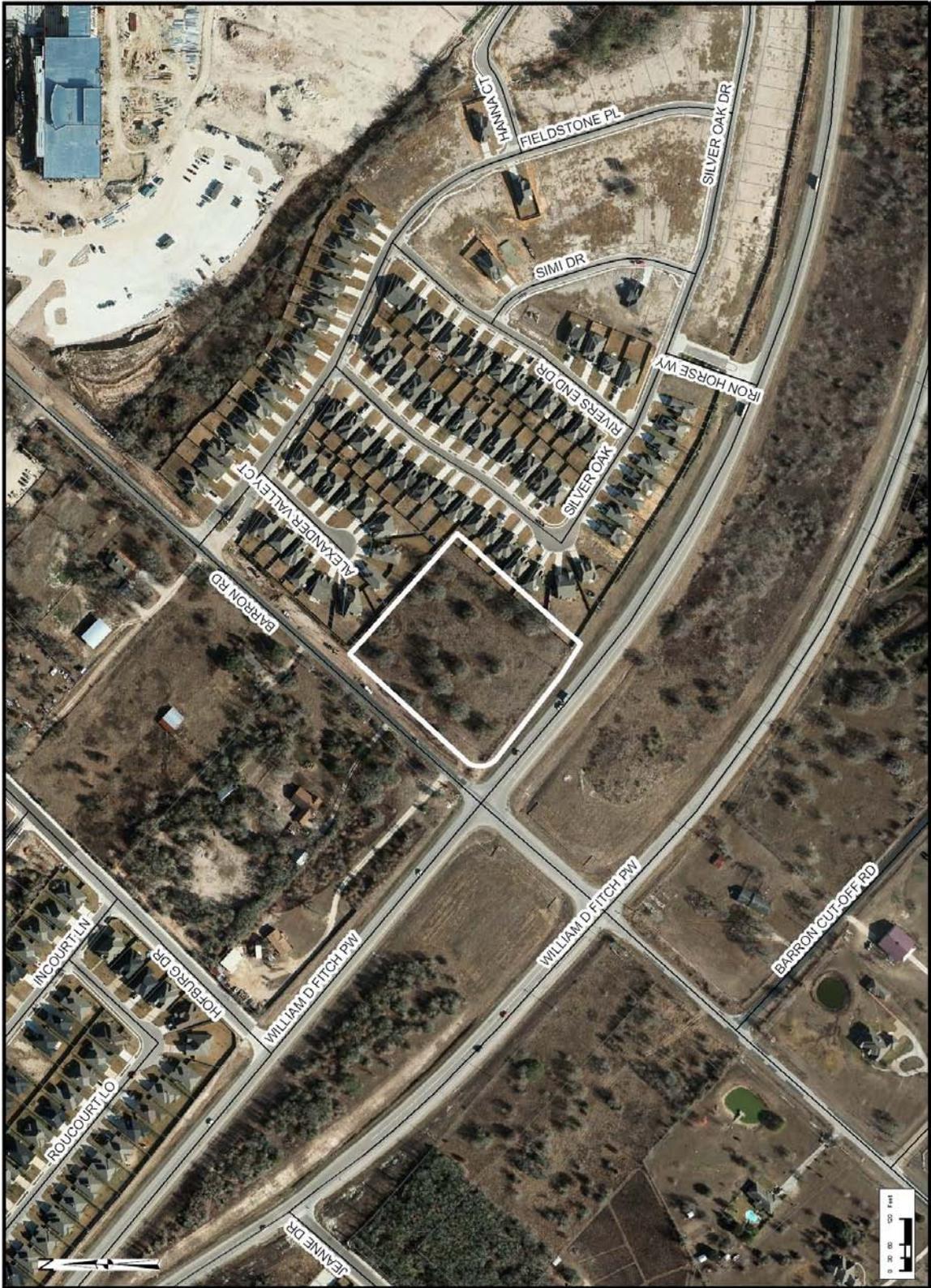
LOCATION: 2849 Barron Road, located at the corner of Barron Road and William D Fitch Parkway

ZONING: PDD Planned Development District

APPLICANT: Jesse Durden, Caprock Texas

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

RECOMMENDATION: Staff recommends approval of the Preliminary Plan.



PRELIMINARY PLAN

Case: 12-059

HARPER'S CROSSING

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

Annexation: June 1995
Zoning: A-O Agricultural Open upon annexation in 1995
C-3 Light Commercial in May 2006
PDD Planned Development District in February 2009
PDD Planned Development District in April 2012 for additional commercial uses and change concept plan.
Site development: Vacant

COMMENTS

Water: An 18-inch water main is located along Barron Road and a 24-inch water main is located along William D Fitch Parkway.

Sewer: Six-inch and eight-inch wastewater lines are located throughout Sonoma Subdivision to the northeast and southeast of the subject lot.

Off-site Easements: None at this time.

Drainage: The subject tract is located in the Spring Creek Drainage Basin. Development of this tract will be required to meet the City's Storm Water Design Guidelines.

Flood Plain: There is no FEMA regulated Special Flood Hazard Area located on this tract.

Greenways: No greenway dedication is required or proposed.

Pedestrian Connectivity: A sidewalk is located along Barron Road and a multi-use path is required and will be constructed along William D Fitch.

Bicycle Connectivity: A bicycle lane is located along Barron Road and a multi-use path is required and will be constructed along William D Fitch.

Streets: The property will have access from Barron Road and William D Fitch Parkway.

Oversize Request: None requested.

Parkland Dedication Fees: Parkland dedication is not required for non-residential developments.

Impact Fees: The subject tract is located in the Spring Creek Sanitary Sewer Impact Fee Area. The current rate is \$98.39 per LUE (Living Unit Equivalent).

