

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

**Planning & Zoning
Commission**
March 7, 2013
City Hall Council Chambers
1101 Texas Avenue
College Station, Texas

Workshop Meeting 6:30 PM
Regular Meeting 7:00 PM



AGENDA
PLANNING & ZONING COMMISSION
WORKSHOP MEETING
MARCH 7, 2013, AT 6:30 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. Discussion of Minor and Amending Plats approved by Staff.
 - Final Plat ~ Amending Plat ~ West Park B5 L1RB & 2RB ~ 2 R-1 Lots ~ 315 Fidelity Street (**M. Hester**)
4. Presentation, discussion, and possible action regarding the status of items within the 2013 P&Z Plan of Work (see attached). (**J. Schubert**)
5. Presentation, discussion, and possible action regarding the P&Z Calendar of Upcoming Meetings.
 - Thursday, March 14, 2013 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
 - Thursday, March 21, 2013 ~ Planning & Zoning 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, South Knoll Neighborhood Plan Resource Team, BioCorridor Board, Zoning District Subcommittee, 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 March 7, 2013 at 6:30 PM at City Hall Council Chamber, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda.

Posted this the day of March, 2013, at .

CITY OF COLLEGE STATION, TEXAS

By _____
Sherry Mashburn, City Secretary

By _____
Frank Simpson, Interim 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 March _____, 2013, 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 _____, 2013.

CITY OF COLLEGE STATION, TEXAS

By _____

Subscribed and sworn to before me on this the _____ day of _____, 2013.

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) 764-3541 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
MARCH 7, 2013, 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.
 - Jerome Rektarik ~ March 7, 2013
 - 4.2 Consideration, discussion, and possible action to approve meeting Minutes.
 - February 21, 2013 ~ Workshop
 - February 21, 2013 ~ Regular
 - 4.3 Presentation, discussion, and possible action on a Preliminary Plan for Champions Subdivision consisting of two lots on approximately 7.5 acres located at 4080 State Highway 6 South, generally located between Secure Care Self Storage and Style Craft Builders' office. **Case # 13-00900019 (T. Rogers)**

- 4.4 Presentation, possible action, and discussion on a Final Plat for The Barracks II Section 300 Subdivision consisting of one lot on approximately 12.5 acres located at 300 Deacon Drive, generally located between Old Wellborn Road and Holleman Drive South, north of the Buena Vida Subdivision. **Case # 12-00500179 (M. Robinson)**

Regular Agenda

- 5. Consideration, discussion, and possible action on items removed from the Consent Agenda by Commission action.
- 6. Public hearing, presentation, discussion, and possible action regarding an amendment to Chapter 12, “Unified Development Ordinance”, Section 4.2, “Official Zoning Map” of the Code of Ordinances of the City of College Station, Texas by rezoning approximately 7.5 acres located at 4080 State Highway 6 South from PDD Planned Development District to PDD Planned Development District, with amendments to the previously-approved concept plan. **Case # 13-00900020 (T. Rogers)**
- 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 March 7, 2013 at 7:00 p.m. at 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 March, 2013, at _____

CITY OF COLLEGE STATION, TEXAS

By _____
Sherry Mashburn, City Secretary

By _____
Frank Simpson, Interim 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 March __, 2013, 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 _____, 2013.

CITY OF COLLEGE STATION, TEXAS

By _____

Subscribed and sworn to before me on this the _____ day of _____, 2013.

2013 Planning & Zoning Commission Plan of Work

Comprehensive Plan Implementation

Implementation of Adopted Plans	
<p>Summary:</p> <p>Implementation of adopted master plans and neighborhood, district, and corridor plans, namely: Central College Station, Eastgate, and Southside Area neighborhood plans, and Bicycle, Pedestrian, and Greenways, Parks and Recreation, Water, Waste Water, and Medical District master plans.</p>	<p>Project Dates:</p> <p>2/14/13: Council discussion regarding board compositions for Medical District MMD #1 & #2.</p>
Staff Assigned: P&DS Staff	Anticipated Completion: On-going

Wellborn District Plan	
<p>Summary:</p> <p>Development of a 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>2/18/13: Design Workshop at Wellborn Community Center.</p> <p>2/19/13: Design Workshop Open House at Wellborn Community Center.</p> <p>3/5/13: Open House at Wellborn Community Center at 6 pm.</p> <p>3/21/2013: Draft plan delivered at P&Z Workshop.</p> <p>3/28/2013: Draft plan delivered at Council Workshop.</p>
Staff Assigned: M. Robinson	Anticipated Completion: Spring 2013

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>2/7/12: Master Plan update at P&Z Workshop.</p>
Staff Assigned: R. Heye	Anticipated Completion: Spring 2013

South Knoll Area Neighborhood Plan	
<p>Summary:</p> <p>Development of a neighborhood plan for a number of unique neighborhood areas. The plan area is generally bounded by Holleman Drive, Welsh Avenue, Wellborn Road, Harvey Mitchell Parkway, and Texas Avenue.</p>	<p>Project Dates:</p> <p>2/12/13: Public meeting regarding biking and walking at South Knoll Elementary.</p> <p>2/19/13: Public meeting regarding HOAs and neighborhood associations at South Knoll Elementary.</p> <p>2/26/13: Public meeting regarding on-street parking at South Knoll Elementary at 7 pm.</p>
Staff Assigned: J. Prochazka, M. Hester	Anticipated Completion: Summer 2013

Neighborhood Parking	
Summary: Analyze neighborhood parking issues by engaging stakeholders and working in a Joint Task Force Subcommittee with Council. Implement recommended solutions.	Project Dates: 2/21/13: Task Force Final Report presented at P&Z Regular meeting. 2/28/13: Task Force Final Report presented at Council Regular meeting.
Staff Assigned: B. Cowell, T. Rogers	Anticipated Completion: Winter 2012/2013

Residential Zoning Districts	
Summary: Create and adopt new residential zoning districts to implement the future land use and character designations identified in the Comprehensive Plan.	Project Dates: 2/7/12: Outline presented at P&Z Regular meeting. 2/22/13: P&Z Subcommittee meeting. 3/8/13: P&Z Subcommittee meeting at 8:30 am at City Hall.
Staff Assigned: J. Prochazka, T. Rogers	Anticipated Completion:

Medical District Zoning Districts	
Summary: Create and adopt Medical and Urban Village zoning districts to implement the new future land use and character designations established by the Medical District Master Plan.	Project Dates:
Staff Assigned: J. Prochazka, M. Robinson	Anticipated Completion:

Research and Education

Plan Implementation	
Summary: The linkage between the Comprehensive Plan, Master Plans, and Neighborhood, District, and Corridor Plans. The linkage between regulations, funding, etc and plan implementation.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

Character and Urban Design	
Summary: The purpose and definition of community character, urban design, and the role they play in community vitality and success.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

Affordable Housing and Community Development	
Summary: Receive updates regarding affordable housing and other community development efforts.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion: On-going

Single-Family and Multi-Family Housing Markets	
Summary: Discuss impact of large amount of new multi-family units and single-family dwellings being used for student rental purposes on the local housing market.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:



CITY OF COLLEGE STATION
Planning & Development Services

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

Name Jerome Rektorik

Request Submitted on 2/27/2013

I will not be in attendance at the meeting on 3/7/2013
for the reason specified: _____ (Date)

