



College Station, TX

City Hall
1101 Texas Ave
College Station, TX 77840

Meeting Agenda

Planning and Zoning Commission Workshop

The City Council may or may not attend the Planning & Zoning Commission Workshop Meeting.

Thursday, February 19, 2015

6:00 PM

City Hall Council Chambers

1. Call the meeting to order.
2. Discussion of consent and regular agenda items.
3. [15-0079](#) Discussion on Minor and Amending plats approved by Staff.
 - * Final Plat ~ Minor Plat ~ Spring Creek Townhomes Lots 17R-1 and 18R-1, Block 2 Case # 14-00900304 (R. Lazo)
 - * Final Plat ~ Minor Plat ~ University Oaks Section 2 Lot 20-A, Block 5 Case # 15-00900007 (R. Lazo)
4. Discussion of new development applications submitted to the City.
New Development Link: www.cstx.gov/newdev
5. [15-0086](#) Presentation, possible action, and discussion regarding Comprehensive Plan Five-Year Evaluation & Appraisal Report implementation priorities. (J.Prochazka)

Attachments: [Staff Memo](#)
[Comprehensive Plan Five-Year Evaluation & Appraisal Report](#)
6. [15-0092](#) Presentation, possible action, and discussion regarding an overview of and status of items within the 2014 P&Z Plan of Work and the development of the draft 2015 P&Z Plan of Work (see attached). (J. Schubert)

Attachments: [2014 P&Z Plan of Work](#)
[Preliminary Draft of 2015 P&Z Plan of Work](#)
7. [15-0095](#) Presentation, possible action, and discussion on recommended appointments of Planning & Zoning Commission members to the BioCorridor Board. (M. Hitchcock)

Attachments: [Memo](#)
[BioCorridor PDD Article 4](#)
8. [15-0076](#) Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
 - * Thursday, February 26, 2015 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
 - * Thursday, March 5, 2015 ~ Planning & Zoning Meeting ~ Council

Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.

* Thursday, March 12, 2015 ~ Joint Meeting with City Council ~ Council Chambers ~ TBD

* Monday, May 18, 2015 ~ Jt. Planning & Zoning Meeting with City of Bryan ~ TBD ~11:00 a.m. to 1:30 p.m.

9. [15-0096](#)

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

* A rezoning of approximately 30 acres generally located at the northeast, northwest, southeast, and southwest corners of the Barracks II Subdivision between Old Wellborn Road and Holleman Drive South to amend the PDD Planned Development District. The Planning and Zoning Commission heard this item on January 15, 2015 and voted (7-0) to recommend approval. The City Council heard this item on February 12, 2015 and voted (6-0) to approve the request.

10. Discussion, review and possible action regarding the following meetings: Design Review Board, BioCorridor Board

11. 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.

12. Adjourn.

The Commission may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion.

APPROVED

City Manager

I certify that the above Notice of Meeting was posted at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on February 13, 2015 at 5:00 p.m.

City Secretary

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



Legislation Details (With Text)

File #: 15-0079 **Version:** 1 **Name:** Minor/Amending Plats
Type: Updates **Status:** Agenda Ready
File created: 2/11/2015 **In control:** Planning and Zoning Commission Workshop
On agenda: 2/19/2015 **Final action:**
Title: Discussion on Minor and Amending plats approved by Staff.
* Final Plat ~ Minor Plat ~ Spring Creek Townhomes Lots 17R-1 and 18R-1, Block 2 Case # 14-00900304 (R. Lazo)
* Final Plat ~ Minor Plat ~ University Oaks Section 2 Lot 20-A, Block 5 Case # 15-00900007 (R. Lazo)

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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Legislation Details (With Text)

File #: 15-0086 **Version:** 1 **Name:** Five-Year Report Implementation Priorities
Type: Comprehensive Plan **Status:** Agenda Ready
File created: 2/11/2015 **In control:** Planning and Zoning Commission Workshop
On agenda: 2/19/2015 **Final action:**
Title: Presentation, possible action, and discussion regarding Comprehensive Plan Five-Year Evaluation & Appraisal Report implementation priorities. (J.Prochazka)
Sponsors: Jennifer Prochazka
Indexes: Comprehensive Plan Amendment
Code sections:
Attachments: [Staff Memo](#)
[Comprehensive Plan Five-Year Evaluation & Appraisal Report](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding Comprehensive Plan Five-Year Evaluation & Appraisal Report implementation priorities. (J.Prochazka)



MEMORANDUM

DATE: February 19, 2015

TO: Planning & Zoning Commission Members

FROM: Jennifer Prochazka, AICP, Principal Planner
jprochazka@cstx.gov

SUBJECT: Evaluation & Appraisal Report – Implementation Priorities

The City's Comprehensive Plan was adopted in 2009 and calls for an evaluation and appraisal every five years. The purpose of the Comprehensive Plan Five-Year Evaluation and Appraisal Report was to serve as a "check-up" on the Comprehensive Plan by identifying its successes and shortcomings, considering changing conditions, and recommending appropriate modifications to the Plan. As part of the development of the Report, a joint subcommittee - comprised of three Planning & Zoning Commissioners and three City Council members- was formed to guide the process and evaluate the Comprehensive Plan. The resulting Report includes approximately 65 recommendations for modification to the Plan.

The Evaluation and Appraisal Report is included with this memo. The full Report (including appendices) can be found at www.cstx.gov/CompPlan. Subcommittee recommendations can be found beginning on page 12 and include initiatives such as the following:

- Text amendments
- Land use plan assessments
- FEMA revision integration
- Harvey Mitchell District Plan
- Evaluate estate designation
- Natural Areas land use designation
- Urban – reclassify on land use plan
- Land use inventory
- Review assumptions and population projections
- NRA standards update
- Keep Master Plans up-to-date
- Update Thoroughfare Plans
- New traffic counts
- Annexation 3-year plan development

Attachment: Comprehensive Plan Five-Year Evaluation & Appraisal Report

Comprehensive Plan Five-Year Evaluation & Appraisal Report

September 22, 2014

Places

Creating, Protecting, and Enhancing Places of Distinction

Comprehensive Plan
2009-2030



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EVALUATION & APPRAISAL



The College Station Comprehensive Plan: 2009-2030 is a statement of the community's vision for the future and provides strategic direction to guide change providing for growth while maintaining a high quality of life. The Plan is comprehensive in the true sense of the word. Every aspect of the City's planning strategy is tied closely to the Vision created through intensive community participation. This Vision guides the City's initiatives, organizational and departmental business plans, and the responsibilities of City personnel and appointed boards. The Comprehensive Plan is the guiding policy document for the decisions made on behalf of the community.