REVIEW CRITERIA

1. **Compliance with Comprehensive Plan and Unified Development Ordinance:** The site is designated General Suburban on the Comprehensive Plan Future Land Use and Character Map and is zoned PDD Planned Development District. The concept plan enables the property to be utilized with multiple commercial uses appropriate in General Suburban.
2. **Compliance with Subdivision Regulations:** The Preliminary Plan is in compliance with the Subdivision Requirements of the Unified Development Ordinance.

STAFF RECOMMENDATION

Staff recommends approval of the Preliminary Plan.

SUPPORTING MATERIALS

1. Application
2. Copy of Preliminary Plan (provided in packet)



FOR OFFICE USE ONLY	
CASE NO.:	<u>12-501</u>
DATE SUBMITTED:	<u>3/14/12</u>
TIME:	<u>9:50</u>
STAFF:	<u>KH</u>

PRELIMINARY PLAN APPLICATION

MINIMUM SUBMITTAL REQUIREMENTS:

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

Date of Optional Preapplication Conference _____

NAME OF PROJECT Harper's Crossing

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

SPECIFIED LOCATION OF PROPOSED SUBDIVISION:

3.19 acres at the east corner of the State Highway No. 40 / Barron Road Intersection

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

Name Caprock Texas c/o Jesse Durden, President E-mail jesse.durden@caprocktx.com
 Street Address 110 Lincoln Avenue, Suite 103
 City College Station State TX Zip Code 77840
 Phone Number 979-307-0321 Fax Number 979-314-7606

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

Name Dunlap Family Trust - Jill Mary Dunlap, Trustee E-mail _____
 Street Address 3104 Broadmoor Drive
 City Bryan State TX Zip Code 77802
 Phone Number 979-774-3550 Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

Name Schultz Engineering, LLC, ATTN: Joe Schultz E-mail joeschultz84@verizon.net
 Street Address P.O. Box 11995
 City College Station State TX Zip Code 77842
 Phone Number 979-764-3900 Fax Number 979-764-3910

Total Acreage 3.19 Total No. of Lots 2 R-O-W Acreage 0

Number of Lots By Zoning District 2 / PDD 1 / 1

Average Acreage Of Each Residential Lot By Zoning District:

n/a / 1 1 / 1 1 / 1 1 / 1

Floodplain Acreage none

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

Are you proposing to dedicate park land by acreage or fee in lieu of land? n/a

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

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

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

Yes

No

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

Project Name: _____

City Project Number (in known): _____

Date / Timeframe when submitted: _____

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

n/a

Regarding the waiver request, explain how:

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

n/a

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

n/a

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

n/a

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

n/a

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

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

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

Detailed explanation of condition identified above:

Existing sidewalk along Barron Road. Remaining frontage is along State Highway No. 40.

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

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

Signature and title

Date



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

PRELIMINARY PLAN APPLICATION

MINIMUM SUBMITTAL REQUIREMENTS:	
<input checked="" type="checkbox"/>	\$932 Preliminary Plan Application Fee. <i>pd 3/14/12</i>
<input type="checkbox"/>	\$233 Waiver Request to Subdivision Regulations Fee (if applicable).
<input checked="" type="checkbox"/>	Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
<input checked="" type="checkbox"/>	Fourteen (14) folded copies of plan. A revised mylar original must be submitted after approval.
<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	Impact study (if oversized participation is requested).
<input checked="" type="checkbox"/>	The attached Preliminary Plan checklist with all items checked off or a brief explanation as to why they are not.

Date of Optional Preapplication Conference _____

NAME OF PROJECT Harper's Crossing

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

SPECIFIED LOCATION OF PROPOSED SUBDIVISION:

3.19 acres at the east corner of the State Highway No. 40 / Barron Road Intersection

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

Name CapRock Texas, c/o Jesse Durden, President E-mail jesse.durden@caprocktx.com
 Street Address 110 Lincoln Avenue, Ste. 103
 City College Station State TX Zip Code 77840
 Phone Number 979-307-0321 Fax Number 979-314-7606

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

Name Dunlap Family Trust - Jill Mary Dunlap, Trustee E-mail _____
 Street Address 3104 Broadmoor Drive
 City Bryan State TX Zip Code 77802
 Phone Number 979-774-3550 Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

Name Schultz Engineering, LLC, attn: Joe Schultz E-mail joeschultz84@verizon.net
 Street Address P.O. Box 11995
 City College Station State TX Zip Code 77842
 Phone Number 979-764-3900 Fax Number 979-764-3910

Total Acreage 3.19 Total No. of Lots 2 R-O-W Acreage 0

Number of Lots By Zoning District 2 / PDD 1 1

Average Acreage Of Each Residential Lot By Zoning District:

n/a / / / /

Floodplain Acreage None

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

Are you proposing to dedicate park land by acreage or fee in lieu of land? n/a

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

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

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

Yes
 No

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

Project Name: _____

City Project Number (in known): _____

Date / Timeframe when submitted: _____

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

Applicant requests waiver to UDO Section 8.2 and 8.4 - requirement for sidewalks and multi-use paths on the frontage road of State Highway No. 40. If required, a sidewalk or multi-use path along SH 40 would begin and terminate on the subject property, with no connections possible to nearby recently-developed parcels. Given the proposed size of the lots and the planned improvements, the multi-use path would not fit. A 6' wide sidewalk along Barron is already provided and will be maintained.

Regarding the waiver request, explain how:

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

Recently constructed Barron Road and SH 40 improvements did not consider any future development on this property. Owner is already providing a 24" water tap and extensions of off-site sewer and storm drainage. In addition, the site is not large enough to fit required streetscaping, parking improvements, a multi-use path along SH 40, and the planned improvements.

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

The property is currently being assessed full property taxes, yet has not been served with sanitary sewer, storm sewer, or a 24" water tap - despite the new Barron Road improvements recently completed. These utilities must now be provided by the property owner at substantial cost to the Applicant.