Gala Event for Texas A&M

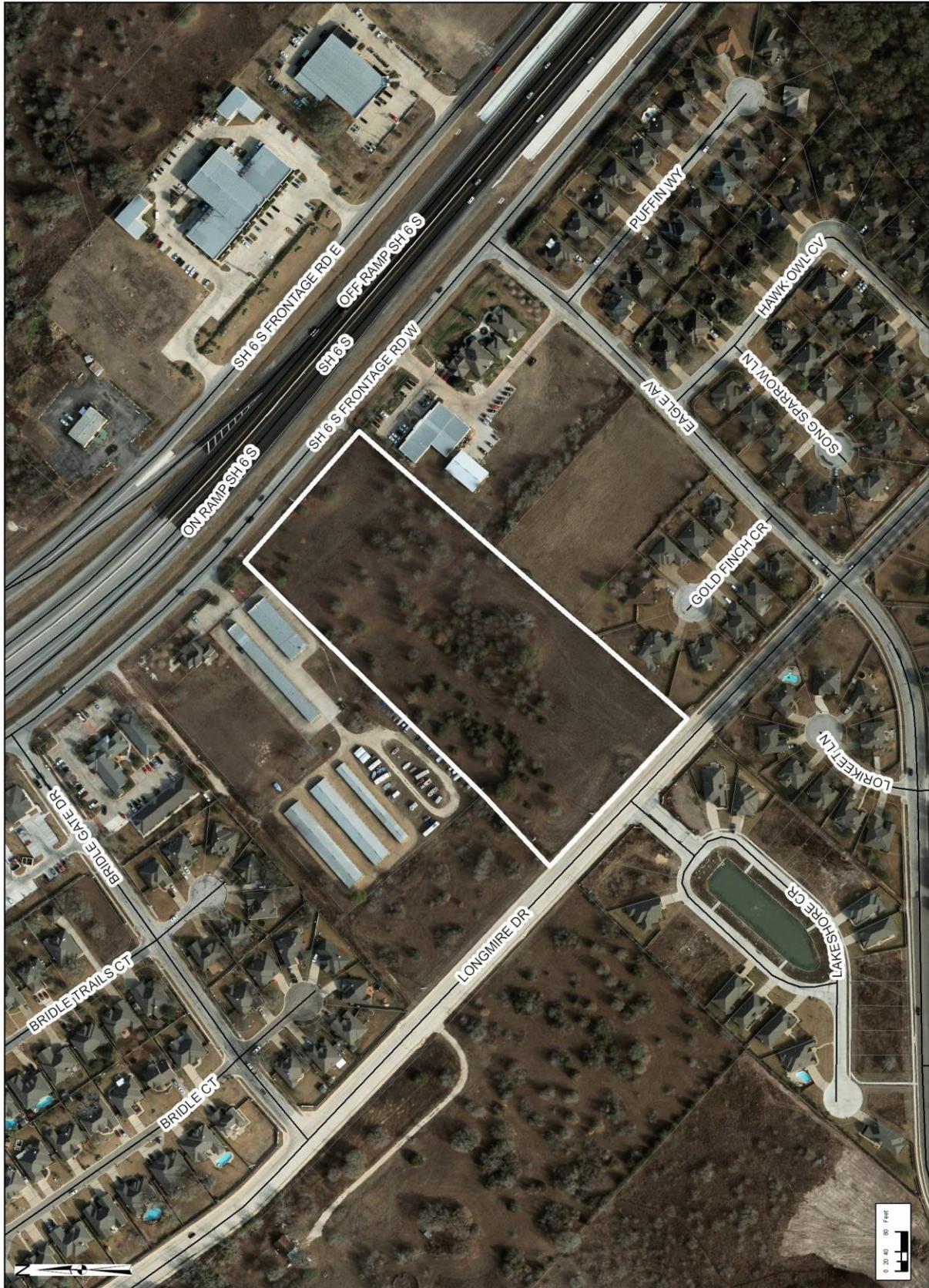
Signature Jerome Rektorik



CITY OF COLLEGE STATION

**PRELIMINARY PLAN
for
Champions Subdivision
13-00900019**

- SCALE:** Two lots on 7.547 acres
- LOCATION:** 4080 State Highway 6 South, generally located between Secure Care Self Storage and Style Craft Builders' office
- ZONING:** PDD Planned Development District
- APPLICANT:** Natalie Ruiz, IPS Group
- PROJECT MANAGER:** Teresa Rogers, Staff Planner
trogers@cstx.gov
- BACKGROUND:** The PDD rezoning for this 7.5-acre tract is schedule for consideration at the March 28, 2013 City Council meeting. It includes a proposal for a funeral home along with additional Suburban Commercial and Office uses. The proposed Preliminary Plan proposes a private access easement from State Highway 6 to Longmire Drive. In addition, the plan includes the provision of a public Access Way adjacent to the private drive.
- RECOMMENDATION:** Staff recommends approval with the condition that the applicant secure Texas Department of Transportation approval of the proposed driveway location to State Highway 6.



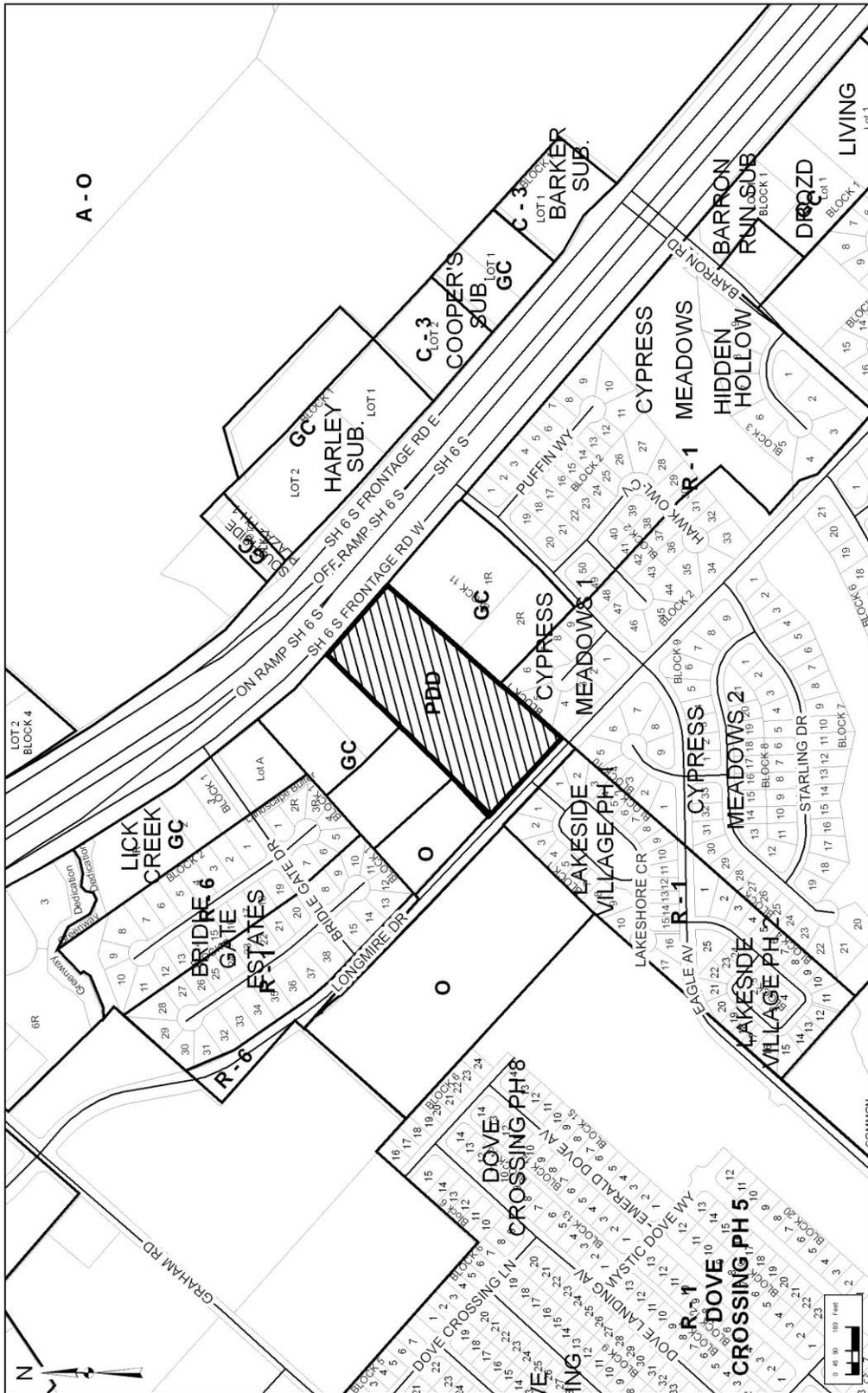
PRELIMINARY
PLAN

Case: 13-019

CHAMPIONS SUBDIVISION

DEVELOPMENT REVIEW





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

DEVELOPMENT REVIEW

CHAMPIONS SUBDIVISION

Case: **13-019**

PRELIMINARY PLAN

DEVELOPMENT HISTORY

Annexation: October 1983
Zoning: A-O Agricultural-Open (upon annexation)
PDD Planned Development District (2012)
Site development: Vacant

COMMENTS

Water: The subject property will be served by City of College Station. There are existing 8-inch and 24-inch water mains available to serve the property. Public waterlines will be required to be extended through the site in accordance with the B/CS Unified Design Guidelines with platting.