INTRODUCTION

College Station's Comprehensive Plan was adopted by the City Council in May of 2009. The Comprehensive Plan serves as a statement of the community's vision for the future and was the culmination of several years of work and a significant financial investment. As a long-range document with an anticipated life span of 20 years, the Comprehensive Plan provides strategic direction to guide the City's physical growth.

The Comprehensive Plan calls for an Evaluation and Appraisal Report to be prepared every five years by City staff with input from various City departments, the Planning and Zoning Commission, and other appropriate boards and commissions. The purpose of this Report is to serve as a "check-up" on the Comprehensive Plan by identifying successes and shortcomings of the Plan, considering changing conditions, and recommending appropriate modifications. The Report and its associated appendices provides a review of the basic conditions and assumptions related to College Station's growth. It also evaluates implementation progress related to goals, strategies, and action recommendations.

A subcommittee of City Council Members and Planning & Zoning Commissioners met over several months, reviewed the Comprehensive Plan and made recommendations for modification. Mayor Nancy Berry, Councilwoman Blanche Brick, Councilwoman Julie Schultz, P&Z Chairman Bo Miles, P&Z Commissioner Jane Kee, and P&Z Commissioner Jodi Warner served as members of the sub-committee. Public outreach included an on-line survey, a public open house meeting, and a public review of this Report.



Vision Statement

College Station, the proud home of Texas A&M University and the heart of the Research Valley, will remain a vibrant, forward-thinking, knowledge-based community which promotes the highest quality of life for its citizens by ...

- Ensuring safe, tranquil, clean, and healthy neighborhoods with enduring character;
- Increasing and maintaining the mobility of College Station citizens through a well-planned and constructed inter-modal transportation system;
- Expecting sensitive development and management of the built and natural environment;
- Supporting well planned, quality and sustainable growth;
- Valuing and protecting our cultural and historical community resources;
- Developing and maintaining quality cost-effective community facilities, infrastructure and services which ensure our City is cohesive and well connected; and,
- Pro-actively creating and maintaining economic and educational opportunities for all citizens.

College Station will continue to be among the friendliest and most responsive of communities and a demonstrated partner in maintaining and enhancing all that is good and celebrated in the Brazos Valley. It will continue to be a place where Texas and the world come to learn, live, and conduct business!

GOALS OF THE COMPREHENSIVE PLAN

Future Land Use and Character

To be a community with strong, unique neighborhoods, protected rural areas, special districts, distinct corridors, and a protected and enhanced natural environment.

Neighborhood Integrity

To protect the long-term viability and appeal of established neighborhoods.

Economic Development

A diversified economy generating quality, stable, full-time jobs; bolstering the sales and property tax base; and contributing to a high quality of life.

Parks

Diversity of parks, greenways and the arts for leisure and recreation as well as for entertainment, education and culture to achieve a high quality of life for all residents and visitors.

Mobility

Improved mobility through a safe, efficient, and well-connected multi-modal transportation system designed to be sensitive to the surrounding land uses.

Municipal Facilities & Community Services

Municipal facilities that meet community needs, contribute to community character, are sensitive to the surrounding land uses, and provide exceptional municipal services.

Growth Management

Ensure fiscally responsible and carefully managed development aligned with growth expectations and in concert with the ability to deliver infrastructure and services in a safe, timely, and effective manner.

CHANGING CONDITIONS

As a first step in the creation of the Evaluation and Appraisal Report, the City's Existing Conditions Report (Appendix A) was updated to provide a snapshot of the current conditions that exist in College Station. The Existing Conditions Report, originally created in 2008 and revised in 2010, provides a foundation on which to base future expectations, and includes a description of the following topics: context, demographics, economic development, land use, public facilities, and transportation.

The Comprehensive Plan was built on a set of basic conditions and assumptions including City demographics and projected growth rates as indicators of future population and associated land use needs. As a living document, the Comprehensive Plan should respond, as appropriate, to changing conditions.

In 2012, the Census Bureau reported College Station's 2010 population (as of April 1, 2010) as 93,857 residents, including University students living within the City limits, which includes Texas A&M's campus.





Population projections included in the 2009 Comprehensive Plan estimated a 2010 population (end-of-year) of 92,559 residents.

Again in 2013, the population projections included in the Comprehensive Plan estimated 98,891 residents. City staff's estimated the 2013 end-of-year population as 99,918 residents, or 1,027 more residents (about 1%). While the increasing numbers may seem insignificant over a one-year time period, the number will increase exponentially over the 20-year life of the Comprehensive Plan.

The rate at which growth and development is occurring is slightly faster relative to the projections put forward in the Plan. Changing assumptions that may continue to lead to increased population growth include:

- Texas A&M University's 50,000 student enrollment cap no longer exists; in fact, 53,786 students were enrolled in the Fall of 2013.
- Fall of 2013 saw an increase of 4% in new enrollment – this number has historically been closer to 1%. While the increased enrollment for 2013 may have been an anomaly, the University has seen several changes that may continue to contribute to higher enrollment growth rates, including its move into the Southeastern Conference (SEC) and the College of Engineering's 25 by 25 Plan, which strives to increase the College's enrollment to 25,000 students by the year 2025 – more than doubling its current enrollment.
- Blinn College is currently looking to locate a second campus in the Brazos Valley, with College Station as a possible location. Depending on Blinn's ultimate location, College Station could experience slightly faster population growth as it absorbs additional college-aged students into the City.
- College Station Independent School District (CSISD) saw 5.5% growth in student enrollment in the Fall of 2013.