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

Granting the waiver will ensure conformity with nearby developments, and create a safer environment by discouraging bicycle traffic along the dangerous, high-speed SH 40 shoulder. Instead, bicyclists will choose bicycle lanes and less dangerous streets to access nearby schools and neighborhoods.

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

Because this property is surrounded by newly-developed residential communities with no paths, Barron Road and SH 40 - it is cut-off from any possible connections to other multi-use paths. This "island" condition is site-specific and will not impact other areas under development.

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

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

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

Detailed explanation of condition identified above:

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

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

[Handwritten Signature]
 Signature and title
Family Trust

9th April 12
 Date

SCALE 1"=30'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	82.64'	50.00'	04°42'12"	N02°40'27"W-73.55'

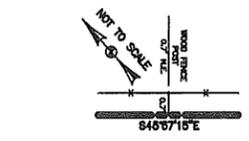
CURVE TABLE (ACCESS EASEMENTS)

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C2	9.99'	97.00'	5°54'08"	N47°37'46"E-9.99'
C3	7.31'	71.00'	5°54'08"	N47°37'46"E-7.31'
C4	28.70'	18.50'	91°59'35"	N01°19'08"W-28.61'
C5	17.25'	24.00'	41°10'35"	N85°20'48"W-16.88'
C6	17.24'	24.00'	41°09'43"	S20°22'21"E-16.87'
C7	43.89'	28.00'	98°18'27"	S02°23'33"W-38.73'
C8	7.31'	71.00'	5°54'08"	S47°37'46"W-7.31'
C9	35.52'	23.50'	68°36'24"	S02°53'21"E-32.24'

LINE TABLE (ACCESS EASEMENTS)

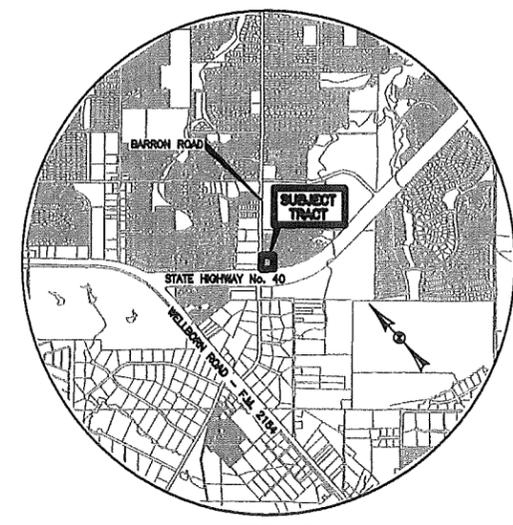
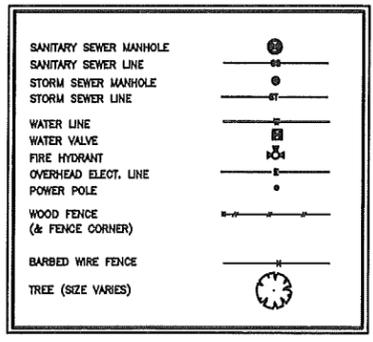
LINE	BEARING	DISTANCE
L1	N44°40'42"E	58.05'
L2	N50°34'50"E	61.84'
L3	N44°40'42"E	12.78'
L4	S45°57'12"E	22.61'
L5	S50°34'50"W	17.89'
L6	S50°34'50"W	82.98'
L7	S44°40'42"W	55.91'
L8	N40°24'51"E	8.35'
L9	S48°58'15"E	47.70'
L10	S40°24'51"W	53.59'

- NOTES:**
1. BEARINGS BASED ON DEED CALL BEARINGS OF THE COLLEGE STATION INDEPENDENT SCHOOL DISTRICT - 64.28 ACRE TRACT - VOL. 3804, PG. 243, OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
 2. CONTOURS SHOWN HEREON ARE BASED ON TOPOGRAPHIC SURVEY PERFORMED MARCH 5, 2012 BY KLING ENGINEERING & SURVEYING. VERTICAL DATUM = NAVD88 OBTAINED FROM GPS OBSERVATION.
 3. CURRENT TITLE APPEARS VESTED IN DUNLAP ESTATE BY VIRTUE OF DEED RECORDED IN VOL. 854, PG. 87 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
 4. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.I.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 481185, PANEL NO. 02000, MAP NO. 48041002000. EFFECTIVE DATE: JULY 2, 1992.
 5. THE DIRECTION AND DISTANCE SHOWN TO PHYSICAL OBJECTS ALONG THE PERIMETER ARE FROM THE RECONSTRUCTED DEED LINE TO THE OBJECT SHOWN.



6. THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY UNIVERSITY TITLE COMPANY, O.F. NO. 00100708, EFFECTIVE DATE: FEBRUARY 21, 2012, TO WIT THE FOLLOWING COMMENTS RELATED TO SCHEDULE "B" OF SAID COMMITMENT:

- 1) 20' WIDE PUBLIC UTILITY EASEMENT-CITY OF COLLEGE STATION-VOL. 8918, PG. 231, HAVING A DEFINED LOCATION. THIS EASEMENT DOES AFFECT SUBJECT TRACT AND IS SHOWN HEREON.
- 2) 10' WIDE PUBLIC UTILITY & DRAINAGE EASEMENT - CITY OF COLLEGE STATION - VOL. 9481, PG. 93, HAVING A DEFINED LOCATION. THIS EASEMENT DOES AFFECT SUBJECT TRACT AND IS SHOWN HEREON.
- 3) 20' WIDE WATERLINE EASEMENT-WELLBORN WATER SUPPLY CORP.-VOL. 303, PG. 285, HAVING NO DEFINED LOCATION (BLANKET) THIS INSTRUMENT STATES "EASEMENT... SHALL BE ADJACENT TO THE NORTHWESTERLY BOUNDARIES" THIS WOULD POSITION THE EASEMENT ADJACENT TO BARRON ROAD, HOWEVER, THE ACTUAL ALIGNMENT AND LENGTH OF THIS EASEMENT IS UNCLEAR. IT IS RECOMMENDED THAT WELLBORN WATER SUPPLY CORP. BE CONTACTED TO DETERMINE EXACT LOCATION OF THIS EASEMENT.
- 4) 20' WIDE ELECTRICAL EASEMENT-CITY OF BRYAN-VOL. 350, PG. 130-HAVING NO DEFINED LOCATION (BLANKET). THIS INSTRUMENT CONTAINS NO PLOTTABLE DATA AND THIS EASEMENT CANNOT BE SHOWN. IT IS RECOMMENDED THAT BRYAN TEXAS UTILITIES (BTU) BE CONTACTED TO DETERMINE APPLICABILITY AND EXACT LOCATION OF THIS EASEMENT.
- 5) 20' WIDE ELECTRICAL EASEMENT-CITY OF BRYAN-VOL. 478, PG. 287-HAVING NO DEFINED LOCATION (BLANKET). THIS INSTRUMENT CONTAINS NO PLOTTABLE DATA AND THIS EASEMENT CANNOT BE SHOWN. IT IS RECOMMENDED THAT BRYAN TEXAS UTILITIES (BTU) BE CONTACTED TO DETERMINE APPLICABILITY AND EXACT LOCATION OF THIS EASEMENT.



VICINITY MAP (NOT TO SCALE)

PRELIMINARY PLAT (NOT FOR RECORD) OF HARPER'S CROSSING (2 LOTS, 1 BLOCK)

#2849 BARRON ROAD, COLLEGE STATION

3.19 ACRES

ROBERT STEVENSON SURVEY, A-54 COLLEGE STATION, BRAZOS COUNTY, TEXAS

OWNED BY: DUNLAP FAMILY TRUST
JILL MARY DUNLAP, TRUSTEE
3104 BROADMOOR DRIVE
BRYAN, TX 77802-2100
(979)774-3550

DEVELOPED BY: CAPROCK, TEXAS
JESSE DURDEN, PRESIDENT
100 LINCOLN AVE., SUITE 103
COLLEGE STATION, TX 77840
(979)307-0321

SCALE: 1"=30' MAY, 2012

PREPARED BY:

KLING ENGINEERING & SURVEYING
4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH.979/846-6212

12.59
5/14/12
3:15
PK



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

**REZONING REQUEST
FOR
2041 HOLLEMAN DR & 1451 HARVEY MITCHELL PKWY
12-00500073**

REQUEST: Approximately 0.85 acres from R-4 Multi-Family to C-1 General Commercial and
Approximately 0.7 acres from C-1 General Commercial to R-4 Multi-Family