Sewer: The subject property will be served by City of College Station. There is an existing 8-inch sanitary sewer line which will provide service to the site. Public sanitary sewer lines will be required to be extended through the site in accordance with the B/CS Unified Design Guidelines with platting.

Off-site Easements: No off-site easements are being proposed at this time.

Drainage: Drainage is mainly to the southeast within the Lick Creek Drainage Basin. Drainage required with site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines.

Flood Plain: There is no FEMA designated floodplain on this property.

Greenways: No greenway dedication is required or proposed.

Pedestrian Connectivity: A public Access Way is proposed to run from Longmire Drive through the site and terminate at a crosswalk into the main entrance of the proposed funeral home in Lot 1. The Access Way will include a 5-foot sidewalk within the 15-foot public access easement.

Bicycle Connectivity: Bicycle lanes exist on Longmire Drive. No additional bicycle connectivity is required or proposed.

Streets: The Thoroughfare Plan designates State Highway 6 as a Freeway/Expressway and Longmire Drive as a Major Collector. The main entrance to the site is proposed off State Highway 6 frontage roads, which will require Texas Department of Transportation (TxDOT) approval. Additional access is proposed from Longmire Drive. The PDD approved by Council in July 2012 and the proposed PDD revisions included a waiver to provide a public street or a public way from State Highway 6 to Longmire Drive and street projections to adjacent unplatted tracts. Right-of-

way (ROW) dedication of 3.5-feet is required on Longmire Drive in order for the site to be in compliance with the Thoroughfare Plan.

Oversize Request: None requested.

Parkland Dedication Fees: No parkland dedication is required or proposed.

Impact Fees: N/A

REVIEW CRITERIA

1. **Compliance with Comprehensive Plan and Unified Development Ordinance:** The subject property is designated Suburban Commercial on the Comprehensive Plan Future Land Use and Character Map. The proposed subdivision is consistent with this designation in addition to the land use designations surrounding the subject tract which include Suburban Commercial and General Suburban.
2. **Compliance with Subdivision Regulations:** With the waivers granted in the approved PDD for block length and street projections, the proposed Preliminary Plan is in compliance with the Subdivision Regulations contained in the Unified Development Ordinance.

STAFF RECOMMENDATION

Staff recommends approval with the condition that the applicant secure Texas Department of Transportation approval of the proposed driveway location to State Highway 6.

SUPPORTING MATERIALS

1. Application
2. Copy of Preliminary Plan



FOR OFFICE USE ONLY	
CASE NO.:	<u>1319</u>
DATE SUBMITTED:	<u>1.23.13</u>
TIME:	<u>9:20</u>
STAFF:	<u>[Signature]</u>

PRELIMINARY PLAN APPLICATION

MINIMUM SUBMITTAL REQUIREMENTS:	
<input checked="" type="checkbox"/>	\$932 Preliminary Plan Application Fee.
<input checked="" 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 checked="" 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 4/25/12

NAME OF PROJECT Champions

ADDRESS 4080 Earl Rudder Freeway South (State Highway 6)

SPECIFIED LOCATION OF PROPOSED SUBDIVISION:

Approximately 7.5 acres located along the south side of Earl Rudder Freeway South and bound on two sides by the Frontage Road and Longmire Drive. The property is generally located between Bridle Gate Drive and Eagle Avenue.

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

Name Natalie Ruiz, IPS Group E-mail natalie@ipsgroup.us
 Street Address 511 University Drive East, Suite 204
 City College Station State Texas Zip Code 77840
 Phone Number 979.846.9259 Fax Number 979.260.3564

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

Name Dennis Smith, Carriage Management, Inc. E-mail dennis.smith@carriageservices.com
 Street Address 3040 Post Oak Boulevard, Suite 300
 City Houston State Texas Zip Code 77056
 Phone Number 713.332.8400 Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

Name Joe Schultz, Schultz Engineering E-mail joeschultz84@verizon.net
 Street Address 3730 Longmire Drive, Suite A
 City College Station State Texas Zip Code 77845
 Phone Number 979.764.3900 Fax Number 979.764.3910

Total Acreage 7.549 acres 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:

1 / 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? No parkland dedication is required.

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):

None. See PDD for specific waivers to Subdivision Regulations.

Regarding the waiver request, explain how:

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

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:

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.

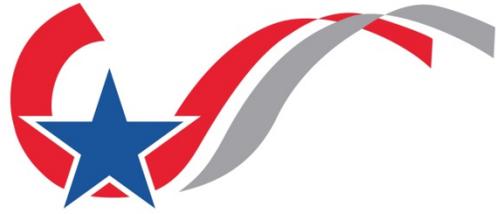
The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from 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
 Vice Chairman
 Exec. V.P. - Secretary
 Carriage Services Inc.

1-22-13

 Date



CITY OF COLLEGE STATION

**FINAL PLAT
for
The Barracks II Ph 300
12-00500179**

SCALE: One lot on 12.5 acres

LOCATION: 300 Deacon Dr W

ZONING: PDD Planned Development District

APPLICANT: Heath Phillips, Heath Phillips Investments, LLC

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

RECOMMENDATION: Staff recommends approval of the Final Plat.



FINAL PLAT

Case: 12-179

THE BARRACKS PH. 300

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

Annexation: 2002
Zoning: A-O Agricultural Open upon annexation
A-O Agricultural Open to PDD Planned Development District (2011); PDD Planned Development District to PDD Planned Development District to revise layout and add additional use (2012)
Preliminary Plat: 2011, revised in October 2012
Site Development: Phase 100 of the development has been completed.

COMMENTS

Parkland Dedication: N/A – Commercial lot.
Greenways: N/A
Pedestrian Connectivity: Sidewalks are provided on both sides of all streets within the development.
Bicycle Connectivity: Bike lanes are currently provided along Deacon Drive West (Major Collector) and Towers Parkway (Minor Collector).
Impact Fees: The subject tract is located within the Steeplechase Sanitary Sewer Impact Fee Area and will be required to pay \$357.74/LUE at time of building permit.

REVIEW CRITERIA

Compliance with Subdivision Regulations: The proposed Final Plat is in compliance with the Subdivision Requirements contained in the Unified Development Ordinance.

STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



FOR OFFICE USE ONLY	
CASE NO.:	<u>12179</u>
DATE SUBMITTED:	<u>8/22/12</u>
TIME:	<u>8:54</u>
STAFF:	<u>JO</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 The Barracks II Subdivision Phase 300

ADDRESS Deacon Drive

SPECIFIED LOCATION OF PROPOSED PLAT:

APPLICANT/PROJECT MANAGER'S INFORMATION (Primary contact for the project):
 Name John Rusk, P.E. E-mail jrusk@goodwinlasiter.com
 Street Address 4077 Cross Park Drive, Suite 100
 City Bryan State TX Zip Code 77802
 Phone Number 979-776-9700 Fax Number 979-776-3838

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

Name Heath Phillips Investments, LLC E-mail _____
Street Address 3302 General Parkway
City College Station State TX Zip Code 77845
Phone Number 979-690-5000 Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

Name Goodwin-Lasiter, Inc. - John Rusk, P.E. E-mail _____
Street Address 4077 Cross Park Drive, Suite 100
City Bryan State TX Zip Code 77802
Phone Number 979-776-9700 Fax Number 979-776-3838

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 12.51 Total No. of Lots 1 R-O-W Acreage 1.02

Existing Use _____ Proposed Use _____

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

Average Acreage Of Each Residential Lot By Zoning District:
11.49 / PDD _____ / _____

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: _____

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

N/A

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

N/A

Regarding the waiver request, explain how:

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

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

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

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

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

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

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

Detailed explanation of condition identified above:

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

Requested Oversize Participation _____

<p style="text-align: center;">Total Linear Footage of Proposed Public:</p> <p><u>522</u> Streets</p> <p><u>976</u> Sidewalks</p> <p><u>0</u> Sanitary Sewer Lines</p> <p><u>582</u> Water Lines</p> <p><u>0</u> Channels</p> <p><u>833</u> Storm Sewers</p> <p><u>1,044</u> Bike Lanes / Paths</p>	<p>Parkland Dedication due prior to filing the Final Plat:</p> <p>ACREAGE:</p> <p>_____ No. of acres to be dedicated + \$ _____ development fee</p> <p>_____ No. of acres in floodplain</p> <p>_____ No. of acres in detention</p> <p>_____ No. of acres in greenways</p> <p>OR</p> <p>FEE IN LIEU OF LAND:</p> <p>_____ No. of SF Dwelling Units X \$ _____ = \$ _____</p> <p>_____ (date) Approved by Parks & Recreation Advisory Board</p>
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NOTE: DIGITAL COPY OF PLAT MUST BE SUBMITTED PRIOR TO FILING.

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



 Signature and title

8-27-12

 Date



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

REZONING REQUEST
for
4800 State Highway 6 South
13-00900020

REQUEST: PDD Planned Development District to PDD Planned Development District to amend the Concept Plan.

SCALE: 7.547 acres (three phases)

LOCATION: 4080 State Highway 6 South

APPLICANT: Natalie Ruiz, IPS Group

PROJECT MANAGER: Teresa Rogers, Staff Planner
trogers@cstx.gov

PROJECT OVERVIEW: The existing Concept Plan currently allows a funeral home in addition to neighborhood commercial uses with maximum building sizes of 8,000 square feet in Phase 1. Phases 2 and 3 allow neighborhood commercial and office uses with maximum building sizes of 8,000 square feet and 6,000 square feet, respectively. Under the current PDD, variations were granted to allow modifications to streetscaping requirements on Longmire Drive and waivers to street projections, block length, and sidewalk requirements.

This request amends the current Concept Plan of the PDD with a change in the base zoning district to SC Suburban Commercial. The applicant is requesting an increase in allowable building size for Phase 1 to 15,000 square feet. In addition, further modifications are being sought to streetscaping requirements for Phase 1 and sign standards for Phases 1, 2, and 3.

RECOMMENDATION: Staff recommends approval of the proposed PDD with the condition the rezoning maintain compliance with the base zoning district standards for all building plot signage, for streetscaping along State Highway 6, and for construction of the Access Way with Phase 1 of the development.



	DEVELOPMENT REVIEW	4080 STATE HIGHWAY 6 S	Case: 13-020	REZONING
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NOTIFICATIONS

Advertised Commission Hearing Date: March 7, 2013
Advertised Council Hearing Dates: March 28, 2013

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:

Springbrook HOA and Bridle Gate Estates HOA

Property owner notices mailed: 22
Contacts in support: None
Contacts in opposition: 1
Inquiry contacts: 2

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Suburban Commercial	GC General Commercial	Self Storage
South	Suburban Commercial and General Suburban	R-1 Single-Family Residential and GC General Commercial	Single-Family and Office
East (across SH 6)	General Commercial	GC General Commercial	Office
West (across Longmire Drive)	Suburban Commercial	R-1 Single-Family Residential	Single-Family

DEVELOPMENT HISTORY

Annexation: October 1983
Zoning: A-O Agricultural-Open upon annexation
PDD Planned Development District in July 2012
Final Plat: Unplatted
Site development: Vacant

REVIEW CRITERIA

1. Consistency with the Comprehensive Plan: The subject tract is designated as Suburban Commercial on the Comprehensive Plan Future Land Use and Character Map. The proposed development is consistent with this designation in addition to the land use designations surrounding the subject tract which include Suburban Commercial and General Suburban. Phase 2 and 3 (closest to Longmire Drive) will allow neighborhood-compatible uses meeting Suburban Commercial and Office zoning districts that are compatible with the surrounding neighborhoods.

2. **Compatibility of the proposed request with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The proposed PDD will enable the development of Suburban Commercial and Office type uses, with the addition of a funeral home in Phase 1 closest to State Highway 6. The funeral home is more intense than typically appropriate for a Suburban Commercial land use designation, but the location and situation of this phase make the land use more suitable. The adjacent land uses are a self-storage complex with outdoor storage facilities and a construction office/design studio for residential construction. Both adjacent properties are zoned GC General Commercial, which does allow for the use of a funeral home. The portion of the proposed development that abuts residential uses will be restricted in both land use and height to ensure compatibility with 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 proposed land uses permitted through the proposed PDD include those allowed in the SC Suburban Commercial district and O Office district. In addition, Phase 1, located adjacent to State Highway 6, will also include the ability to have a funeral home. This addition does not include the use of a crematorium. Generally funeral homes are not a neighborhood-oriented land use, but due to its proximity to State Highway 6 and the existing GC General Commercial land uses directly north and south, the use is suitable by adding additional architectural features to assist the structure in blending with the nearby residences. Phases 2 and 3 will include neighborhood-oriented commercial and office uses that will also have a residential-style of architecture. These land uses are suitable adjacent to single-family and are appropriate placed along Longmire Drive (Major Collector).

4. **Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The property is currently zoned PDD Planned Development District, which allows for the development of a funeral home in Phase 1 and Suburban Commercial and Office uses in Phases 2 and 3. The current zoning district is suitable for the property due to the close presence of State Highway 6 and Longmire Drive. In addition, the property is located between two existing commercial sites and a vacant property zoned for commercial uses.

5. **Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The property can currently be marketed under the existing PDD Planned Development District zoning. However, the applicant is requesting a modification to increase the maximum size of buildings in order to prepare for anticipated future expansion.

6. **Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** When the proposed development proceeds through the platting process, 3.5-feet of right-of-way (ROW) dedication will be required along Longmire Drive in order for the site to be in compliance with the Thoroughfare Plan. A proposed driveway to State Highway 6 would need approval from the Texas Department of Transportation.

There are existing 8-inch and 24-inch water mains available to serve this property. There are also existing 8-inch sanitary sewer lines which may provide service to the site. Drainage is mainly to the southeast within the Lick Creek Drainage Basin. Drainage and other infrastructure required with site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. Existing infrastructure appears to be

adequate for the proposed use. Access to the site will be available via the State Highway 6 Frontage Road and Longmire Drive.

REVIEW OF CONCEPT PLAN

The applicant has provided the following information related to the purpose and intent of the proposed zoning district:

“The purpose of the PDD is to allow the development of the subject property in accordance with the City’s Comprehensive Plan providing commercial activities along the Earl Rudder Freeway frontage and stepping down commercial development intensity closer to Longmire Drive and the residential neighborhoods.”

The proposed Concept Plan includes uses permitted through SC Suburban Commercial for Phases 1 and 2 and O Office for Phase 3. Crematoriums, fuel sales, and commercial amusements are expressly prohibited. The estimated building plot square footage is 50,000 with maximum building sizes of 15,000 square feet for Phase 1, 8,000 square feet for Phase 2, and 6,000 square feet for Phase 3. The maximum building height is two stories and a 24-foot eave height for a two story structure and the overall height maximum is 35-feet to the peak of the roof.