Other changes have occurred over the past five years potentially altering the character of areas of College Station, including the following:

- A significant decrease in the percentage of the total platted lots being developed in the City's extra-territorial jurisdiction (ETJ). During 2000-2010, 18% of all platted lots were developed in the ETJ. During 2010-2013, only 7.5% of all lots were developed in the ETJ.
- Wellborn area annexation (approximately 649 acres), extending the area of the City from approximately 49 square miles to approximately 51 square miles.

- Increase in density of developments in the Northgate area.

PLAN SUCCESSES & AMENDMENTS IN THE PAST FIVE YEARS

Neighborhood, District, & Corridor Planning

The Neighborhood, District, & Corridor Planning program, called for in the Comprehensive Plan, produced several plans intended to serve as action plans for specific areas that focus on the particular needs identified by those that live and own property in those areas. Six plans have been developed since the adoption of the Comprehensive Plan in 2009. The plans and respective year of adoption are provided below:

- Central College Station Neighborhood Plan (2010)
- Eastgate Neighborhood Plan (2011)
- Southside Area Neighborhood Plan (2012)
- Medical District Master Plan (2012)
- Wellborn Community Plan (2013)
- South Knoll Area Neighborhood Plan (2013)

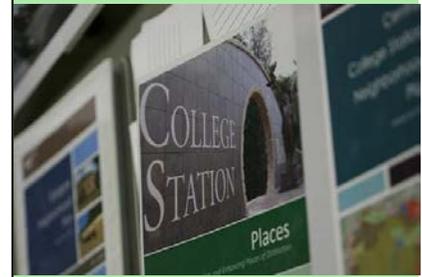
Neighborhood Plan implementation completed includes bike lanes, intersection improvements, sidewalks, bus shelters, street extensions, warrant studies, revised regulations, parking removal, single-family parking standards, street overlays, speed awareness programs, park improvements, Code Enforcement education, HOA educational seminars, community gardens, special studies, and the creation of new zoning districts.

Master Plans

The City has developed and adopted a number of specific master plans as amendments to the City's Comprehensive Plan. The master plans and respective years of adoption are provided below:

- Bicycle, Pedestrian and Greenways Master Plan (2010)
- Water Master Plan (2010)
- Wastewater Master Plan (2011)
- Recreation, Parks & Open Space Master Plan (2011)
- Economic Development Master Plan (2013)

Master Plan implementation includes items such as greenway acquisition, bike lanes, sidewalks, trails, adopt-a-greenway program,





water, wastewater and electric utility rehabilitations, park structure renovations and replacements, Lick Creek Nature Center concept, Lincoln Center concept, trail renovations, street rehabilitations and extensions.

Special Projects

Various projects, including special studies, reports, and ordinances have also been developed to implement the City's Comprehensive Plan. Special projects both underway and completed are listed below:

Community Development Master Plan (underway)

Staff is leading a master planning process to assess how the City can more effectively assist its residents most in need. The Plan will include an evaluation of current programs, identification of service gaps, and an implementation plan aimed at enhancing the City's tools for community development.

Storm Water Master Plan (underway)

The City's Storm Water Master Plan five year renewal is currently under review by the Texas Commission on Environmental Quality (TCEQ). The initial plan was adopted in 2009.

ADA Transition Plan (underway)

Under Title II of the Americans with Disabilities Act (ADA), the City is required to complete a Self-Evaluation and Transition Plan of its programs, services, and facilities to identify barriers and improve accessibility. A consultant has been retained to assist in this effort.

Rental Registration Amendments (2014)

After a series of stakeholder meetings, the Code of Ordinances was amended to include an administrative penalty provision and provide the City with additional lease information. Recommendations also included a communication/education plan aimed at increasing awareness about neighborhood integrity issues.

Annual Reviews (2010, 2011, 2012, 2013)

Each year City staff prepares a Comprehensive Plan Annual Report for the City Council to highlight implementation progress over the previous 12-month period. Annual Reviews have been created each year since adoption of the Plan.

Single-Family Parking Standards (2013)

In September 2013, a Joint Neighborhood Parking Task Force created an ordinance to address community concerns of neighborhood parking issues and emergency access.

Existing Conditions Report updates (2008, 2010, 2013)

The purpose of the Existing Conditions Report is to provide a snapshot of the current conditions that exist in the City. The report was originally created in 2008 and revised in 2010 and 2013 to monitor trends during the implementation of the Comprehensive Plan. The report includes descriptions of contexts, demographics, economic development, land use, public facilities, and transportation and is included as Appendix A to this Report.

New Zoning Districts (2012, 2013)

Staff worked with a sub-committee of the Planning and Zoning Commission to develop the concepts and language for new zoning districts based on direction in the Comprehensive Plan. New districts were created and existing districts were either renamed or retired.

- Non-Residential Zoning Districts (2012)
- One- & Two-Family Residential Districts (2013)
- Multi-Family & Urban Districts (underway)

Demographic Profile Report (2012)

The Demographic Profile Report summarizes the 2010 Census data for ease of access by residents, property owners, business owners, and policy makers.

BioCorridor Area PDD (2012)

In an effort to have unified land uses, development standards, and project review processes for the Joint BioCorridor Development Project with the City of Bryan, City staff and a sub-committee of both communities' Planning and Zoning Commissions prepared the Planned Development District (PDD) ordinance to implement the Master Plan prepared for the Research Valley Partnership (RVP) in 2010.

TMDL & Implementation Plan (2012)

The intent of the Total Maximum Daily Load and "I-Plan" is to determine the pollution reductions necessary to restore and maintain water quality in Carters Creek and Burton Creek. Both of these creeks were listed as impaired water bodies in the Texas Water Quality Inventory.