SCALE: Approximately 1.56 acres

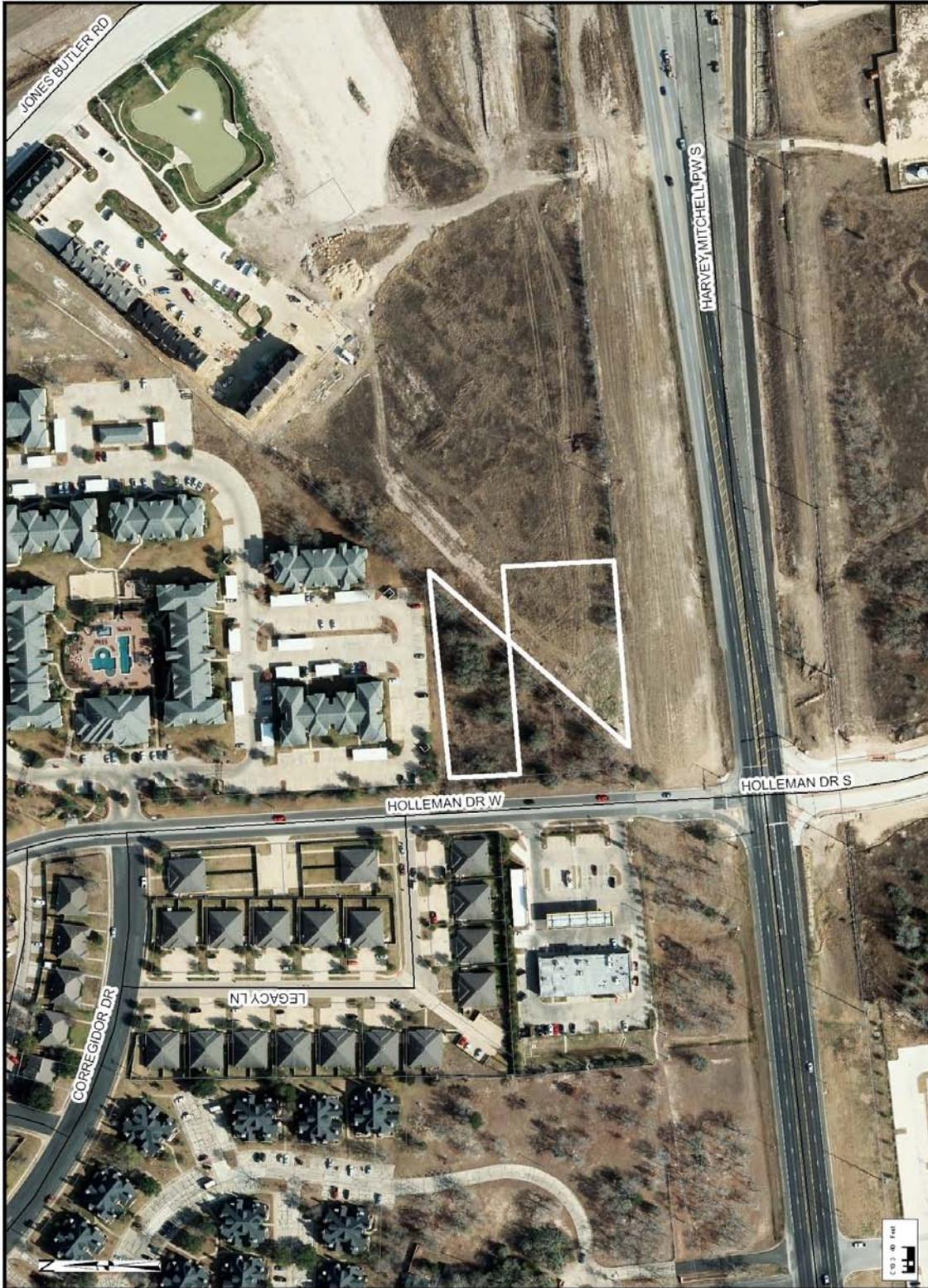
LOCATION: 2041 Holleman Dr W

APPLICANTS: Glen Jones, J4 Engineering

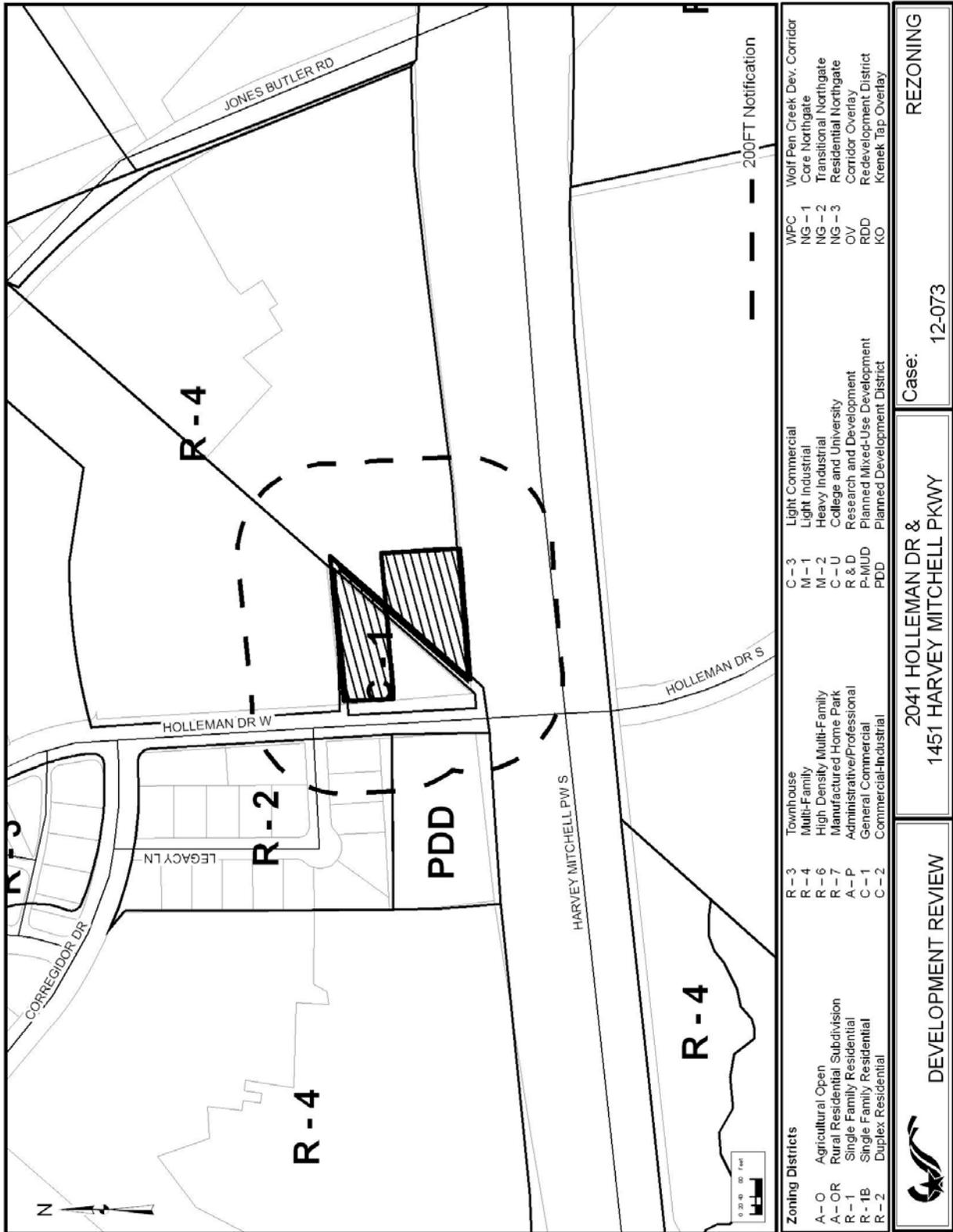
PROJECT MANAGER: Morgan Hester, Staff Planner
mhester@cstx.gov

REQUEST OVERVIEW: Due to the irregular shape of the subject properties, the proposed rezoning reconfigures them so that the R-4 Multi-Family property will be more rectangular in shape and the C-1 General Commercial property will be able to utilize frontage on Harvey Mitchell Parkway.

RECOMMENDATION: Staff recommends approval due to the consistency with the Comprehensive Plan Future Land Use and Character Map and with the surrounding existing and planned uses.



