

**FIRST ANNUAL REVIEW
OF THE
COMPREHENSIVE PLAN
(Adopted May 28, 2009)**

1. Significant actions and accomplishments during the past year, including the status of implementation for each programmed task in the Comprehensive Plan

Green Community Initiatives

- The **2009 International Building Codes** and the **2008 National Electrical Code** were reviewed by the Construction Board of Adjustment and Appeals and adopted by City Council in December of 2009. Among other things, the codes help improve energy efficiency.
- Also in December an ordinance amendment was passed to the **Landscaping and Tree Protection** regulations that requires the planning of trees on residential lots and encourages the protection of existing trees during site development.
- In January, the **Bicycle, Pedestrian, and Greenways Master Plan** was adopted. Implementation of the plan will further alternative transportation choices and use.
- A program of **rain water harvesting** has begun at City facilities.
- Neighborhood Services has partnered with other City departments to **expand public outreach** to raise awareness about topics such as recycling, waste reduction, composting, and hazardous waste.
- Planning and Development Services created and distributed an **educational brochure** containing landscape irrigation standards.
- A **CFL Rebate program** is now offered through Electric Dept.
- A **Sustainability Coordinator** position was made possible through a Department of Energy grant and the new Coordinator began work in April.
- Development Engineers are currently investigating **storm water treatment techniques**.
- The **Central College Station Neighborhood Plan** included a chapter on Sustainability that includes a profile of resource use/recycling of the plan's area and a number of strategies to increase education and efforts regarding recycling, utility conservation, stormwater management, and alternative transportation and land use.
- Planning staff, the Sustainability Coordinator, and the Water Resource Coordinator have been working with the landscape architect community to revise the **College Station Plant List** for development credit to include those that have low-water dependency. They are also exploring the demand for xeriscaping and how xeriscaping might be encouraged.

UDO amendments consistent with new plan

While all Unified Development Ordinance amendments are consistent with the new plan, one amendment has actively assisted in the implementation of the goals of the plan—allowing **Planned Development Districts** to guarantee specific building characteristics and apply additional development standards through the rezoning process (July 2009). This has

furthered community character and neighborhood integrity while permanent zoning solutions to implement the Comprehensive Plan are being researched and developed.

Continued phased expansion of water supply resources and production capacity

- Anticipated to be complete in July, **Well No. 8** will boost production capacity by 3 million gallons per day.
- A **collection line for Well No. 8** has been completed.
- A **parallel collection line for all wells** along Sandy Point Road was completed in May.
- The **Water/Wastewater Master Plan** is currently in development.

Economic Development Master Plan

A **Request for Proposals** was issued this February and Economic and Community Development is currently reviewing the submittals.

Plans for specific neighborhoods, districts, corridors, and redevelopment areas

- The **Neighborhoods, Districts, and Corridors Planning Handbook** was developed by staff last summer to guide a predictable, but flexible, process of the small area planning prescribed by the Comprehensive Plan. Following the guidelines, the planning process was completed for the neighborhood planning area encompassing Southwood Valley, Edelweiss, and their surrounds. The **Central College Station Neighborhood Plan** was adopted June 10th.
- On May 27th, the City Council approved funding to allow the **Spring Creek District** (also referred to as the “Medical Corridor”) planning process to move forward.
- The **Oakwood Historic Preservation Study and Draft Design Guidelines** is near completion (anticipated to be complete by the end of June). This study of the historic significance and residential design of the Oakwood Subdivision will serve as the basis for a Historic Preservation Overlay rezoning, should one ever be proposed in this area.

Strengthened code enforcement program

- The commercial code enforcement officer began concentrated enforcement—focusing on specific code violation issues across the business community—in addition to general enforcement responsibilities. Since the adoption of the plan, he has successfully resolved all known issues of nonconforming **portable storage structures** and nonconforming and abandoned **signage**.
- Residential code enforcement has continued working with Neighborhood Services, the Police Department, and Texas A&M University to **educate** those in single family residences and prevent common code violations. In addition to partnering with the entities listed above, enforcement officers perform surges of neighborhoods with large concentrations of rental property.
- Enforcement of **Rental Registration** began in June of 2009.
- Code Enforcement began extended shifts to address **evening residential parking issues** on Thursday, Friday, and Saturday nights.
- Code Enforcement extended shifts to cover code enforcement issues on **Saturdays**.

- In the past year there has been an increased focus on **apartment complexes**, with regular communication with their management teams. Code Enforcement has offered on-site classes to prevent common code violations, but the complexes have not yet been interested in this service.
- Code enforcement activities increased into **mobile home parks**.
- There is **continued partnering** with Keep Brazos Beautiful. In the annual Brazos Valley Trash Off, the City collected over two tons of tires.
- Communication was increased with the Police Department and Neighborhood Services to **identify problem areas** in the City and to work together to resolve issues in those neighborhoods.
- In the past year Code Enforcement began making **personal contact** to distribute educational materials with those that are on the Police Department's loud party report.

Commercial area redevelopment focus (Northgate, University Drive, Post Oak Mall, Ramada, retail centers)

- In the past year, the **Northgate District** has seen: four new pub/restaurant establishments opened in previously vacated locations; one new restaurant/pub (under construction); one major renovation of a current restaurant/pub; and the completion of two significant multi-family residential developments.
- The Economic and Community Development Department successfully implemented the **Northgate District Management Division**, which not only oversees the maintenance and operations of the City's major parking assets throughout the District but also maintains the appearance of public spaces, facilitates special events, and serves as an ambassador between Northgate stakeholders and the City all to ensure that visitors and citizens alike receive the best customer experience possible.

Water / wastewater / drainage rehab projects in older neighborhoods and redevelopment areas

- A water and sewer rehabilitation Capital Improvement Program project is currently in design for **Southwood 5-7** the vicinity of Southwest Parkway, Harvey Mitchell Parkway, Glade Street, Welsh, and Shadowood.
- A water and sewer rehabilitation Capital Improvement Program project is currently in design for **South Knoll/The Glade** in the vicinity of Haines Street, Southwest Parkway, Glade Street, and Langford Street.
- A water rehabilitation project is currently in design review for **Patricia Street** in Northgate.
- The **Capital Improvement Program (CIP) project development process** has been amended so that potential projects are presented to and discussed by the P&Z before inclusion in the proposed budget to City Council. This process allows the P&Z the opportunity to ensure that CIP projects help further the objectives of the Comprehensive Plan.

Implement context sensitive roadway design approach – and coordinate on TxDOT corridors

- The B/CS Unified Design Guidelines was updated to reflect the **right-of-way widths** described in the Comprehensive Plan that would be needed to provide different elements of context sensitive design.