B/CS Design Guidelines (2012)

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

Wellborn Area Annexation (2011)

Approximately 649 acres on the southwest side of the City was incorporated into the City limits through annexation of the Wellborn





area. Additionally, three non-annexation development agreements representing 35.9 acres were approved by the City.

Subdivision Regulations (2011)

The subdivision regulations were modernized to reflect current development practices and to implement the Comprehensive Plan. Generally, revisions either clarified or amended standards to meet the expected public infrastructure demand. The resulting subdivision regulations were included as an article of the Unified Development Ordinance.

Rezoning Review Criteria established (2009)

Staff created specific review criteria to be used to evaluate all rezoning requests based on direction from the Comprehensive Plan.

INTERIM COMPREHENSIVE PLAN AMENDMENTS

In the past five years the Comprehensive Plan has been amended through the creation and adoption of various master plans, neighborhood plans, and district plans. In addition, needed or desired amendments were also identified by City staff and/or property owner. The following interim Comprehensive Plan map and text amendments were approved:

Text Amendments

- Chapter 2 "Community Character," "Growth Areas" Growth Area IV and Growth Area V (October 2011)

Future Land Use and Character Map Amendments

- 301 Southwest Parkway (July 2010)
- Richards Subdivision (October 2011)
- 1600 University Drive East (November 2013)
- 2560 Earl Rudder Freeway S. (December 2013)
- 13913 FM 2154 (January 2014)
- 2021 Harvey Mitchell Parkway (January 2014)
- 1201 Norton Lane (February 2014)
- 3715 Rock Prairie Road West (August 2014)

Concept Map Amendments

- Growth Area IV (October 2011)
- Growth Area V (October 2011)

Thoroughfare Map Amendments

- Raintree Drive (October 2011)
- Birkdale Drive (October 2011)
- Corsair Circle (October 2011)
- Deacon Drive (October 2011)

- Dartmouth Drive (October 2011)
- Farm to Market 60 (October 2011)
- Southwest Parkway (October 2011)

AMENDMENTS TO THE UNIFIED DEVELOPMENT ORDINANCE

The Unified Development Ordinance has been modified to make the City's development regulations more clear and effective and to further the goals of the City's Comprehensive Plan.

Fuel Price Signs and Electronic Reader Board Signs (2014)

Increased allowed size of fuel price signs and increased frequency that an electronic message board sign may change its message.

Signs for Places of Worship Ordinance (2014)

Freestanding Signs permitted adjacent to Freeways/Expressways
Commercial Banners and Attached Signs permitted in all zoning districts.

Process Improvements (2013)

In response to the 2013 review of Planning & Development Services, ordinances were amended to ease requirements for title reports and tax certificates, and allow broader use of administrative adjustments.

Block Length Ordinance Amendment (2013)

Maximum block lengths and cul-de-sac lengths increased for General Suburban and Restricted Suburban Areas.

New One- & Two-Family Zoning Districts (2013)

One new residential district created: RS Restricted Suburban.
All other one- & two-family residential districts renamed.

Single-Family Parking Ordinance (2013)

Requirements for number of parking spaces and maximum yard coverage amended. Parking tool box created for new single-family developments.

Micro-Industrial Use Ordinance Amendment (2013)

Micro-Industrial uses permitted in NG-1 and NG-2.

Airport Height Reference Ordinance Amendment (2013)

Cross references Easterwood Field Airport Zoning Ordinance.

Southside's "Area V" Ordinance Amendments (2013)

Revised replatting & parking standards for Area V as identified in the Southside Area Neighborhood Plan.

New Non-Residential Zoning Districts (2012)

Four new non-residential districts created:





- “NAP Natural Areas Preserved,”
- “SC Suburban Commercial,”
- “BP Business Park,” and
- “BPI Business Park Industrial.”

BioCorridor Ordinance Amendments (2012)

Unified Bryan/College Station land development standards and review process created for the BioCorridor.

Parkland Dedication Ordinance Amendment (2012)

Park land dedication fees reduced for single-family and multi-family units due to 2010 Census changing the average number of persons per household and a focus on community parks.

Sidewalk Ordinance Amendment (2012)

Sidewalks are no longer required on the bulb of the cul-de-sac nor along Freeway/Expressways.

Stormwater Regulation Ordinance Amendment (2012)

Added provisions related to stormwater management for construction and industrial activity.

NG-3 Residential Northgate Ordinance Amendment (2012)

Places of Worship in NG-3 do not have to provide a residential component and do not have to meet minimum area requirements.

Mobile Food Vendor Ordinance Amendment (2012)

Reduced buffer to existing restaurants to 100 feet and increased the number of hours per visit to five.

Northgate Outdoor Dining (2012)

Allows businesses to extend operations into the public sidewalk on College Main, University Drive, and Patricia Street Promenade.

Sign Ordinance Amendment (2011)

Allows signs attached to site lighting pole with a limited area.

Block length (2011—included in Subdivision Regulations update)

A “Public Way” is permitted to break block length in multi-family and commercial developments.

Micro-industrial Uses (2011)

Small-scale industrial uses, such as a micro-winery or micro-brewery permitted in commercial districts.

Mobile Food Vendors (2011)

Mobile food vendors permitted.

Corridor Overlay (OV) Signs (2011)

Removed the restriction on the number of fonts and colors for signs in the overlay.

Non-Residential Accessory Structures (2011)

Removed the requirement for architectural design elements for freestanding structures accessory to a primary use.

Sign Visibility Standards (2011)

Revise the size of fonts that are considered "visible" to correlate with the sign industry.

Color Palette (2011)

Allows a greater spectrum of colors for non-residential buildings.

Campus Wayfinding Signs (2011)

The sign regulations were amended to add campus wayfinding signs for larger developments.

Subdivision Regulations (2011)

Second phase of revisions to the subdivision regulations. Resulted in a major overhaul that aligned the regulations with the goals of the Comprehensive Plan.

Landscaping (2011)

Updated the College Station Plant List to include more species appropriate to the area.