Base Zoning and Meritorious Modifications

The applicant is proposing to develop the PDD in three phase areas. Phase 1 shown on the Concept Plan is based on SC Suburban Commercial standards and uses and will allow the additional land use of a funeral home. Phase 2 is based on SC Suburban Commercial standards and uses. For both Phase 1 and 2 commercial amusements, fuel sales, and crematoriums are prohibited. Phase 3 is based on O Office standards and uses.

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

1. UDO Section 7.6.D.1-2 “Streetscape Requirements” - Longmire

Street trees are required to be located within 50 feet of a public right-of-way. On the subject tract, overhead power lines interfere with this requirement causing the applicant to seek the meritorious modification. The request is to increase the allowable distance from the Longmire Drive right-of-way up to 60 feet. Council approved this modification with the previous PDD rezoning.

2. UDO Section 7.6.D.1-2 “Streetscape Requirements” – Phase 1

Street trees are required to be located within 50 feet of a public right-of-way. For Phase 1, the applicant is requesting streetscape trees be distributed throughout Phase 1 as designed by a registered landscape architect, rather than along the street. The streetscaping requirement is in place to minimize adverse effects on surrounding property owners and ensure high quality development is maintained throughout the community. Streetscaping requirements are provided to ensure landscaping is consistently provided adjacent to roadways. Staff does not believe there is merit to

justify the modification, as there is sufficient flexibility within the existing ordinance to meet this requirement.

3. UDO Section 8.3.G.2 “Blocks”

According to subdivision regulations, block lengths over 900 linear feet must be broken along a street that abuts land designated as Suburban Commercial in the Comprehensive Plan Future Land Use and Character Map. Block length is required to be broken by the extension of a public street or a public way.

The applicant is requesting modification of this requirement for both State Highway 6 and Longmire Drive. The applicant is proposing an alternate connection between the rights-of-way through their private parking lots. This connection will be provided through a private cross access easement and will be determined at platting or site plan submittal. This drive is proposed for construction with Phase 1. Council approved this modification with the previous PDD rezoning.

4. UDO Section 8.3.E.3 “Street Projections”

When a property is platted that abuts other unplatted tracts, the property is required to project a public street or Public Way to the tracts to enable future vehicular connections. The subject property abuts unplatted tracts on its northern side that are not conducive to a new public connection particularly if a public street or public way is not being extended through the tract. Council approved this modification with the previous PDD rezoning.

5. UDO Section 7.5 “Signs”

Signs are permitted according to the applicable zoning districts in order to promote an attractive community, foster traffic safety, and enhance the effective communication and exchange of ideas and commercial information. The applicant is requesting modifications to sign allowances for all phases of the development. The proposal includes a freestanding sign in accordance with GC General Commercial standards for Phase 1 and a freestanding sign in accordance with SC Suburban Commercial standards for Phases 2 and 3. This property is adjacent to single-family subdivisions that are not compatible with the requested increased sign height and number. In addition, this building plot is allowed one freestanding sign that does not exceed the eave height of the building or a number of low profile signs that equals the number of structures. Staff does not believe there is sufficient merit to justify the modification, as required by the UDO.

The Unified Development Ordinance provides the following review criteria for PDD Concept Plans:

1. The proposal will constitute an environment of sustained stability and will be in harmony with the character of the surrounding area: The proposed development will consist of structures that are compatible with the surrounding neighborhoods by using materials commonly used within the residential area. Under the SC Suburban Commercial zoning district each building is required by ordinance to provide architectural relief elements. The proposed land uses being neighborhood-oriented, with the exception of a funeral home, will provide a variety of land uses within an easy distance to nearby residential units for vehicle and

pedestrian traffic. The proposal will be in harmony with the character of the surrounding area if staff conditions are added to the Concept Plan.

2. The proposal is in conformity with the policies, goals, and objectives of the Comprehensive Plan, and any subsequently adopted Plans, and will be consistent with the intent and purpose of this Section: The Concept Plan reflects the policies, goals and objectives of the Comprehensive Plan as it relates to land use and character, connectivity, and neighborhood integrity, with the addition of the stated staff conditions. The Suburban Commercial designation in the Comprehensive Plan Future Land Use and Character Map is intended for development that is compatible with surrounding residential uses, as proposed with this PDD. Upon platting, the subject property will be required to provide additional right-of-way along Longmire Drive in order to comply with the Thoroughfare Plan. In addition, several components are proposed to promote and protect neighborhood integrity:

- a) Buildings within Phase 1 will have 35-percent masonry (stone, brick, tile, or a concrete product simulating one of these materials) on the primary entrance façade and 15- to 20-percent on other facades visible from a right-of-way. No percentages have been specified for Phases 2 and 3. There are increased minimum percentages from Non-Residential Architectural Standards which require 25-percent on façades facing a right-of-way and 10-percent on all other facades visible from a right-of-way .
- b) The dumpster will be located away from residential uses.
- c) Maximum building height is 2 stories and 24-foot eave height for a 2 story structure. Overall height maximum is 35-feet to the peak of the roof.

3. The proposal is compatible with existing or permitted uses on abutting sites and will not adversely affect adjacent development: The proposed land use with the addition of some compatibility components is consistent with the level of development occurring in the immediate vicinity. The development abutting State Highway 6 on the northern and southern sides include self storage and office. Development has not occurred on the northern side of the subject tract on the Longmire Drive side, though this area is zoned O Office and GC General Commercial. When using standard development requirements, Suburban Commercial and Office uses will be compatible adjacent to the abutting single-family residences and add a variety of land uses in the area which increases the interest and versatility of the area. The modification request to streetscape on State Highway 6, increased signage, and delay of Access Way construction are not items compatible to a Suburban Commercial area.

4. Every dwelling unit need not front on a public street but shall have access to a public street directly or via a court, walkway, public area, or area owned by a homeowners association: There are no residential uses proposed for this development.

6. The development includes provision of adequate public improvements, including, but not limited to, parks, schools, and other public facilities: The development includes a proposed Access Way, which will be dedicated during the platting process. The applicant is proposing the sidewalk within the Access Way be constructed as each phase is developed, however the sidewalk should be constructed with Phase 1 in compliance with platting requirements. Private cross access will be provided for traffic to go between each phase of development and to adjacent properties. In addition, right-of-way will be dedicated along Longmire Drive when the applicable phases are platted. Meritorious modifications are being requested for street projections. A public sidewalk currently exists along Longmire Drive.

7. The development will not be detrimental to the public health, safety, welfare, or materially injurious to properties or improvements in the vicinity: This development will not be detrimental to the public health, safety, welfare, or materially injurious to properties or improvements in the vicinity if the proposed staff conditions are added to the Concept Plan.

8. The development will not adversely affect the safety and convenience of vehicular, bicycle, or pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonably anticipated in the area considering existing zoning and land uses in the area: The dedication of an Access Way, applicable when platted, will provide pedestrian and bicycle accommodations through the subject tract which would also be accommodated through the provision of the required public street/Public Way. A vehicular access point may be accommodated on State Highway 6 through the use of a deceleration lane.

STAFF RECOMMENDATION

Staff recommends approval of the proposed PDD with the condition the rezoning maintain compliance with the base zoning district standards, including signage and streetscaping along State Highway 6, and construction of the Access Way occur with Phase 1 of the development.