- The City worked with TxDOT during the Texas Avenue widening project to provide **street trees** at the intersection of Texas and Harvey Mitchell Parkway. The City is developing a 10-ft. wide multi-use trail will extend from this intersection to A&M Consolidated High School and the trees will provide increased pedestrian comfort in the immediate area.
- The Barron Road Widening and Victoria Extension, and Holleman Extension Capital Improvement Program projects are providing context sensitive elements such as **bike lanes, sidewalks, and landscaping.**

Streamlined neighborhood traffic management processes (traffic calming, parking)

- While a formal process has not yet been developed to respond to issues of neighborhood traffic management, staff has discontinued the previous, cumbersome standard operating procedure. Concerns are currently being addressed **ad hoc** between the Neighborhood Services Coordinator, Traffic Engineer, and Transportation Planner.
- Parking concerns are still being addressed by the City's **Traffic Management Team.**

Rejuvenate existing parks (master plan implementation)

- While the Parks and Recreation Master Plan is still in progress, improvements have been designed and are in development review for **Brothers Pond Park.**
- A pavilion for **Pebble Creek Park** is currently under construction.
- A new concessions and restrooms building at **Stephen C. Beachy Central Park** is in design through the Capital Improvements Program.
- **Castlegate Park** is currently in the process of being enhanced with a tot playground.
- The playground equipment at **Wolf Pen Creek Amphitheater** is in the process of being replaced. In addition, a Capital Improvement Program project is in design to develop a water feature and plaza, and to add landscaping.

"Natural Corridor" greenway initiatives (Carters Creek and Lick Creek corridors)

- Staff has **pursued grant funding** to assist in the process of planning the Lick Creek Natural Planning Corridor, but to date has been unsuccessful.
- The Texas Water Resources Institute and the Texas Commission on Environmental Quality is currently performing a **water quality study and implementation report** for Carters Creek and Burton Creek that will help direct the City's future planning efforts of the Carters Creek Natural Planning Corridor.
- The **purchase of 120 acres** along Carters Creek is currently being pursued in conjunction with the water reclamation project.

City-wide public "Wi-Fi" network (with other partners)

- The City has provided Wi-Fi to cover the softball fields at **Veteran's Park and City Hall.** Staff is working on providing wireless networks at other City facilities.
- The City responded to a Request for Information from Google for consideration of their trial Google fiber (an ultra-high speed broadband network) that could improve **private internet service** (note—not Wi-Fi) throughout the community. Google plans to announce their trial community(ies) later this year.

Extend water / wastewater impact fees to ETJ growth areas, where appropriate

No impact fees have been or are currently being explored for the ETJ.

Image and beautification initiatives

- In accordance with approved bond packages, the following projects have recently been completed: the William D. Fitch Parkway Widening Phase II, which included **landscaped medians** and the University Drive Beautification project, which included the **planting of trees** at the University Drive and Earl Rudder Freeway.
- The following Capital Improvement Program projects are in design: the Victoria Avenue Extension, which includes **landscaping** and the Wolf Pen Creek Water Feature and Festival Area, which will include **a water feature, plaza, and landscaping**.
- The City worked with TxDOT during the Texas Avenue widening project to provide **street trees** at the intersection of Texas and Harvey Mitchell Parkway and it has been agreed that the City will provide **trees** at the Harvey Mitchell Parkway and Wellborn interchange.

Expanded and enhanced local transit services

While there have not been any expanded or enhanced local transit service projects, there have been **increased communications** with transit providers about stop locations and amenities through the neighborhood planning process and the plans review of the new high school.

Annexation / service extension planning and strategic annexations based on these plans

- In June 2009, the City accepted five **annexation agreements** representing a total of 281 acres in the area of Wellborn and Greens Prairie roads.
- In June 2010, seven acres on Rock Prairie Road West and 52.73 acres on Greens Prairie Trail were **annexed by petition** of the property owners.

Texas A&M University coordination

- Two university **student representatives**, as recommended by TAMU, served on the Central College Station Neighborhood Plan's Citizen Resource Team.

Host signature event (develop, promote, execute)

Economic and Community Development worked with a subcommittee to explore possible signature events.

2. Obstacles or problems in the implementation of the Plan, including those encountered in administering the land use and transportation aspects, as well as any other strategies of the Plan

- One obstacle encountered in the implementation of the Plan is the amount of **education** necessary to make it successful. The updated Plan differs from the 1997 Comprehensive Plan. While all intents of citizens and decision makers may be to support the Plan, many rely on memories of now-outdated visions, goals, and/or policies that may actually conflict with successful implementation of the new Plan.
- Another obstacle has been the inability of City leaders to **focus** on the Plan. City Council's adoption of the Plan gave community stakeholders and City staff the vision of what the

community should be and direction on how to accomplish that. Because the Comprehensive Plan is long-range in nature, some policies and strategies can be implemented quickly, but there are many actions that will take years to complete and many actions that build upon each other over the years to help reach the vision. Significant deviations from one element in the Plan will likely create a ripple effect into other areas of the Plan. If significant deviations are able to be isolated, at best they call into question the integrity of the Plan when similar situations occur in the future. Focused action to implement the Plan provides the predictability essential for citizens and stakeholders to feel secure in investing their resources (both tangible and intangible) in College Station.

- Thousands of hours of volunteer and citizen time went into the creation of the Plan. While each individual may not agree with each point of the Plan, it was a Plan built out of compromise and consensus. It is a long-range Plan that is meant to transcend the politics of individual staffs, committees, commissions, and City Councils, providing consistent direction to a stated future. Weak (or lack of) **support** by City leadership for the Plan as a whole, or to continue to press issues that have already reached compromise and have been adopted in the Plan, creates confusion and unpredictability, the effects of which are discussed above.
- Planning staff has been challenged with the development of **new zoning districts** that will reflect the goals and strategies of the land use and character designations. The designations were created to provide land use flexibility that could respond to market demands. The flexibility of entitled land uses would be balanced with strong form-based prescriptions. Later in the comprehensive planning process the City Council determined that they were not comfortable in a scenario where appropriate form could override land use decisions.

A hybrid form of Euclidian, incentive, and form-based zoning is now necessary to implement the plan. Staff has researched and discussed recent codes from across the United States in an effort to determine best practices. While a new zoning approach is being developed, Planned Development Districts have been used in rezoning requests this past year to entitle land uses with some concept as to how they will be laid out on a tract and how they will be designed. These rezonings have also provided staff with valuable information as to how land use and character designations may be implemented.