Non-Conforming Lots in Newly Annexed Areas (2011)

Allows expansions of non-conforming businesses with administrative approval for the area annexed by the City in April 2011.

Permanent Storage Container Area Screening and Permitting (2010)

Screening requirements for permanent container areas and to allow a portable container to be located on residential property for 14 days without a permit.

Recreational Vehicle (RV) Parks (2010)

Allows RV parks in Rural and General Commercial zoning districts with a conditional use permit.

Sidewalk Fund (2010)

Allows a developer, with the P&Z's approval, to pay into a sidewalk fund in lieu of building a sidewalk during the platting process.





Institutional Building Height (2010)

Permits public, civic, and institutional uses to have a maximum height of 50 feet in residential districts provided they meet the 1:2 height to setback requirement.

School Facilities (2010)

Public and private school buffering requirements and outdoor lighting standards. Exemptions provided for school facilities from the non-residential architecture standards and most sign regulations.

Taxi Services as Home Occupations (2010)

Amendment clarified that taxicab services are restricted to two taxicab vehicles parked on- or off-street like other home occupations.

Bicycle, Pedestrian, and Greenways Advisory Board (2010)

Establishment of the Bicycle, Pedestrian, and Greenways Advisory Board to implement the Bicycle, Pedestrian, and Greenways Master Plan adopted in January 2010.

Non-Residential Architectural Standards for City Industrial Facilities (2010)

Municipal facilities of an industrial nature such as wastewater treatment plants or electrical substations are exempt from the Non-Residential Architectural (NRA) Standards.

Hotel as an Acceptable Use with a Country Club (2010)

Small hotel associated with a country club is permitted as conditional use within Rural zoning.

Planned Development District Restrictions Removed (2009)

Planned Development Districts (PDDs) can be used to guarantee specific building characteristics and apply additional development standards through the rezoning process.

Wolf Pen Creek Signage (2009)

Projection signs on light poles on private property and affixed to buildings in the Wolf Pen Creek District are permitted.

Commercial Amusements in Light Commercial Zoning Districts (2009)

Commercial Amusement allowed in a Light Commercial (C-3) zoning district with the approval of a Conditional Use Permit.

Outdoor Storage (2009)

Allows retailers flexibility in outdoor display areas.

Parking Lot Screening (2009)

Berms are required as parking lot screening for sites with more than 20,000 square feet of gross building area.

Landscaping and Tree Protection (2009)

New single-family and townhouse lots are required to plant two trees of two-inch caliper or larger in the front yard.

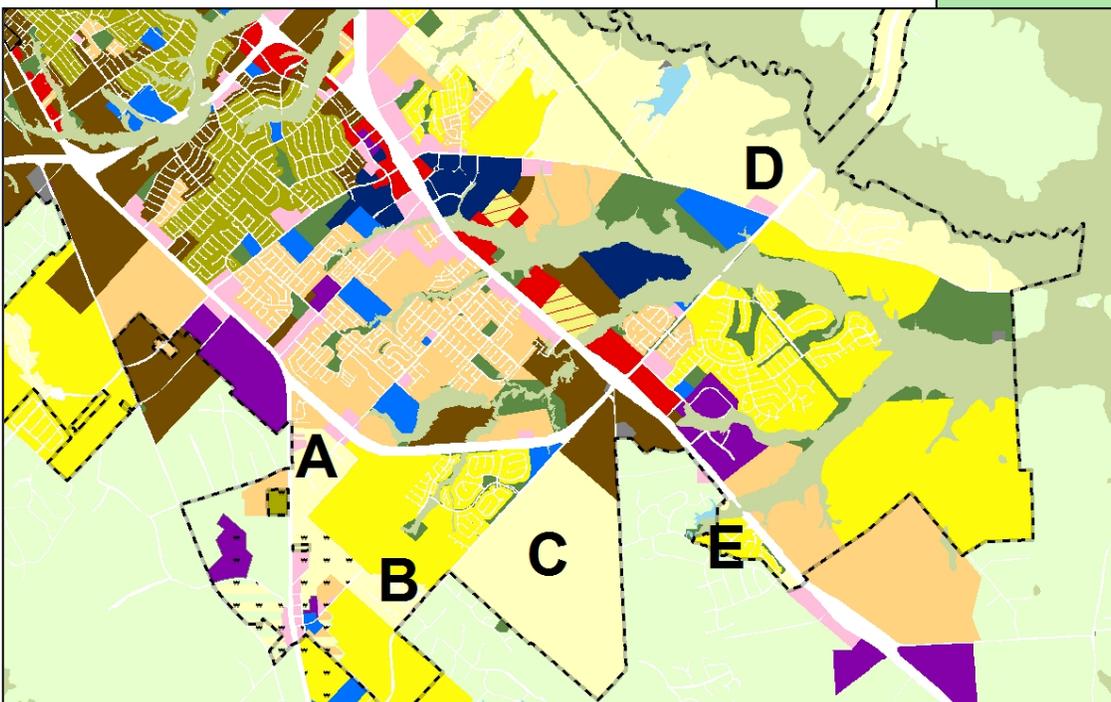
SUBCOMMITTEE RECOMMENDATIONS

The Comprehensive Plan Five-Year Evaluation & Appraisal Subcommittee met over several months to review the City's Comprehensive plan and make recommendations for modification. Discussions and decisions were guided by community input received through interviews, City board and commission discussions, a public open house meeting, an on-line survey, and several focus group meetings.