SUPPORTING MATERIALS

1. Application
2. Rezoning Map
3. Concept Plan



FOR OFFICE USE ONLY	
CASE NO.:	13.20
DATE SUBMITTED:	01.23.13
TIME:	9:30
STAFF:	SO

ZONING MAP AMENDMENT (REZONING) APPLICATION PLANNED DISTRICTS

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

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

MINIMUM SUBMITTAL REQUIREMENTS:

- \$315 - 1,165 Rezoning Application Fee.
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Traffic Impact Analysis or calculations of projected vehicle trips showing that a TIA is not necessary for the proposed request.
- One (1) copy of a fully dimensioned Rezoning Map on 24"x36" paper showing:
 - a. Land affected;
 - b. Legal description of area of proposed change;
 - c. Present zoning;
 - d. Zoning classification of all abutting land; and
 - e. All public and private rights-of-way and easements bounding and intersecting subject land.
- Written legal description of subject property (metes & bounds or lot & block of subdivision, whichever is applicable).
- A CAD (dxf/dwg) - model space State Plane NAD 83 or GIS (shp) digital file (e-mailed to PDSDigitalSubmittal@cstx.gov).
- Fourteen (14) copies of the Concept Plan on 24"x36" paper in accordance with Section 3.4.D of the UDO.
- One (1) copy of the Concept Plan on 8.5"x11" paper in accordance with Section 3.4.D of the UDO.
- The attached Concept Plan checklist with all items checked off or a brief explanation as to why they are not checked off.

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

Date of Optional Preapplication Conference 4/25/12

NAME OF PROJECT Hillier Funeral Home - C.S. (Previously 7.5 acre Waller Tract)

ADDRESS 4080 Earl Rudder Freeway South (State Highway 6)

LEGAL DESCRIPTION (Lot, Block, Subdivision) 7.547 acre Waller Tract - to be platted with development

GENERAL LOCATION OF PROPERTY IF NOT PLATTED:

Approximately 7.5 acres located along the south side of Earl Rudder Freeway south and bound on two sides by the Frontage Road and Longmire Drive. The property is generally located between Bridle Gate Drive and Eagle Avenue.

TOTAL ACREAGE 7.547 acres

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

Name Natalie Ruiz, IPS Group E-mail natalie@ipsgroup.us
Street Address 511 University Drive East, Suite 204
City College Station State Texas Zip Code 77840
Phone Number 979.846.9259 Fax Number 979.260.3564

PROPERTY OWNER'S INFORMATION:

Name Dennis Smith, Carriage Management, Inc. E-mail dennis.smith@carriageservices
Street Address 3040 Post Oak Boulevard, Suite 300
City Houston State Texas Zip Code 77056
Phone Number 713.332.8400 Fax Number _____

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

Name Joe Schultz, Schultz Engineering E-mail joeschultz84@verizon.net
Street Address 3730 Longmire, Suite A
City College Station State Texas Zip Code 77845
Phone Number 979.764.3900 Fax Number 979.764.3910

This property was conveyed to owner by deed dated April 29, 1974 and recorded in Volume 327, Page 90 of the Brazos County Official Records.

Existing Zoning PDD - Planned Development Proposed Zoning PDD - Planned Development

Present Use of Property Vacant

Proposed Use of Property Funeral Home, Office and Suburban Commercial land uses

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

Funeral home, office and suburban commercial land uses - see attached concept plan.

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

If P-MUD:

Approximate percentage of residential land uses: N/A

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

REZONING SUPPORTING INFORMATION

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

Development needs in the area including neighborhood commercial uses and a new funeral home facility. The residential growth in the area has created a need for neighborhood commercial uses.

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 PDD rezoning request is in compliance with the City's Comprehensive Plan. The existing PDD zoning is being modified to meet the needs of the new commercial land uses including the size of the funeral home facility and overall project signage.

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

The base zoning district of SC Suburban Commercial ensures architectural and residential character of the neighborhood commercial uses. In addition, phase 3 provides for an office use immediately adjacent to the single family neighborhood including landscaped buffers. The development of the subject property is in compliance with the Comprehensive Plan and surrounding land uses including commercial storage, model home facility and vacant property.

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

The subject property is suitable for general commercial and neighborhood commercial land uses. The portion of the property that fronts Earl Rudder Freeway abuts existing general commercial uses including a storage facility and model home studio. The rear portion of the property that frontage Longmire Drive is suitable for neighborhood commercial uses that serve the surrounding residential neighborhoods.

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

The uses allowed by the current PDD zoning district are still appropriate. The requested modifications through this PDD are to allow a larger, more functional funeral home facility with a marketable neighborhood commercial tract on Longmire Drive.

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

The marketability of the subject property for commercial and neighborhood land uses is adequate. However, the modifications of the existing PDD are critical to allow a functional funeral home facility and a marketable neighborhood commercial tract on Longmire Drive.

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

The requested modifications are in compliance with the City's Comprehensive Plan and the intent of the original PDD. The existing building size limitations of the proposed funeral home facility are not adequate for the long-term needs of the owner and operator.

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

The purpose of the PDD is to allow the development of the subject property in accordance with the City's Comprehensive Plan providing commercial activities along the Earl Rudder Freeway frontage and stepping down commercial development intensity closer to Longmire Drive and the residential neighborhoods.

CONCEPT PLAN SUPPORTING INFORMATION

1. What is the range of future building heights?

Maximum building height is 2 stories and 24' eve height for a 2 story structure. Overall height maximum is 35' to the peak of the roof.

2. Provide a general statement regarding the proposed drainage.

The topography of the subject property is relatively flat. Drainage will be detained on site as required by the City's Drainage Ordinance. Detention ponds will be generally located as shown on the attached Concept Plan.

3. List the general bulk or dimensional variations sought.

See attached for requested meritorious modifications. This PDD amendment includes modifications granted with the previous PDD and freestanding sign requirements.

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

The requested modifications allow for a neighborhood-friendly development focusing commercial uses on Earl Rudder Freeway and stepping down intensity towards Longmire Drive. The Concept Plan provides for commercial land uses with a residential character to blend with the existing single family neighborhood.

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 proposed concept plan provides buffering to the adjacent single family homes while blending in with the existing GC General Commercial uses on either side of the Earl Rudder Freeway frontage. The architectural standards will ensure that the character of the proposed development will blend with the surrounding environment.

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

The proposed changes to the existing PDD are in conformance with the City's Comprehensive Plan including development blending in with the surrounding land uses. The subject property is a large tract with both Earl Rudder Freeway and Longmire Drive frontage. Proposed land uses are blended with adjacent existing commercial and residential land uses.

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 is designed to provide a compatible development with existing developed uses on abutting sites. The proposed funeral home facility is oriented to Earl Rudder Freeway between an existing commercial storage site and a home building facility. Office and neighborhood-oriented land uses are concentrated towards Longmire Drive closer to the existing and proposed residential areas.

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

There are no dwelling units proposed with this PDD. A drive is provided via the Concept Plan that will connect the Frontage Road to Longmire Drive through the subject property.

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

All necessary public improvements will be provided during the development process including access, water, sewer and other improvements required by the Unified Development Ordinance.

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

The Concept Plan is designed to meet all public health and safety needs in the area. Development of the subject property will provide necessary utility extensions in the area.

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.

Access through the subject property will be provided for both vehicular and pedestrian traffic connecting the Frontage Road and Longmire Drive.

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.