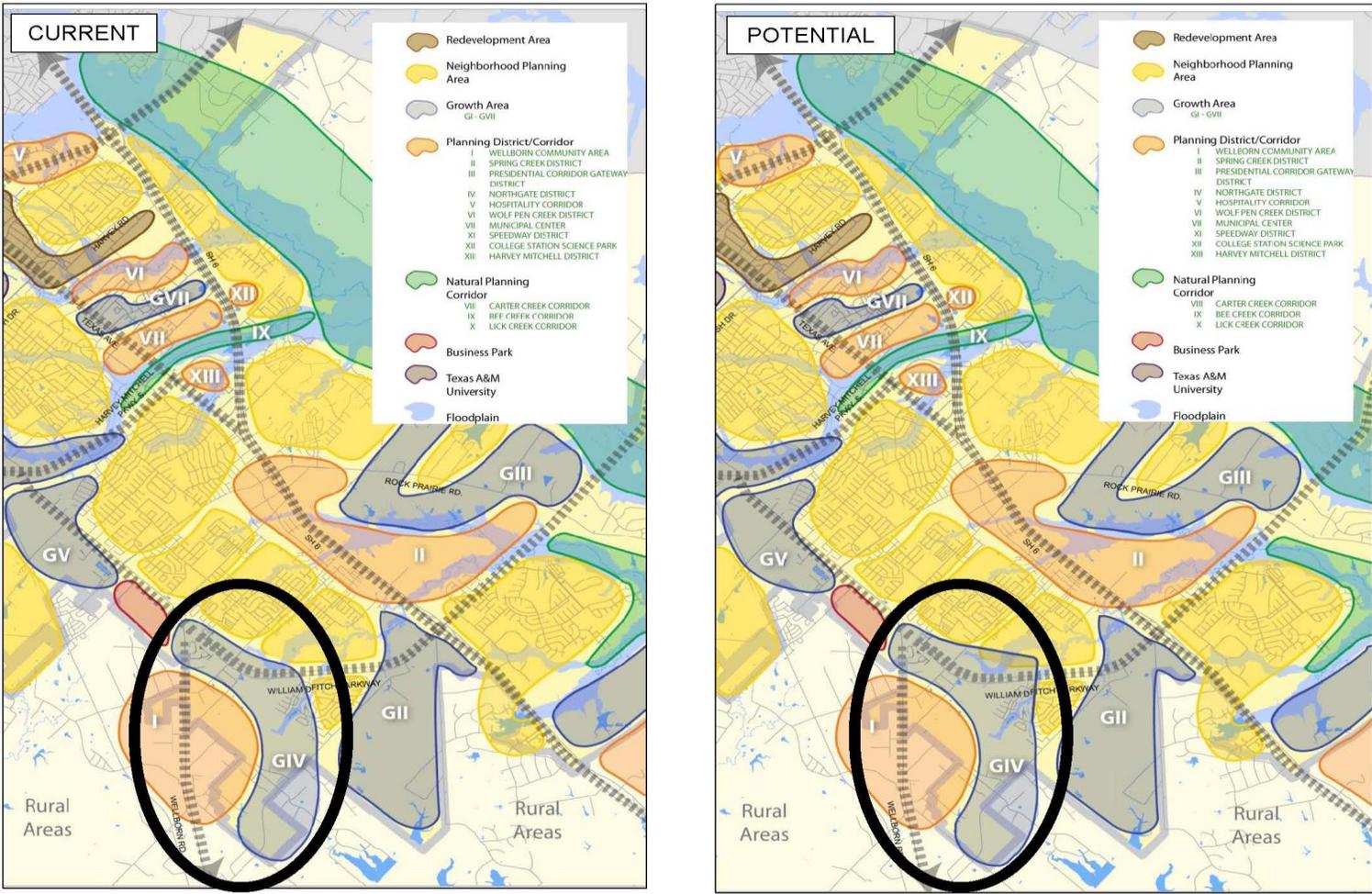
3. Proposed amendments that have come forward during the course of the year, which may include revisions to the individual Plan maps or other recommendations or text changes

There are two property owner-initiated Future Land Use and Character Map amendments currently in progress: a change **from General Commercial to Urban** on an infill tract in the Southwest Parkway/Wellborn area (which staff and the Planning and Zoning Commission support) and a change from **General Suburban to Urban** for 93 acres in the area between Wellborn Road and Jones Butler, north of Rock Prairie Road West (which staff and the Planning and Zoning Commission do not support). These items are scheduled to be presented at the June 24 City Council meeting.

4. **Recommendations for needed actions, programs and procedures to be developed and implemented in the coming year, including recommendation of projects to be included in the City's Capital Improvements Program, other programs/projects to be funded, and priority coordination needs with public and private implementation partners**
- The **next neighborhood plan** staff would like to pursue is in the vicinity of the area between University Drive and Harvey Road, and Texas Avenue and Earl Rudder Freeway. Background data collection on the next neighborhood plan will begin this summer.
 - **Implementation** of the Bicycle, Pedestrian, and Greenways Master Plan should continue in the next year.
 - **Implementation** of the Central College Station Neighborhood Plan should begin in the next year.
 - **Prioritization of UDO amendments** needs to be by the impact the amendments will have on the implementation of the Comprehensive Plan.
 - Staff has identified that a **text amendment** would be beneficial to address what may be appropriate at the intersection of two collectors in the Restricted Suburban area of Growth Area V.
 - Staff has identified several **map amendments** that will be brought forward for consideration as time permits, unless direction is given to the contrary.

1. Concept Map: Expansion of Growth Area IV

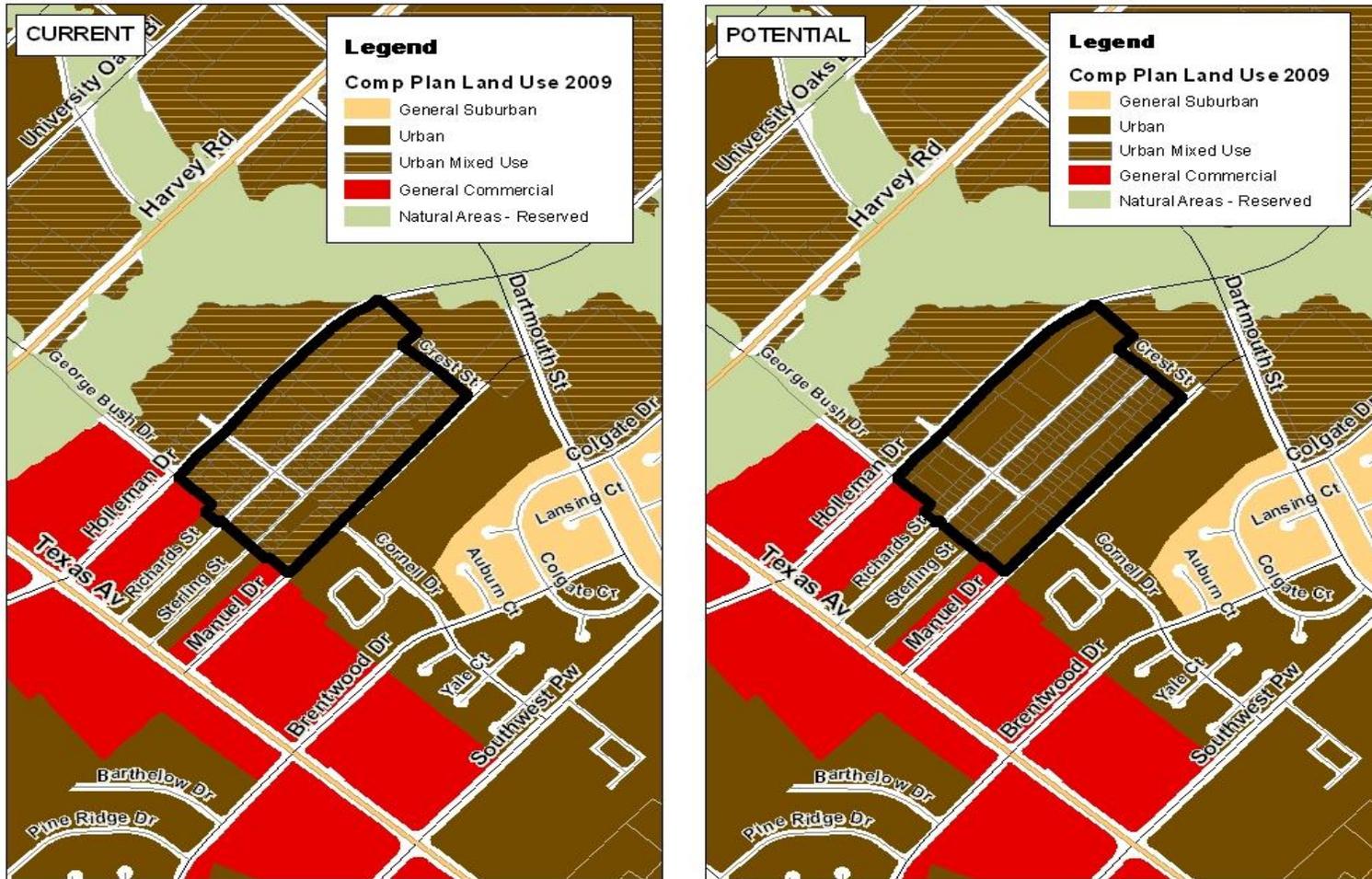
Currently consisting of land near the intersection of William D. Fitch Parkway and Wellborn Road, the growth area should be expanded to the east to encompass the Urban-designated properties at the intersection of William D. Fitch and Victoria Avenue. The related text in the Plan will also need to be amended to reflect the City Council decision to support a future mix of uses in this area.