	DEVELOPMENT REVIEW	2041 HOLLEMAN DR & 1451 HARVEY MITCHELL PKWY	Case: 12-073	REZONING
---	---------------------------	---	---------------------	-----------------



NOTIFICATIONS

Advertised Commission Hearing Date: June 7, 2012
 Advertised Council Hearing Dates: June 28, 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:

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

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Urban, Growth Area VI	R-4 Multi-Family, C-1 General Commercial	The Zone Apartments
South (Across Harvey Mitchell Pkwy, Freeway)	Urban, Growth Area VI	PDD Planned Development District	Vacant
East	Urban, Growth Area VI	R-4 Multi-Family	Lakeridge Townhomes
West (Across Holleman Dr W, Major Collector)	Urban, Growth Area VI	R-2 Duplex Residential, PDD-B Planned Development District	Duplexes, Convenience Store

DEVELOPMENT HISTORY

Annexation: February 1970

Zoning (Portion currently zoned C-1): R-1 Single Family Residential upon annexation in 1970
 R-5 Apartment/Medium Density in March 1999
 C-1 General Commercial in November 2011

Zoning (Portion currently zoned R-4): R-1 Single Family Residential upon annexation in 1970
 R-4 Multi-Family in March 2007

Final Plat: The parcel currently zoned C-1 General Commercial is unplatted. The parcel currently zoned R-4 Multi-Family was platted as Lakeridge Subdivision in February 2010.

Site development: The subject tracts are undeveloped.

REVIEW CRITERIA

1. Consistency with the Comprehensive Plan: The subject parcels and surrounding parcels are shown on the Comprehensive Plan Future Land Use and Character Map and

Concept Map as Urban in Growth Area VI which allows for general commercial activities and Multi-Family development. C-1 General Commercial and R-4 Multi-Family are appropriate for this land use designation.

- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The subject tract that is currently zoned R-4 Multi-Family is compatible with The Zone Apartments and Lakeridge Townhomes that are developed to the north and east. A small shopping center with a convenient store and fast food is compatible with the subject tract that is currently zoned C-1 General Commercial. Because both lots are essentially trading their current zonings, the present zoning already conforms with the character of the neighborhood.
- 3. Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment:** The subject tract currently zoned R-4 Multi-Family has limited space for access to Holleman Drive to allow for residents of Lakeridge Townhomes to enter and egress easily. The tract that is currently zoned C-1 General Commercial has limited visibility from Harvey Mitchell Parkway and can benefit from utilizing shared access from Holleman Drive.
- 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:** Due to the accessibility issues created by lot configuration, the orientation of the subject lots is not beneficial for future development due to abiding by required setbacks and driveway access.
- 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:** By reorienting the parcels with new zoning, the R-4 Multi-Family tract will be more profitable with a more rectangular shape and their gained potential access point off of Holleman Drive and the C-1 General Commercial tract will be more marketable with frontage on Harvey Mitchell as well as visibility from Holleman Drive.
- 6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** The subject tracts are adjacent to an 8-inch water main along Holleman Drive West. There is also a 15-inch sanitary sewer line available to serve these tracts. Drainage is mainly to the west within the Bee Creek Drainage Basin. All drainage and utilities infrastructure shall be designed in accordance with BCS Unified Design Guidelines at the time of platting and site development. The tract is adjacent to Harvey Mitchell Parkway, a Freeway on the Thoroughfare Plan, and Holleman Drive West, a 4-Lane Major Collector.

STAFF RECOMMENDATION

Staff recommends approval due to the consistency with the Comprehensive Plan Future Land Use and Character Map and with the surrounding existing and planned uses.

SUPPORTING MATERIALS

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



FOR OFFICE USE ONLY	
CASE NO.:	<u>12-73</u>
DATE SUBMITTED:	<u>4-9-12</u>
TIME:	<u>2:00</u>
STAFF:	<u>PK</u>

ZONING MAP AMENDMENT (REZONING) APPLICATION GENERAL

MINIMUM SUBMITTAL REQUIREMENTS:

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

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

Date of Optional Preapplication Conference March 14, 2012

NAME OF PROJECT W

ADDRESS 2041 Holleman Dr & 1451 Harvey Mitchell Pkwy

LEGAL DESCRIPTION (Lot, Block, Subdivision) Pts of Crawford Burnett League A-7 & Lot 1R, Block 1, Lakeridge Sub

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:

Corner of Holleman and FM2818

TOTAL ACREAGE 1.56

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

Name J4 Engineering c/o Glenn Jones, PE-CFM E-mail gjones@j4engineering.com

Street Address PO Box 5192

City Bryan State TX Zip Code 77805

Phone Number 979-739-0567 Fax Number 979-774-5025

PROPERTY OWNER'S INFORMATION:

Name SF Business Investments c/o Frank Rajan E-mail frankarajan@yahoo.com

Street Address 2001 South College Ave

City Bryan State TX Zip Code 77801

Phone Number 979-229-3475 Fax Number _____

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

Name Lakeridge Living, LP c/o Jim Stewart (Property Owner) E-mail jimbstewart@gmail.com

Street Address 2219 Southcrest Dr

City Arlington State TX Zip Code 76013

Phone Number 979-739-9944 Fax Number _____

This property was conveyed to owner by deed dated 2/6/12 and recorded in Volume 10523, Page 34 of the Brazos County Official Records.

Existing Zoning R-4 & C-1 Proposed Zoning C-1 & R-4

Present Use of Property Vacant

Proposed Use of Property Mixed

REZONING SUPPORTING INFORMATION

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

Both existing tracks are triangular shaped, presenting difficulties in development. Each owner listed above is "swapping" portions of each track in order to form a corner lot at the intersection of Holleman and FM2818 that is rectangular in shape. This application is to "swap" the existing zoning with the land so that the newly formed corner lot is zoned C-1 and the remain tract is R-4.

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

The proposed zoning changes are only a relocation of the existing zoning so that the commercial zone is pushed to the corner with frontage on FM2818. As such, the proposed changes are still 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?