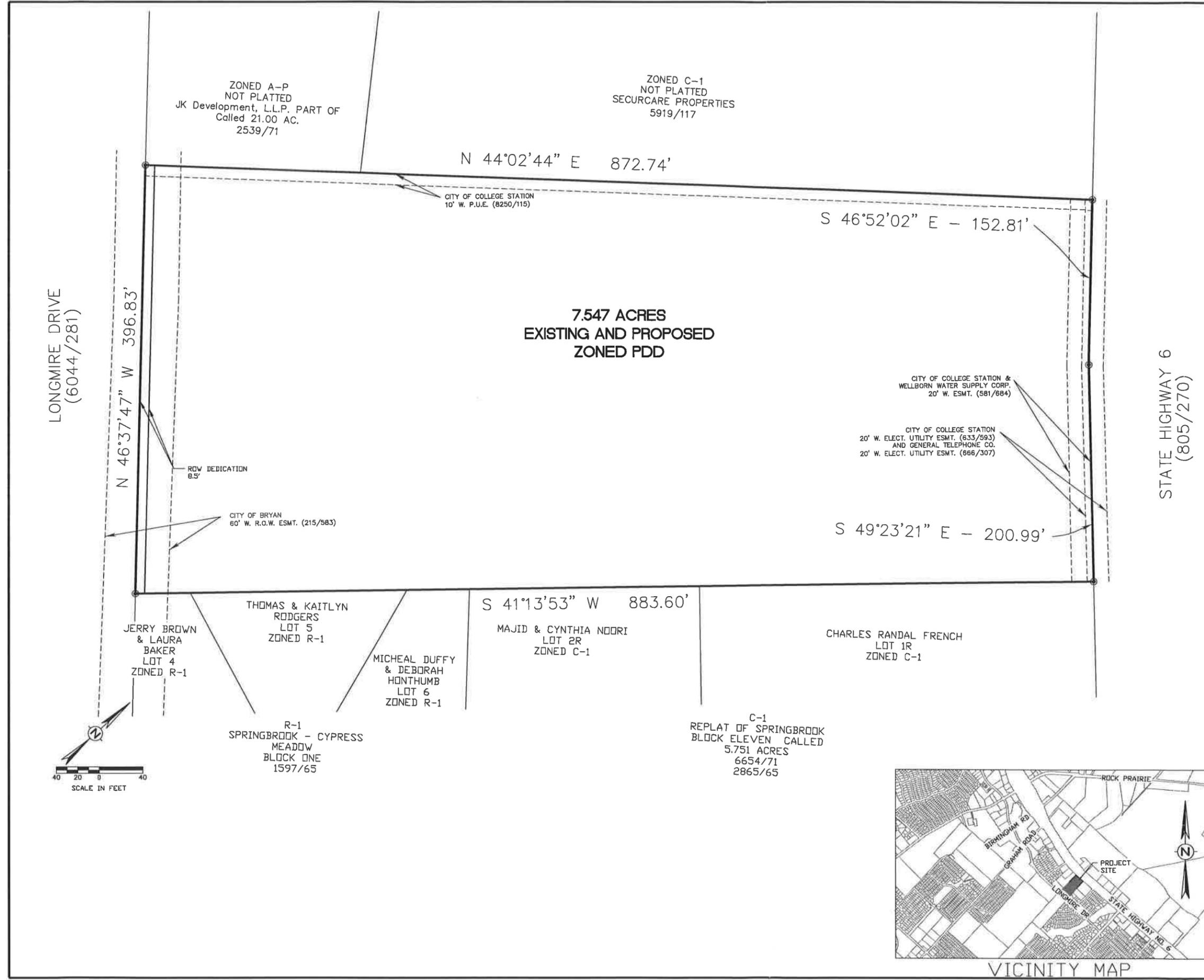
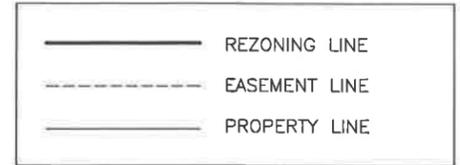
[Handwritten Signature]

Signature and title
*Executive Vice President
Carriages Services*

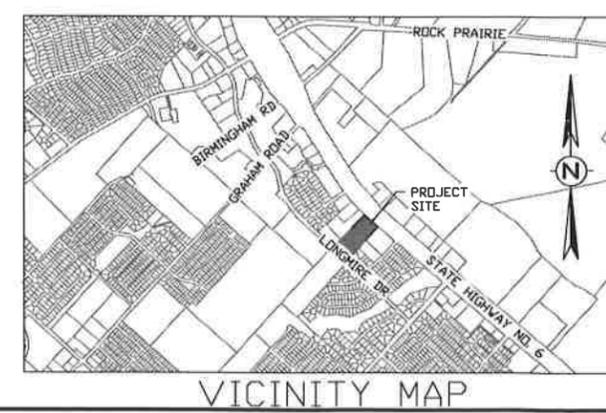
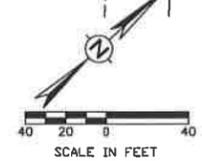
1-16-13

Date

LEGEND



- NOTES:**
- NORTH ORIENTATION IS BASED ON ROTATING THE SOUTHEAST LINE TO GRID NORTH (NAD83 CORS96) STATE PLANE CENTRAL ZONE.
 - THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0310E, EFFECTIVE MAY 16, 2012.
- EASEMENT NOTES:**
- THE CITY OF BRYAN R.O.W. ESMT. IN 98/73 MAY AFFECT THIS TRACT BUT NO ABOVE GROUND EVIDENCE WAS FOUND. (BLANKET EASEMENT - CANNOT BE PLOTTED)
 - THE WELLBORN WATER SUPPLY CORP. 20' W. ESMT. IN 255/587 MAY AFFECT THIS TRACT BUT NO EVIDENCE WAS FOUND. IT WAS POSSIBLY ALONG HIGHWAY 6 BEFORE ADDITIONAL R.O.W. WAS TAKEN. (THE LOCATION OF THIS EASEMENT IS MOST LIKELY WITHIN THE CURRENT SH 6 ROW)
 - THE GENERAL TELEPHONE COMPANY 10' W. ESMT. IN 413/793 MAY AFFECT THIS TRACT BUT NO EVIDENCE WAS FOUND. IT WAS POSSIBLY ALONG HIGHWAY 6 BEFORE ADDITIONAL R.O.W. WAS TAKEN. (THE LOCATION OF THIS EASEMENT IS MOST LIKELY WITHIN THE CURRENT SH 6 ROW)
 - THE CITY OF BRYAN R.O.W. ESMT. IN 489/406 MAY AFFECT THIS TRACT BUT NO ABOVE GROUND EVIDENCE WAS FOUND. (THE LOCATION OF THIS EASEMENT IS MOST LIKELY WITHIN THE CURRENT SH 6 ROW)



ZONING MAP

7.547 ACRES
HILLIER FUNERAL HOME
COLLEGE STATION
EXISTING & PROPOSED ZONING
PDD - PLANNED DEVELOPMENT DISTRICT

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

APRIL 2012
REV. MAY 2012
REV. JAN. 2013

SCALE: 1" = 40'