Proposed Amendment: Expansion of Growth Area IV

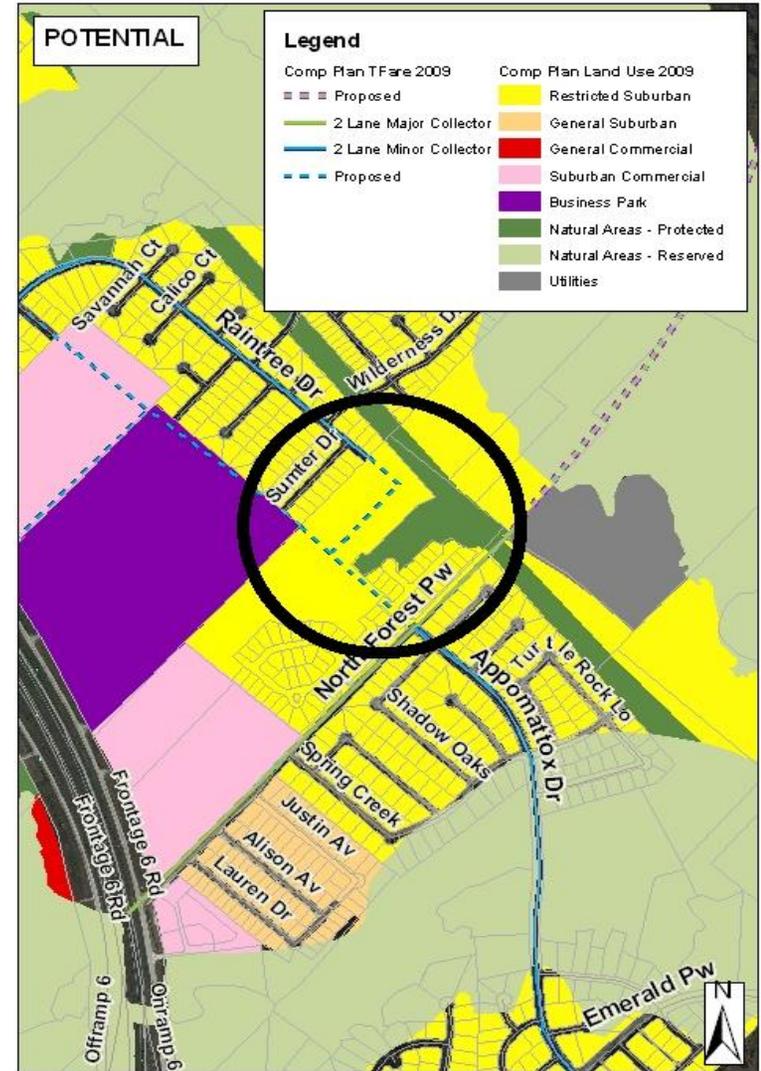
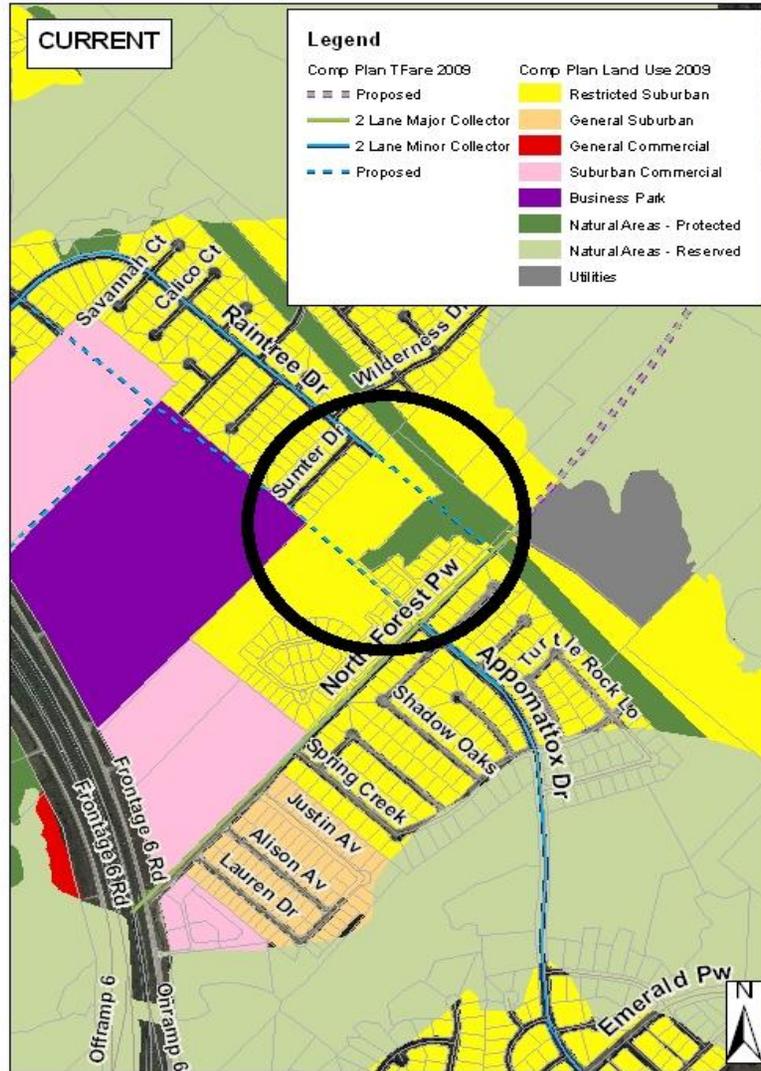
2. Future Land Use and Character Map: Change in WPC Area

The Richards Subdivision was originally platted in the 1930s. It is largely developed, but has several lots that remain undeveloped. While a land use and character designation of Urban Mixed Use would be desirable for large-scale consolidation and redevelopment of property in this area, staff has noticed over the past year that an Urban designation would probably respond better to the pressure to develop lot by lot and to help such small-scale development maintain compatibility with the existing high-density single family residences.