Chapter 2 – Community Character

Land Use and Character Recommendations

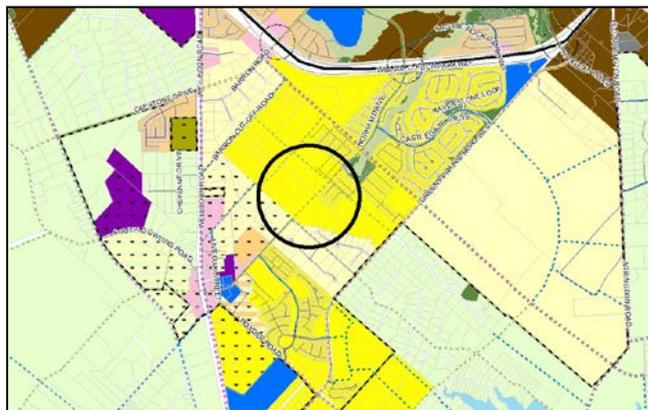
- Initiate work on the Harvey Mitchell District Plan to address needed street infrastructure, appropriateness of Future Land Use and Character, and floodplain. Staff will pursue funding through a Service Level Adjustment (SLA) in the future.
- Evaluate appropriateness of existing Future Land use and Character designations and recommend any necessary amendments in the following areas (as shown on the following maps):
 - (A) FM 2154 (Wellborn Road) at Baron Road;
 - (B) Greens Prairie Road at Greens Prairie Trail;
 - (C) Margraves Farm, south of Castlegate;
 - (D) Northeast corner of William D. Fitch Parkway and Rock Prairie Road; and
 - (E) Front portion of Nantucket, adjacent to State Highway 6.



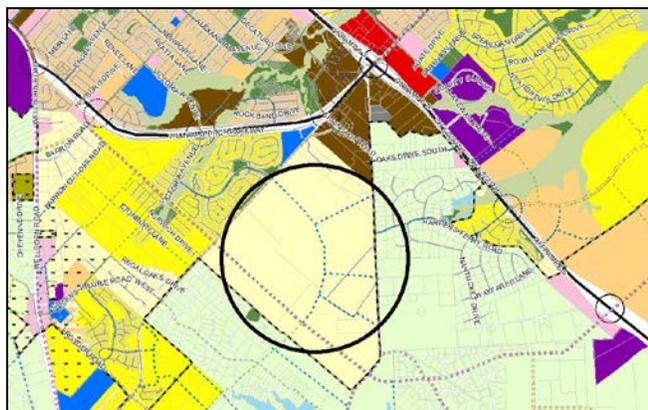
(A) FM 2154 (Wellborn Road) at Baron Road



(B) Greens Prairie Road at Greens Prairie Trail



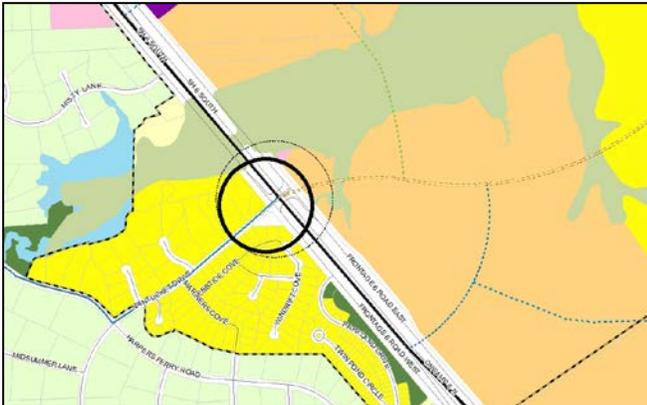
(C) Margraves Farm, south of Castlegate



(D) Northeast corner of William D. Fitch Parkway and Rock Prairie Road



(E) Front portion of Nantucket, adjacent to State Highway 6



- Evaluate the location and amount of Estate designated land on the City's Future Land Use and Character Map with the intent of identifying areas that may support higher density single-family housing.
- Update Future Land Use & Character Map based on FEMA/FIRM changes (MapMod) since the adoption of the Comprehensive Plan.
- Evaluate the appropriateness of the Natural Areas land use designation and the areas reserved for flood conveyance, trails, etc.
- Rename the "Urban" designation to reflect intended character – perhaps splitting areas intended for multi-family into one designation and areas intended for flexible uses into another designation.
- Maintain an up-to-date log of current percentages of available land and utilized land.



- Evaluate whether all of the City's housing needs are being met (e.g.: affordable housing, senior housing, available land for multi-family units, available land for single-family units)

Other Chapter 2 Recommendations:

- Review assumptions used to project future population numbers (e.g.: TAMU enrollment cap) and, if needed, increase the number of projected residents.
- Amend the 'Planning Considerations' section of the Community Character chapter to emphasize the need for infrastructure to support development.
- Explore opportunities to encourage or incentivize redevelopment and/or infill development where desired in the City.
- Explore opportunities to encourage curvilinear street design in new developments.
- Amend the Comprehensive Plan to remove references to "LEED," perhaps softening the language to "sustainable" or "green." The City should not provide incentives for private sector LEED practices.
- Explore opportunities to encourage the use of the floodplain as an amenity in private development.
- Amend the Plan to include a discussion of a potential future Blinn College campus somewhere in College Station.
- Identify impediments to development.

Chapter 3 – Neighborhood Integrity

- Explore opportunities to encourage or incentivize redevelopment and/or infill development where desired in the City.
- Update the Non-Residential Architecture standards contained in the Unified Development Ordinance to include additional options and provide greater flexibility.
- Continue to focus on attracting quality development.
- Note the Rental Registration item as "complete."
- Continue to explore ways to address parking issues in neighborhoods.
- Continue to explore opportunities to provide a greater focus on Neighborhood Integrity.

Chapter 4 – Economic Development

- REPLACE CHAPTER 4 with the newly adopted Economic Development Master Plan. Chapter 4 will be removed in its entirety.

Other Chapter 4 Recommendations:

- The City needs to intervene to promote reinvestment and/or Amend the Plan to include a discussion about emerging bio-focused industries.
- Amend the Plan to remove references of a “convention center” and instead refer to it as a “conference center” or “conference space,” including rentable public space.
- Amend the Plan to remove discussion of a “College Station Business Association.” The Research Valley Partnership (RVP) fills this role. The City has moved past the need for this as the attitude toward business has become more positive.
- Amend the Plan to remove the action item calling for a “signature event” in College Station.
- Partner with Texas A&M University, Blinn College, Brazos County, the City of Bryan, and College Station Independent School District for events and/or projects. The City should work to strengthen these partnerships and promote the relationships.