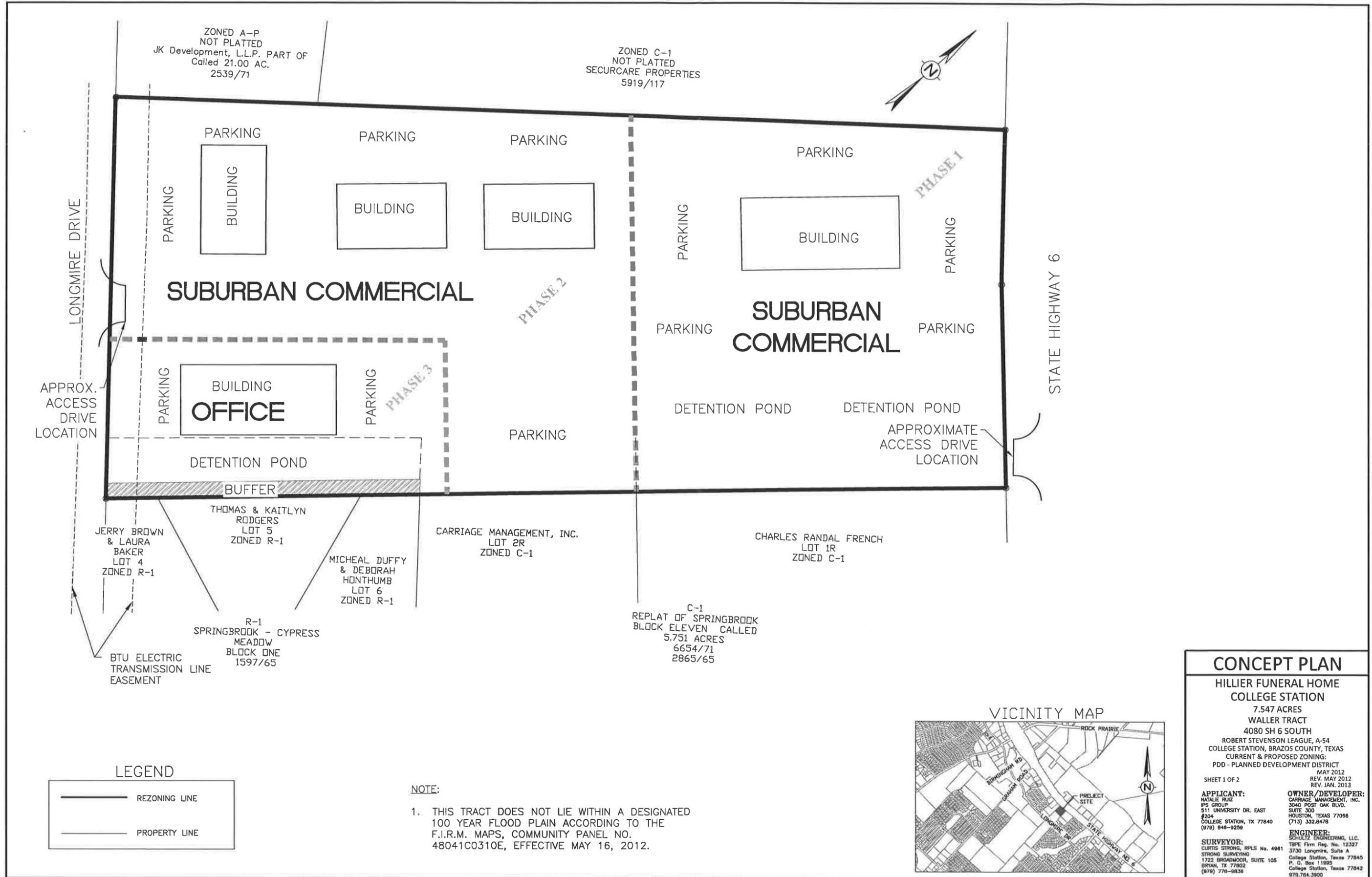
OWNER/DEVELOPER:
CARRIAGE MANAGEMENT, INC.
3040 POST OAK BLVD. SUITE 300
HOUSTON, TEXAS 77056
(713) 332-8478

SURVEYOR:
CURTIS STRONG, RPLS No. 4981
STRONG SURVEYING
1722 BROADMOOR, SUITE 105
BRYAN, TX 77802
(979) 776-9838

APPLICANT:
NATALIE RUIZ
TBE Firm Reg. No. 12327
511 UNIVERSITY DR. EAST
#204
COLLEGE STATION, TX 77840
(979) 648-9259

ENGINEER:
SCHULTZ ENGINEERING, LLC.
TBE Firm Reg. No. 12327
3730 Longmire, Suite A
College Station, Texas 77845
P. O. Box 11995
College Station, Texas 77842
979.764.3900

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1. The base zoning districts and land uses for this property are as follows:

Phase 1:

Base zoning district - SC Suburban Commercial

Use regulations - SC Suburban Commercial with the following additions:

Permitted Uses - Funeral Homes

Prohibited Uses - Commercial amusements, fuel sales and crematoriums

Phase 2:

Base zoning district - SC Suburban Commercial

Use regulations - SC Suburban Commercial with the following additions:

Prohibited Uses - Commercial amusements, fuel sales and crematoriums

Phase 3:

Base zoning district - O Office

Use regulations - O Office

2. The range of building heights are as follows:

Phases 1, 2 & 3:

Maximum building height is 2 stories and 24' eave height for a 2 story structure. Overall height maximum is 35' to the peak of the roof.

3. The storm water drainage from this site will be taken to the Longmire Drive storm sewer system, the SH 6 right-of-way or to an existing drainage path on the adjacent property. Storm water requirements will be in accordance with the B/CS Unified Stormwater Design Guidelines.

4. The detention ponds for this site will be generally located as shown on this plan.

5. A buffer will be provided as shown on the concept plan.

6. Phase 1 Building Façade Enhancements:

The building façade standards for brick, stone, marble, granite, tile or specified concrete product will be modified as follows:

- East Elevation, Façade facing State Highway 6 - Increase from 25% to 35%
- West Elevation, Façade opposite State Highway 6 - Maintain 10%
- North Elevation, Façade facing Self Storage Facility - Increase from 10% to 15%
- South Elevation, Façade facing Stylecraft Facility - Increase from 10% to 20%

7. Site lighting located on the buildings or in the parking areas is proposed to ensure the security and safety of the users of the site and will strive to be compatible with the surrounding neighborhoods.

8. The general bulk or dimensional variations (meritorious modifications) sought are as follows:

UDO Section 7.6.D 1&2 - Streetscape requirements. Due to the existing overhead electrical transmission line and the easement which prevents the placement of trees near the Longmire Drive right-of-way, it is requested that the required streetscape trees be allowed to be within 60' of the property line instead of 50' along Longmire Drive. Streetscape trees in Phase 1 may be distributed throughout Phase 1 as designed by a registered landscape architect.

UDO Section 8.3.E.3.a - Waiver to Street Projections. This project will not provide street projections to unplatted adjoining lots.

UDO Section 8.3.G.2.b - Waiver to Block Length Requirements. This project will not provide a public street or public way to break the block length created by Eagle Avenue, Longmire Drive, Bridle Gate Drive and the SH 6 Frontage Road.

UDO Section 7.5 - Signs. Phase 1 will be allowed one freestanding sign in accordance with the GC General Commercial standards oriented to State Highway 6. Phases II and III will also be allowed one freestanding sign in accordance with the SC Suburban Commercial standards oriented to Longmire Drive.

9. Private cross access will be provided for traffic to go between each section of this development, the 2 unplatted properties to the north and to the undeveloped tract to the south. This cross access will allow traffic from this development and the adjoining tracts to each have access to the SH 6 Frontage Road, Eagle Avenue, and Longmire Drive. The location of this cross access will be determined at platting or site plan submittal. To improve overall mobility, the access drive from the SH 6 Frontage Road to Longmire Drive will be constructed initially in Phase 1.

10. An access way from SH6 to Longmire Drive will be provided for a pedestrian connection. The location of the access way will be determined at the platting or site planning stage. The 5' sidewalk will be constructed with each phase within a 15' public access easement adjacent to the private cross access easement. To encourage pedestrian use, the easement and sidewalk will terminate at a crosswalk into the main entrance of the funeral home. The access easement and sidewalk will stub out to the adjacent platted commercial lot to the south.

11. The range of building sizes for:

Phase 1 - Maximum of 15,000 SF*

Phase 2 - Maximum of 8,000 SF

Phase 3 - Maximum of 6,000 SF

**Due to the unique operational characteristics of a funeral home, the square footage calculations for the funeral home are limited to the interior areas that are heated and cooled. Outdoor covered patios and porte cochere's are excluded from the square footage calculations.*

Total Estimated Building Square Footage for the building plot is less than 50,000 SF which includes 15,000 SF in Phase 1, 29,000 SF in Phase 2, and 6,000 SF in Phase 3.

12. Solid waste dumpsters shall be located away from the adjacent residential uses.

CONCEPT PLAN

HILLIER FUNERAL HOME
COLLEGE STATION

7.547 ACRES
WALLER TRACT
4080 SH 6 SOUTH
ROBERT STEVENSON LEAGUE, A-54
COLLEGE STATION, BRAZOS COUNTY, TEXAS
CURRENT & PROPOSED ZONING:
PDD - PLANNED DEVELOPMENT DISTRICT

SHEET 2 OF 2
MAY 2012
REV. MAY 2012
REV. JAN. 2013

APPLICANT:
NATALIE RUIZ
IPS GROUP
511 UNIVERSITY DR, EAST
#204
COLLEGE STATION, TX 77840
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