Proposed Amendment: Change Urban Mixed Use to Urban in Richards/Sterling Area

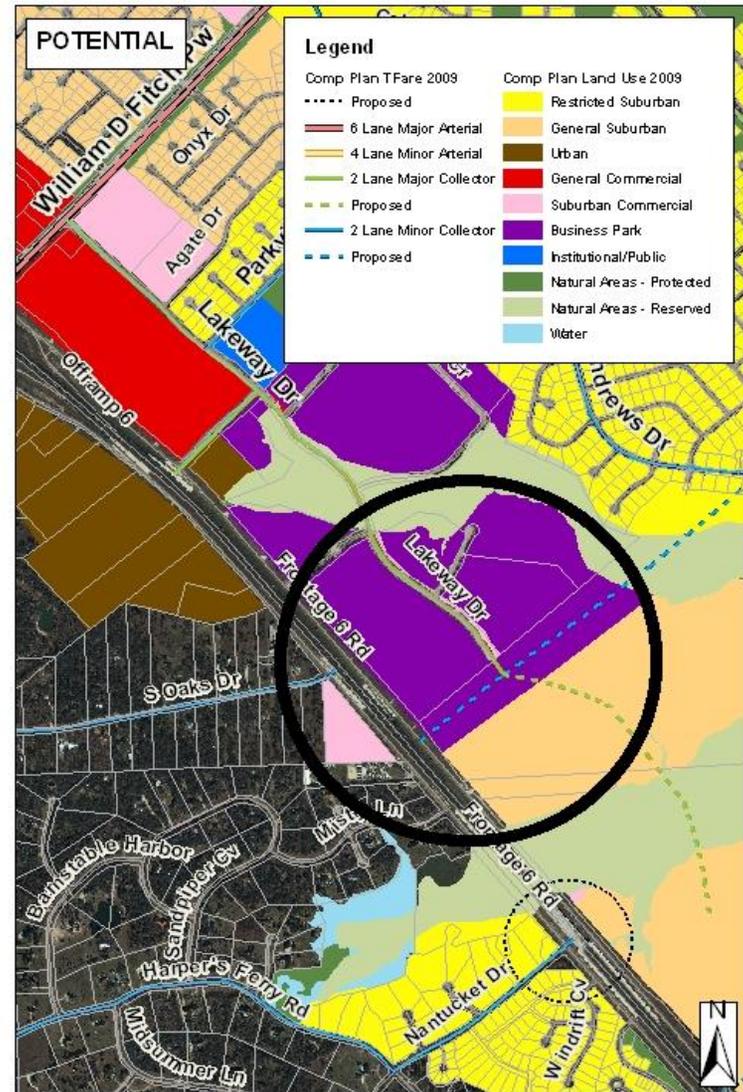
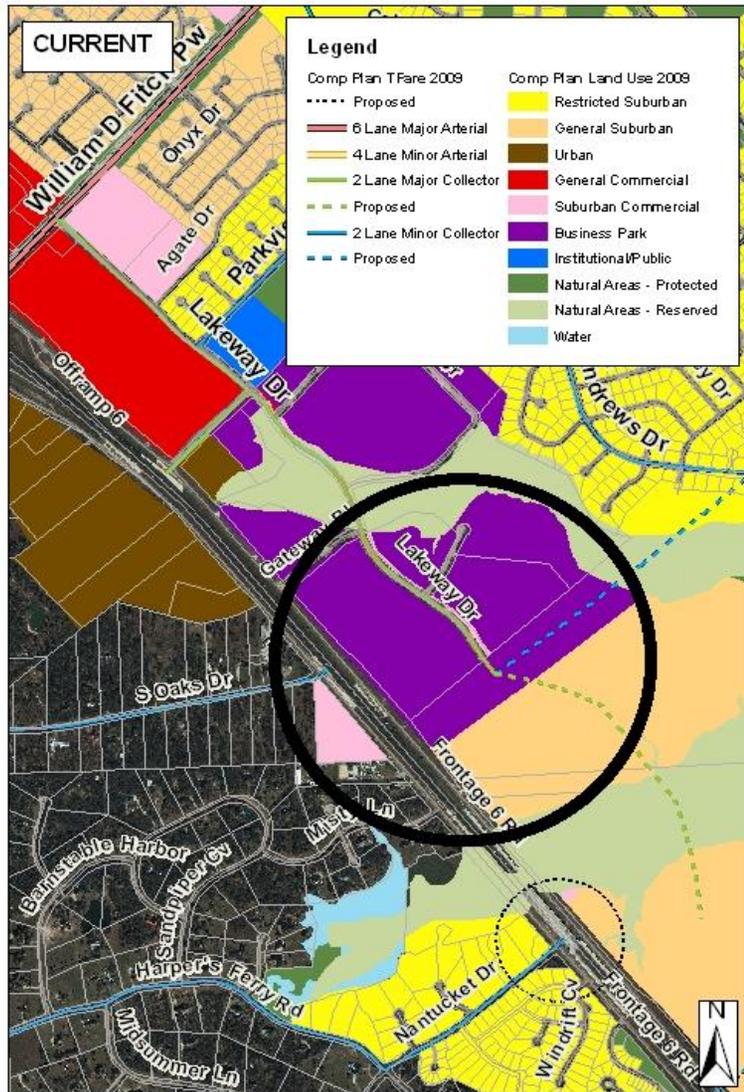
3. Thoroughfare Plans: Removal of the Raintree Extension to North Forest Dr.
 With the Master Plan for the Carter's Crossing Subdivision (a.k.a. the Fotjik tract), the extension of Raintree Drive was approved to turn and intersect Appomatox Drive in an effort to discourage cut through traffic along Raintree Drive. This amendment would reflect what has been built.



Proposed Amendment: Change Raintree Extension to Jog Through Fotjik Property

4. Thoroughfare Plans: Extension of Birkdale from Lakeway Dr. to SH 6 Frontage Rd.

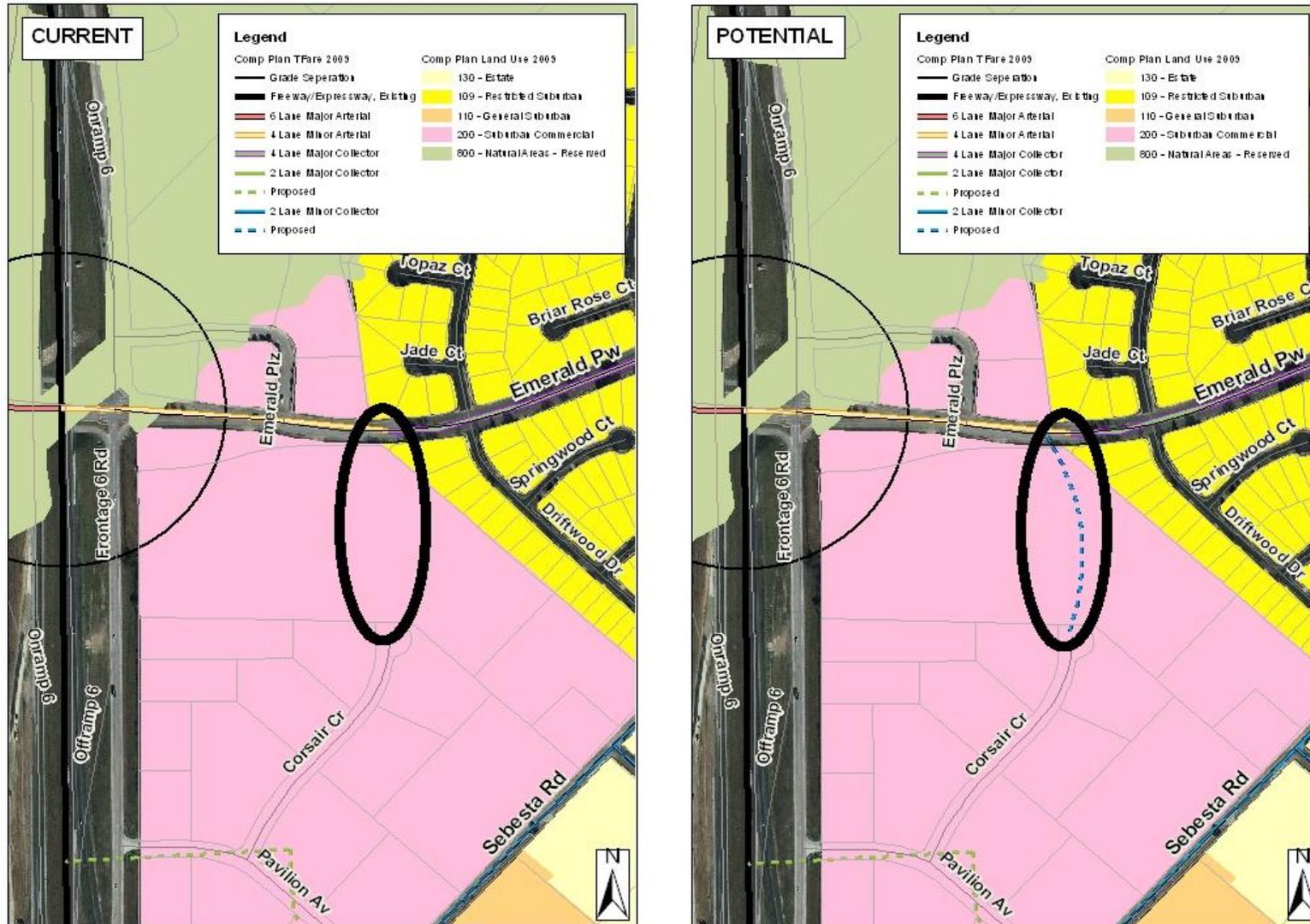
The previous Thoroughfare Plan showed Birkdale to cross Lakeway Dr. to meet up with the Highway 6 frontage road. Through oversight, this connection was not included in the current plan, but is needed to promote circulation and connectivity.