As mentioned in Item #2 above, the type of zoning is not changing, only moving so that the commercial development is at the newly formed corner lot. This request will not alter the present compatibility.

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

The property uses are not changes as the zoning type is not changing.

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

The property uses are not changes as the zoning type is not changing.

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

The marketability is improving as the shape of each track is made rectangular. This will allow each owner to utilize a more standardized layout for their respective projects and in turn be more economical in development cost. In addition, the commercial track will have frontage on both FM2818 and Holleman Drive.

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

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


Signature and title
*MANAGING GEN. PARTNER
LAKE RIDGE LIVING, LP*

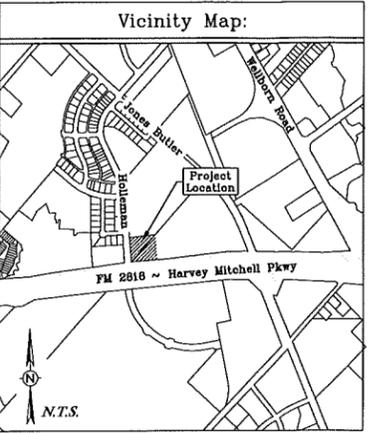
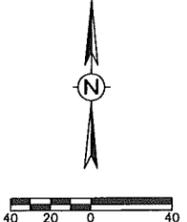
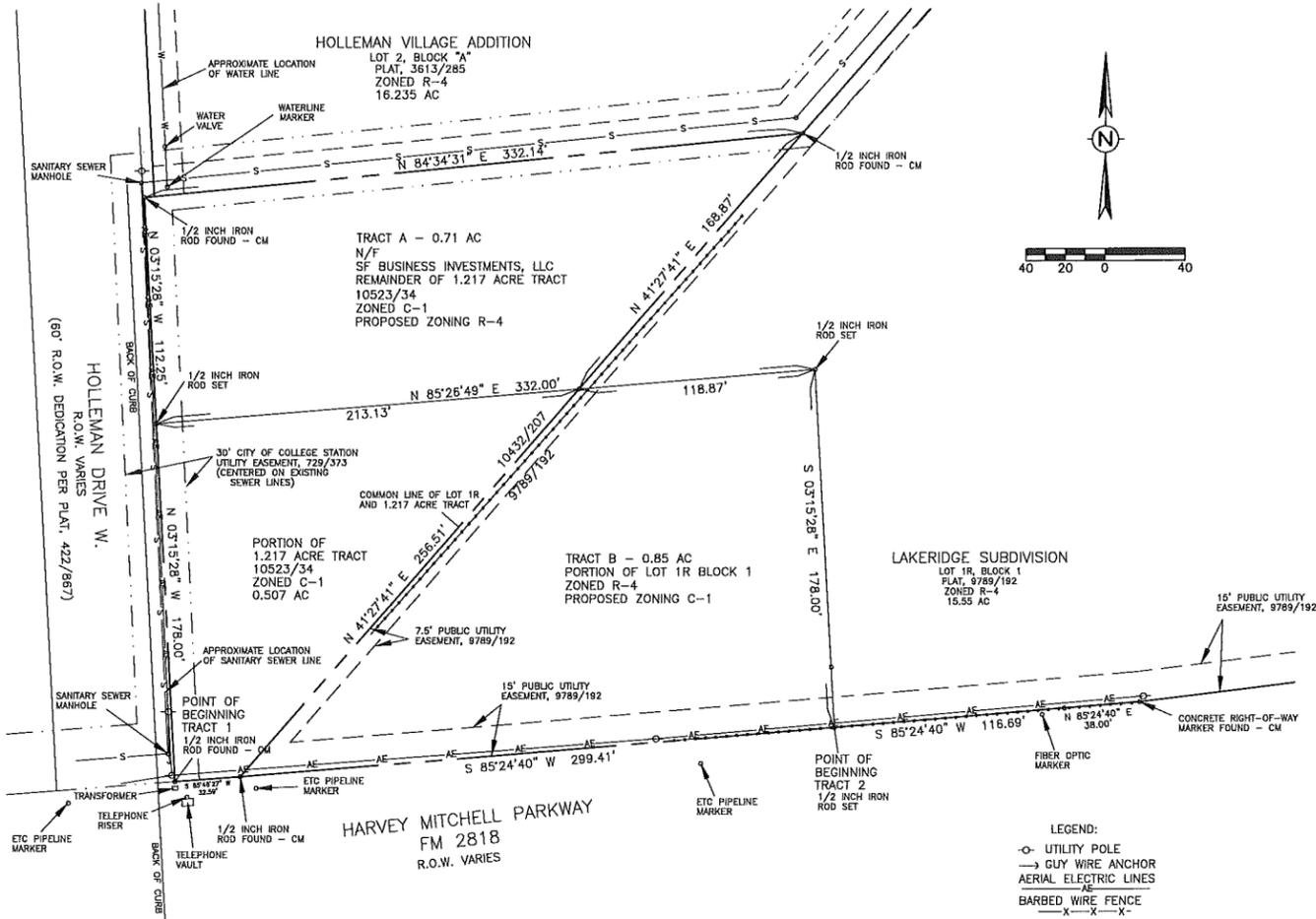
4-5-2012
Date

10/10

Print Form

Page 3 of 3


Managing Director 4/5/12



**TRACT A:
METES AND BOUNDS DESCRIPTION OF A
0.71 ACRE TRACT
CRAWFORD BURNETT LEAGUE, A-7
COLLEGE STATION, BRAZOS COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE CRAWFORD BURNETT LEAGUE, ABSTRACT NO. 7, COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF A 1.217 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO SF BUSINESS INVESTMENTS, LLC RECORDED IN VOLUME 10523, PAGE 34 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE EAST LINE OF HOLLEMAN DRIVE W. (R.O.W. VARIES) MARKING THE NORTHWEST CORNER OF SAID 1.217 ACRE TRACT;