Chapter 5 – Parks, Greenways, and the Arts

- Amend the Plan to include information and links to the adopted Bicycle, Pedestrian and Greenways Master Plan and the Parks & Recreation Master Plan. Both Plans should be updated as stated in the plans.

Bicycle, Pedestrian & Greenways Master Plan:

- Amend the Plan to include discussion of the Texas A&M University Bike Plan and the City’s coordination.
- Evaluate the City’s current practices related to greenway purchases including the possibility of paying higher rates to preserve greenways.
- Explore alternative ways to obtain greenways for preservation, such as conservation easements.
- Explore opportunities to reduce or relax standards related to development within the City’s “Natural Corridors,” including development of the floodplain as the City’s developable land decreases.
- Explore the possibility of alternative “context sensitive” trail surfacing based on trail type and/or location.

Parks & Recreation Master Plan:

- Explore opportunities to be more creative with parks (e.g.: trails should count as parkland dedication).
- Explore additional developer incentives to develop parks.

Other Chapter 5 Recommendations:

- Amend the Plan to remove references to a “convention center” at the Chimney Hill shopping center.





- Amend the Plan to specify both school districts, City of Bryan, and Blinn College as potential partners in arts facility discussions.
- Amend the Plan to remove the action item related to promoting Northgate as a “live music district.” Northgate is self-promoting and sustained.

Chapter 6 – Transportation

- Update the Thoroughfare Plan based on new traffic counts and capacity data.
- Evaluate the Thoroughfare Plan in the ETJ – particularly as it relates to Bryan’s Thoroughfare Plan.
- Evaluate existing street section requirements and update street widths if necessary.
- Explore the possibility of alternative “context sensitive” trail surfacing based on trail type and/or location.
- Explore opportunities to provide transportation infrastructure ahead of (and to encourage) desired growth.
- Explore opportunities to proactively maintain streets to reduce large capital replacement costs in the future.
- Amend the Plan to change “participate” to “monitor” when talking about possibilities of commuter rail.
- Increase public awareness of existing mass transportation systems, including routes, bus stop locations, and general procedures in coordination with the District and Texas A&M University.

Chapter 7 – Municipal Services and Community Facilities

- Update the City’s utility master plans to reflect recent development densities and any changes to the Future Land Use and Character Plan that occur as a result of this study.
- Explore opportunities to proactively maintain streets to reduce large capital replacement costs in the future.
- Amend the Plan to include a statement related to the need to maintain the attractiveness of roadways/streets/transportation network with rehabilitation.
- Amend the Plan to state that the City’s priorities are water service, wastewater service, and streets.
- Amend the Plan to include a discussion related to City-wide wifi – include additional participants not already expressly stated, such as the Research Valley Partnership (RVP), the Council of Governments (COG), Brazos County, and Blinn College.
- Amend the Plan to remove references to “southern College Station” as a specific location for a satellite police station. The location should be more generic.

Chapter 8 – Growth Management and Capacity

Annexation

- Explore ways for the City to be more aggressive in annexation to stay in front of growth.
- Amend the Plan to update timing, priorities, and phasing of future annexations. Recommendations related to the timing of annexation should be more generic.
- Create a 3-Year ANNEXATION PLAN under the direction of a task force made up of staff and elected/appointed officials.

Other Chapter 8 Recommendations

- Development at the City's fringe is still a concern because of incompatible character and infrastructure constraints, including street infrastructure.
- Evaluate the benefits of growth vs. traffic congestion and loss of open space.
- Explore opportunities to reduce the cost advantages of ETJ development to encourage development within the City limits.
- Explore opportunities to meet the market need and/or allure of "country" living. The City needs to provide all housing opportunities so that developers and/or residents do not choose to develop / live in the ETJ.
- Amend the Plan to include a discussion of Municipal Management Districts (MMDs) and Municipal Utility Districts (MUDs) as growth management tools.
- Amend the Plan to include Blinn College in any discussion of interlocal cooperation.
- Amend the Unified Development Ordinance to remove the minimum age for Redevelopment zonings with the intent of revitalizing centers with high vacancy.
- The recommendation for City-wide Impact Fees should remain in the Comprehensive Plan to ensure it is an opportunity available in the future. Amend the Plan to change word "establish" to reflect that it is an available tool or opportunity.
- The recommendation to require Traffic Impact Analysis for residential developments should remain in the Comprehensive Plan. Thresholds for application will need to be carefully considered.





Legislation Details (With Text)

File #: 15-0092 **Version:** 1 **Name:** Development of 2015 P&Z Plan of Work
Type: Updates **Status:** Agenda Ready
File created: 2/12/2015 **In control:** Planning and Zoning Commission Workshop
On agenda: 2/19/2015 **Final action:**
Title: Presentation, possible action, and discussion regarding an overview of and status of items within the 2014 P&Z Plan of Work and the development of the draft 2015 P&Z Plan of Work (see attached). (J. Schubert)
Sponsors: Jason Schubert
Indexes:
Code sections:
Attachments: [2014 P&Z Plan of Work](#)
[Preliminary Draft of 2015 P&Z Plan of Work](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding an overview of and status of items within the 2014 P&Z Plan of Work and the development of the draft 2015 P&Z Plan of Work (see attached). (J. Schubert)

2014 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, Southside Area, Wellborn Community, and South Knoll Area neighborhood plans, and Bicycle, Pedestrian & Greenways, Parks and Recreation, Water, Waste Water, Medical District, and Economic Development master plans.</p>	<p>Project Dates:</p> <p>June 2014: Entered into a contract with Freese and Nichols, Inc to complete update of Water Master Plan model by May 2015.</p> <p>9/10/14: Entered into contract with Kimley-Horn and Associates, Inc to evaluate intersections identified in neighborhood plans.</p>
Staff Assigned: P&DS Staff	Anticipated Completion: On-going