Proposed Amendment: Change Extension of Birkdale from Lakeway Dr. to SH 6 Frontage Rd.

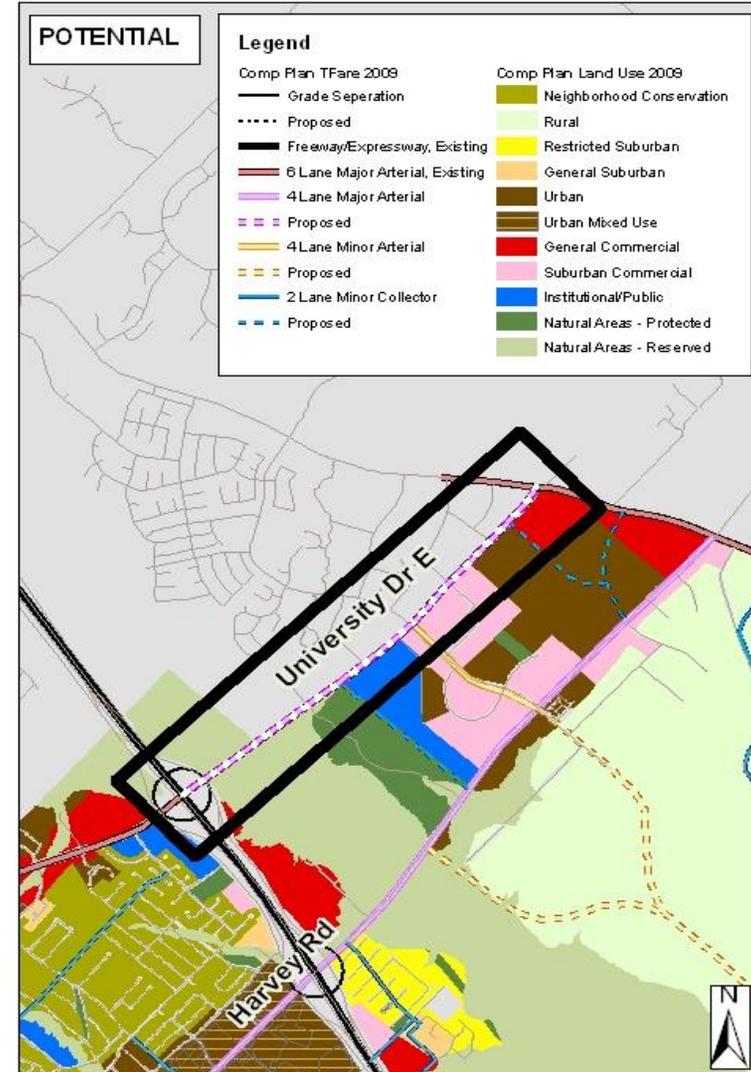
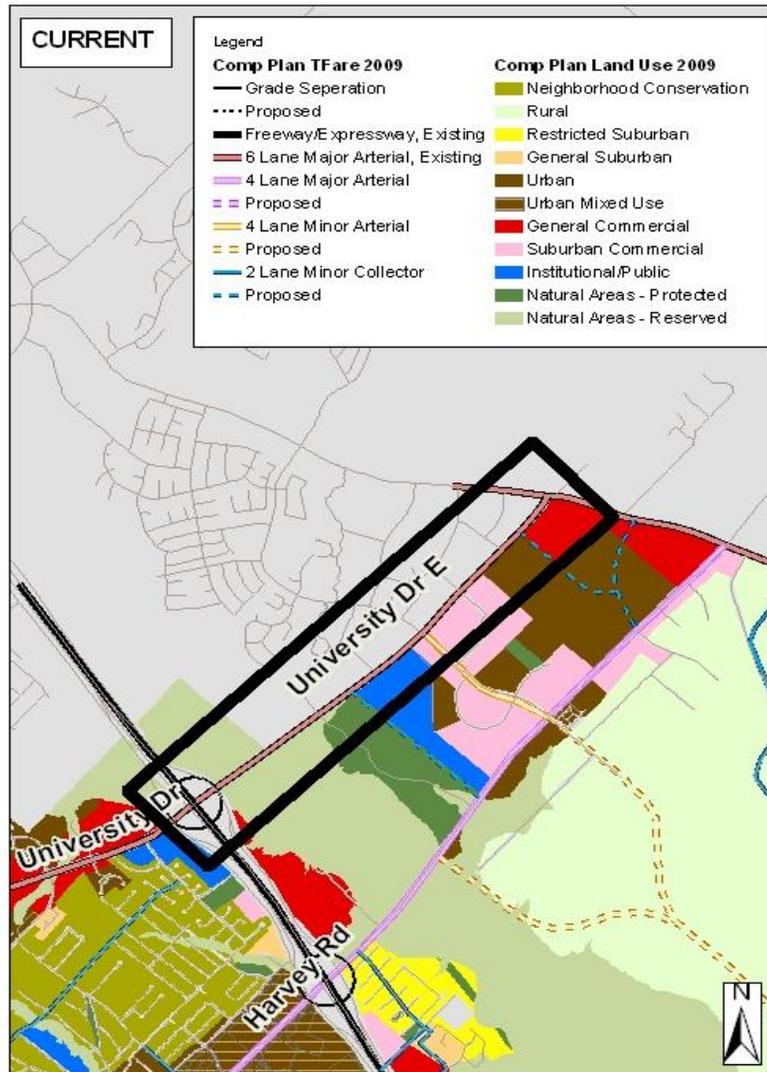
5. Thoroughfare Plans: Extension of Corsair to Emerald Parkway

The previous Thoroughfare Plan showed Corsair to terminate into Emerald Parkway. This desire for this connection was confirmed through the East College Station Transportation Study. Through oversight, this connection was not included in the current plan, but is needed to promote circulation and connectivity.