THENCE: N 84° 34' 31" E ALONG THE NORTH LINE OF SAID 1.217 ACRE TRACT AND THE SOUTH LINE OF LOT 2, BLOCK "A", HOLLEMAN VILLAGE ADDITION ACCORDING TO THE PLAT RECORDED IN VOLUME 3613, PAGE 285 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS FOR A DISTANCE OF 332.14 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF LOT 1R, BLOCK 1, LAKERIDGE SUBDIVISION ACCORDING TO THE PLAT RECORDED IN VOLUME 9789, PAGE 192 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF SAID LOT 2 AND THE NORTHEAST CORNER OF SAID 1.217 ACRE TRACT;

THENCE: S 41° 27' 41" W ALONG THE NORTHWEST LINE OF SAID LOT 1R FOR A DISTANCE OF 168.87 FEET TO A POINT. FOR REFERENCE, A 1/2 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID 1.217 ACRE TRACT AND SAID LOT 1R BEARS: S 41° 27' 41" W FOR A DISTANCE OF 256.51 FEET;

THENCE: S 85° 26' 49" W THROUGH SAID 1.217 ACRE TRACT FOR A DISTANCE OF 213.13 FEET TO A 1/2 INCH IRON ROD SET ON THE EAST LINE OF HOLLEMAN DRIVE W. FOR REFERENCE, A 1/2 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID 1.217 ACRE TRACT BEARS: S 03° 15' 28" E FOR A DISTANCE OF 112.25 FEET;

THENCE: N 03° 15' 28" W ALONG THE EAST LINE OF HOLLEMAN DRIVE W. FOR A DISTANCE OF 112.25 FEET TO THE POINT OF BEGINNING CONTAINING 0.71 OF AN ACRE OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND MARCH, 2012. SEE PLAT PREPARED MARCH, 2012, FOR MORE DESCRIPTIVE INFORMATION. BEARING ORIENTATION SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED BY GPS OBSERVATION.

**TRACT B:
METES AND BOUNDS DESCRIPTION OF A
0.85 ACRE TRACT
CRAWFORD BURNETT LEAGUE, A-7
COLLEGE STATION, BRAZOS COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE CRAWFORD BURNETT LEAGUE, ABSTRACT NO. 7, COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF LOT 1R, BLOCK 1, LAKERIDGE SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 9789, PAGE 192 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

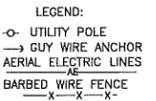
BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE NORTH LINE OF HARVEY MITCHELL PARKWAY - FM 2818 (R.O.W. VARIES) MARKING THE SOUTHEAST CORNER OF A 1.217 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO SF BUSINESS INVESTMENTS, LLC RECORDED IN VOLUME 10523, PAGE 34 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 41° 27' 41" E ALONG THE COMMON LINE OF SAID LOT 1R AND SAID 1.217 ACRE TRACT FOR A DISTANCE OF 256.51 FEET TO A POINT. FOR REFERENCE, A 1/2 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID 1.217 ACRE TRACT BEARS: N 41° 27' 41" E FOR A DISTANCE OF 168.87 FEET;

THENCE: N 85° 26' 49" E THROUGH SAID LOT 1R FOR A DISTANCE OF 118.87 FEET TO A 1/2 INCH IRON ROD SET;

THENCE: S 03° 15' 28" E CONTINUING THROUGH SAID LOT 1R FOR A DISTANCE OF 178.00 FEET TO A 1/2 INCH IRON ROD SET ON THE NORTH LINE OF HARVEY MITCHELL PARKWAY. FOR REFERENCE, A CONCRETE RIGHT-OF-WAY MARKER FOUND BEARS: N 85° 24' 40" E FOR A DISTANCE OF 154.69 FEET;

THENCE: S 85° 24' 40" W ALONG THE NORTH LINE OF HARVEY MITCHELL PARKWAY FOR A DISTANCE OF 299.41 FEET TO THE POINT OF BEGINNING CONTAINING 0.85 OF AN ACRE OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND MARCH, 2012. SEE PLAT PREPARED MARCH, 2012 FOR MORE DESCRIPTIVE INFORMATION. BEARING ORIENTATION SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED BY GPS OBSERVATION.



Rezoning Map:

Tract 'A' - 0.71 Ac
Pt of Crawford Burnett League A-7
Proposed Zoning: R-4

Tract 'B' - 0.85 Ac
Pt of Lot 1R, Block 1,
Lakeridge Subdivision
Proposed Zoning: C-1

Owner(s):
Tract 'A':
SF Investments, LLC.
2001 South College Ave.
Bryan, TX 77801

Engineer:
J4 Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567

Tract 'B':
Lakeridge Living, LP
2219 Southcrest Dr
Arlington, TX 76013

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
979-288-5185

**Rezoning
Map**

General Notes:

1. Building setbacks lines are per City of College Station U.D.O
2. Blanket easement to Sinclair Refining Co., 132/85, does apply to the portion of 1.217 Acre Tract, 10523/34, Shown Hereon.
3. CM - Controlling Monument found and used to establish property lines.
4. Bearing system shown hereon is based on grid north as established from GPS observation.

No.	Revision/Issue	Date
1	Revised Per City Comments	05/02/12

Firm Name and Address:

J4 Engineering

PO Box 5192 - Bryan, Texas - 77805
979-739-0567 www.J4Engineering.com
Firm # 9951

Project Name and Address:

**Rezoning for Crawford
Burnett League A-7 &
Lakeridge Subdivision**

College Station, Brazos County, Texas

Date: May 2012
Scale: As Noted

Sheet: Exhibit A

J4E Project # 12-006
J4 Engineering
5/2/2012
Holleman Rezoning.dwg

11:16 5/3/12
GS 12-73