Proposed Amendment: Extend Corsair Cr to Emerald Pkwy

6. Reduction in lane widths to FM 60 from SH 6 to FM 158 from 6 lanes to 4 lanes
 Since the time the Thoroughfare Plan was developed, the Texas Department of Transportation has determined that the anticipated demand on University Drive East will not exceed a need for more than four lanes through the life of the Comprehensive Plan.



Proposed Amendment: Reduce FM 60 lane widths from SH 6 to FM 158 from 6 lanes to 4 lanes

**2010 ANNUAL REVIEW
OF THE
UNIFIED DEVELOPMENT ORDINANCE**

Approved Amendments to the UDO since June 1, 2009

1. Planned Development District Restrictions Removed (July 23, 2009)
Article 5 District Purpose Statements and Supplemental Standards was amended to allow Planned Development Districts (PDDs) to guarantee specific building characteristics and apply additional development standards through the rezoning process. Since the existing zoning districts at the time of this amendment were consistently the most relevant tools for implementing the Comprehensive Plan, this amendment allows PDDs to be an effective tool to help College Station realize the goals of the Comprehensive Plan.
2. Wolf Pen Creek Signage (September 10, 2009)
Article 5 District Purpose Statements and Supplemental Standards was amended to allow projection signs on light poles on private property and affixed to buildings in the Wolf Pen Creek District. As with any proposed sign in the Wolf Pen Creek District, the Design Review Board is the final authority on the design and integration of the sign in the development.
3. Commercial Amusements in Light Commercial Zoning Districts (September 24, 2009)
Article 6 Use Regulations was amended to permit a Commercial Amusement to be located in a Light Commercial (C-3) zoning district with the approval of a Conditional Use Permit.
4. Outdoor Storage (September 24, 2009)
Article 7 General Development Standards was amended to allow retailers the option to identify outdoor display areas during the site planning process and limits the allowable area to no more that 10% of the floor area of the building or 2,500 square feet, whichever is less.
5. Parking Lot Screening (November 9, 2009)
Article 7 General Development Standards was amended to require the use of berms for parking lot screening for sites with more than 20,000 square feet of gross building area developing under the Non-Residential Architectural Standards. This does not include residential site development or site development in M-1, M-2, R&D, NG-1, NG-2, and NG-3 zoning districts. The amendment 1)requires a berm to be at least 3 feet tall to screen parking lots from the right-of-way, 2) provides for the option of a half-berm with a retaining wall on the parking lot side of a screening berm, 3) allows berm height to be lowered if plant material makes up the height to achieve a 3-foot screen or a masonry wall can be used for redeveloping sites with existing space constraints, 4) allows alternatives to be granted for tree-preservation where it may not be possible to build around an existing tree, and 5)provides for alternatives proposed by a registered Landscape Architect that uses the amended ordinance and Section 7.5 Landscaping as a guide.

6. Landscaping and Tree Protection (December 10, 2009)
Article 7 General Development Standards was amended to require new single-family and townhouse lots plant two trees of two-inch caliper or larger in the front yard. The amendment also provides greater point credit for trees that are designated to be preserved and barricaded during development and an additional point credit for landscape plans prepared by qualified landscape professionals.

7. Non-Residential Architectural Standards for City Industrial Facilities (February 25, 2010)
Articles 7 General Development Standards and 11 Definitions were amended to exempt municipal facilities of an industrial nature such as a wastewater treatment plants or electrical substations from the Non-Residential Architectural (NRA) Standards.

8. Hotel/Motel as an Acceptable Use with a Country Club (April 22, 2010)
Article 6 Use Regulations was amended to permit a hotel associated with a country club as a conditional use within A-O Agricultural Open and A-OR Rural Residential Subdivision zoning districts. A maximum number of 15 guest rooms will be allowed for this type of use.

Pending Amendments to the UDO

9. Permanent storage container area screening and permitting (to Council June 24)
As more businesses explore storage containers as permanent solutions to their inventory space needs, Staff has realized that some flexibility in the screening requirements would be beneficial. Planning would like to amend the portable storage structures regulations to adjust screening requirements when visibility of the permanent container area is limited. Council discussion in January re: permitting.

10. Sidewalk Fund (to Council July 8)
The Subdivision Regulations in the UDO require that sidewalks be provided on all streets except for cul-de-sacs (where they may still be required if needed for pedestrian connectivity). In response to an increasing number of sidewalk variance requests, the Planning & Zoning Commission requested that staff pursue an amendment that would allow a developer, with the P&Z's permission, to pay into a "sidewalk fund" (similar to the parkland dedication fund) in lieu of building a sidewalk during development.

Below are proposed amendments that staff believes should be prioritized. While staff and the development community have identified several changes they believe will make regulations more clear and effective, staff and budgetary resources limit the amount of amendments that can be prepared in one year. The amendments below are those either near completion or are essential elements in reaching the goals of a newly adopted Comprehensive Plan.

11. Phase II of the Subdivision Regulations Update (summer 2010)

The first phase of the update to the Subdivision Regulations was to align them with the requirements of the TEXAS LOCAL GOVERNMENT CODE and to integrate them into the Unified Development Ordinance. The second phase will be to update the regulations, which have not been considered comprehensively for update since their inception in the 1970s, and align the regulations with the goals of the Comprehensive Plan. This amendment is anticipated to be before the P&Z and City Council for consideration this summer.

12. Phase III of the Subdivision Regulations Update (summer/fall 2010)

The last phase of the subdivision regulations update will be to take more complex regulations and policy issues on an amendment-by-amendment basis so that due consideration may be given. The P&Z has already begun discussions of some issues such as connectivity and how regulatory items such as block length affect it. Other items to be discussed include: parent tracts; plat expirations; sidewalks, multi-use paths, and access ways; greenways; adequate public facilities; where "Platting in Older Subdivisions" should be applied; rough proportionality; development agreements; oversize participation; non-City utility providers; street projections; the number of lots off of one or more access points; streetscaping; gated subdivisions; single family high density standards; perimeter streets; clustering; fencing along thoroughfares; anti-monotony regulations; inter-local agreements; and context sensitive design.

13. Zoning Districts (fall 2010)

In order to implement the land uses as designated in the Comprehensive Plan, ordinance amendments for new zoning districts to reflect General Suburban, Residential Suburban, Suburban Commercial, Urban, and Urban Mixed Use land uses will be proposed. Staff has worked diligently over the past year researching, debating, testing, and creating a proposal for a new zoning plan that will reflect the intentions of the unique land uses and area characters reflected in the Comprehensive Plan. The proposal will address appropriate residential densities and how uses may be successfully mixed.

14. High Density Single Family Development Standards (summer/fall 2010)

Through numerous venues (e.g., the Strong and Sustainable Neighborhoods Initiative, P&Z and Council meetings), the need for a new set of standards for high density single family has been discussed. Ways to regulate the needs of high density housing will be proposed through subdivision and zoning regulations.

15. Recreational vehicle (RV) parks (summer 2010)

Currently, new RV parks may not develop in the City. During last year's annual review, at the request of a current manufactured home/RV park business owner, the City Council gave Staff direction to pursue an amendment that would allow such a use. Planning has been working on the amendment and anticipates bringing it forward for consideration within a few weeks.

16. Landscaping/xeriscaping (summer 2010)

A local landscape architect had expressed the desire that the City's planting lists be updated to allow by right vegetation that may not be within our USDA Hardiness Zone, but has shown over time to work well in the community. Staff is

currently surveying local landscape architects, including those on staff, about their experiences with plantings that have been used and their successes and failures. The College Station Plant List will be updated in June after the results of the survey have been reviewed.

The same landscape architect and City Staff have also expressed an interest in making xeriscaping easier for developers in College Station. Xeriscaping may currently be permitted when the landscaping plans have been created and stamped by a landscape architect. While environmentally sensitive, the incentivization of xeriscaping will require a paradigm shift from the accepted landscaping aesthetic. The survey mentioned above also includes questions about the demand for xeriscaping services and the perceived acceptance of xeriscaping by the public from a service provider's standpoint. A discussion amongst policy makers is warranted to determine if such a change to landscaping is desired.

17. CSISD exceptions (summer 2010)

In March 2010, the City and CSISD agreed to a level of City of College Station development processes and standards that CSISD projects would adhere to. In the past, CSISD generally complied with City regulations regarding health and life safety, but a recent opinion from the Attorney General of Texas affirmed the authority of a home rule city to also enforce land development regulations on an independent school district for the purpose of aesthetics and the maintenance of property values. It is proposed that the UDO be amended to reflect the terms of the agreement.

18. Institutional height allowances (fall 2010)

Institutional uses such as churches, City facilities, and schools are allowed in all zoning districts. In single family, duplex, and townhome developments, structures—including churches, City facilities, and schools—are limited in height to 35 feet. In all other zoning districts, height is not limited with the exception that non-residential and multifamily structures that abut single family homes and townhomes are restricted to half of the number of feet that the structure is from the property line. This regulation was created to protect residences from imposing multi-family and non-residential buildings. An amendment would be proposed to provide more flexibility to compatible institutional uses by still requiring the 1:2 height limitation, but to eliminate the 35-foot height restriction in single family, duplex, and townhome districts.

Other amendments that were identified, but not prioritized

Below are items identified for eventual amendment, but because of the low demand for change, these are believed to be lower priorities against the body of proposals and requests that currently exist.

19. Temporary leasing offices for multi-family

On several occasions, temporary leasing offices have been requested for multi-family developments on unplatted properties that are part of planned development projects, but not on the apartment communities' land. An amendment would codify the interpretation staff has made to allow for such temporary uses.

20. Off-street parking standards

The Planning and Zoning Commission has listed the evaluation of off-street parking standards on their Plan of Work. The UDO combined the parking ratios for related land uses in an effort to simplify parking requirements in 2003, but it has been questioned if breaking the requirements back down by more specific land uses would reduce the amount of impervious cover being developed as parking lots. The Commission also wished to discuss the possibility of implementing parking maximums.

21. Overlay District Signs

The overlay district sign regulations have been in place for approximately 18 years, with minor amendments made with the adoption of the UDO. These regulations restrict the sign colors permitted to no more than three colors with black and white not considered as colors unless requested to be so by the applicant. It further requires that one of the colors must match the predominant colors of the building. Finally, it limits the sign fonts to no more than two lettering styles. Staff believes that the regulations affecting sign size and height have a much greater impact than those restricting sign colors and fonts. In an effort to relieve some regulation while maintaining a consistent element of visual quality, staff would like to amend the OV regulations to remove the restrictions on sign colors and fonts.

22. Commercial Amusements definition to include special event rental uses

Staff has identified the need to amend the Commercial Amusements use type definition to include special event rental uses that do not derive 75% or more of their gross revenue from the on-premise sale of alcoholic beverages.

23. Home Occupations

While taxi operations may be illegal home occupations, enforcement of the regulations has been difficult when complainants do not wish to testify as to the activities. An amendment to the home occupation regulations that restrict/prohibit taxi operations and adds an amortization clause may help resolve issues related to these commercial activities.

24. Preliminary Plat expirations

As a slowed economy has slowed home development, it may be beneficial to residential subdividers/developers to have the expiration of preliminary plats temporarily extended. This was requested by a developer, but staff has not researched active preliminary plats on file to determine the need for this amendment.

25. Landscaping bonds

When the development of a project nears completion and a Certificate of Occupancy or Certification of Completion is requested, all approved landscaping and irrigation must be completed, or a bond or letter of credit in the amount of 150% of the landscape/streetscape bid submitted. Groundcover has not been covered in the bonding process, but typically staff agrees to a temporary certificate of occupancy until grasses have taken over all areas disturbed by construction. On occasion, a contractor or developer wishes to receive a full CO or CC that has all landscaping and streetscaping, but does not have established groundcover. An amendment could allow a bond for groundcover only to reach a full CO/CC in certain situations.

26. Redevelopment of non-conforming structures

The UDO requires that virtually all new construction meet current codes. Tornadoes and fires in recent years have challenged the appropriateness of requiring all non-conformities to reach current development standards. An ordinance amendment could define what may be replaced as a result of damage by an “act of God”.

27. Northgate two-story requirement

The development regulations for Northgate require that all buildings constructed after the adoption of the Northgate ordinance be a minimum of two stories. A waiver from this requirement is possible when the building is only going through façade renovations, but height requirements do not apply to façade-only projects. An amendment could delete this inconsistency and help make the regulations more clear.

28. Amendments related to a new Bicycle, Pedestrian, and Greenways Master Plan

A number of amendments will be necessary to implement the vision of a newly adopted Bicycle, Pedestrian, and Greenways Master Plan.

29. Amendments related to the Central College Station Neighborhood Plan

If adopted, the new neighborhood plan will require several amendments to help implement the strategies of the plan. This would include a new overlay zoning district for undeveloped commercial properties that abut single family residences.

30. Historic Preservation Ordinance amendment

When the historic preservation enabling ordinance was adopted, it provided that all Historic Preservation Overlay zoning districts would follow the Secretary of Interior’s Standards for Rehabilitation. An amendment could allow for the adoption of a specific set of guidelines with a rezoning that follow the Standards for Rehabilitation, but that are specifically tailored to the architectural styles located in the district and that reflect the preservation values of the property owners.

31. Amendments related to a possible Bio-Medical Corridor

Depending on the amount and type of support the City Council wishes to provide to the concept of a Bio-Medical Corridor as proposed by the Research Valley Partnership, staff may need to become engaged in the development of a plan and regulations to help the vision be reached.

32. Building Plot

The current definition of building plot is subject to interpretation and becomes a negotiation between staff and developers, especially on larger projects. A clearer definition could remove ambiguity so that all have a clear understanding of the project’s expectations, which is important as many contractual decisions are being made before staff becomes engaged in a project’s review.

33. Non-Residential Architectural Standards

In accordance with direction given during last year’s annual review, Staff proposed an ordinance amendment to the P&Z in January to help expand the list of architectural features allowed by right on commercial buildings. A discussion with

architects of the merits of the ordinance overshadowed the proposal during the public hearing. Because of the policy implications involved, it was decided that the amendment would be put aside until the P&Z and City Council could confirm or clarify their policy as it pertains to the regulation of commercial building aesthetics.