Five-Year Comprehensive Plan Report	
<p>Summary:</p> <p>As called for in the Comprehensive Plan, complete a five-year evaluation and appraisal report to assess existing Plan and its success in achieving the community's goals.</p>	<p>Project Dates:</p> <p>7/16/14: Joint subcommittee meeting.</p> <p>8/22/14: Joint subcommittee meeting.</p> <p>9/18/14: P&Z recommend approval of report.</p> <p>9/22/14: Council adopted report.</p>
Staff Assigned: J. Prochazka	Item Completed: September 2014

Five-Year Comprehensive Plan Report Implementation	
<p>Summary:</p> <p>Begin implementation of items and tasks identified in the Five-Year Comprehensive Plan Report.</p>	<p>Project Dates:</p> <p>9/10/14: Entered into contract with Kimley-Horn and Associates, Inc to update Thoroughfare Plan.</p>
Staff Assigned: P&DS Staff	Anticipated Completion: On-going

Multi-Family & Mixed Use Zoning Districts	
<p>Summary:</p> <p>Create and adopt new zoning districts for Urban and Urban Mixed Use designations to implement these future land use and character designations identified in the Comprehensive Plan.</p>	<p>Project Dates:</p> <p>10/13/14: Zoning District subcommittee meeting.</p> <p>10/29/14: Draft ordinance language distributed for public comment.</p> <p>12/4/14: P&Z recommended approval of the proposed ordinance.</p> <p>12/18/14: Council adopted the proposed ordinance.</p>
Staff Assigned: J. Prochazka	Item Completed: December 2014

Walton Drive Commercial Overlay	
<p>Summary:</p> <p>Create and adopt a zoning overlay to address parking and other non-conformities for the commercial area at Walton Drive and Texas Avenue as identified in the Eastgate Neighborhood Plan.</p>	<p>Project Dates:</p> <p>12/11/13: Stakeholder meeting with property owners to introduce possible overlay concept.</p> <p>5/15/14: Presentation at P&Z Workshop.</p>
Staff Assigned: J. Schubert	Anticipated Completion: Fall 2014

Wellborn Zoning Districts	
Summary: Create and adopt new or modified zoning districts as identified in the Wellborn Community Plan.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion: Fall 2014

Research and Education

College Station Population	
Summary: Overview of College Station's current population estimate and report on implications of exceeding the 100,000 mark.	Project Dates: 5/1/14: Presentation at P&Z Workshop.
Staff Assigned: M. Hester	Item Completed: May 2014

Easterwood Airport Master Plan	
Summary: Report on Easterwood Airport Master Plan and consideration of potential implications of any future plans for expansion.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

Non-Residential Architectural Standards	
Summary: Review existing standards to evaluate if updates are needed to reflect current practices and allow more flexibility in design.	Project Dates: 10/2/14: Stakeholder meetings at P&Z Workshop. 11/11/14: Stakeholder meeting with AIA Brazos Chapter at noon in Council Chambers. 11/20/14: P&Z Workshop follow up discussion.
Staff Assigned: Jason Schubert	Anticipated Completion: Spring 2015

Planning & Development Services Organizational Review Implementation	
Summary: Continue implementation of the review by completing identified policy discussions, ordinance revisions, and process and service improvements.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

Recently-Adopted Zoning Districts	
Summary: Overview of the recently adopted zoning districts.	Project Dates: 4/17/14: Presentation at P&Z Workshop.
Staff Assigned: T. Rogers	Item Completed: April 2014

Review of Adopted Plans	
Summary: This item includes after action review of Northgate, BioCorridor, and Medical Districts, update on Water/Wastewater Master Plan, and update on implementation of adopted neighborhood and small area plans.	Project Dates: 6/5/14: Tour during P&Z Workshop to include sites in Northgate, BioCorridor, and Medical District.
Staff Assigned: P&DS Staff	Anticipated Completion:

Sign Regulations	
Summary: Evaluate sign regulations related to electronic message boards.	Project Dates: 5/12/14: Presentation at Council Workshop to receive direction from Council. 7/3/14: P&Z unanimously recommended approval of proposed sign ordinance. 7/24/14: Council adopted proposed ordinance.
Staff Assigned: M. Hester/J. Schubert	Item Completed: July 2014

Transportation Planning	
Summary: Update regarding Metropolitan Planning Organization (MPO) transportation planning initiatives.	Project Dates: 11/6/14: Presentation by Brad McCaleb, MPO Director, at P&Z Workshop.
Staff Assigned: D. Singh	Item Completed: November 2014

Preliminary Draft - 2015 Planning & Zoning Commission Plan of Work

Comprehensive Plan Implementation

Implementation of Adopted Plans	
Summary: Implementation of adopted master plans and neighborhood, district, and corridor plans, namely: Central College Station, Eastgate, Southside Area, Wellborn Community, and South Knoll Area neighborhood plans, and Bicycle, Pedestrian & Greenways, Parks and Recreation, Water, Waste Water, Medical District, and Economic Development master plans.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

Five-Year Comprehensive Plan Report Implementation	
Summary: Implementation of the items and tasks identified in the Five-Year Comprehensive Plan Report.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

Walton Drive Commercial Overlay	
Summary: Create and adopt a zoning overlay to address parking and other non-conformities for the commercial area at Walton Drive and Texas Avenue as identified in the Eastgate Neighborhood Plan.	Project Dates:
Staff Assigned: J. Schubert	Anticipated Completion:

Wellborn Zoning Districts	
Summary: Create and adopt new or modified zoning districts as identified in the Wellborn Community Plan.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

Research, Education, and Other Items

Bicycle, Pedestrian, and Greenways Master Plan Update	
Summary: Receive update on implementation of the plan and its framework for addressing bicycle and pedestrian needs on City-wide and neighborhood scales.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

Easterwood Airport Master Plan	
Summary: Receive a report on the Easterwood Airport Master Plan and consider potential implications of any future plans for expansion.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

Economic Development Master Plan Update	
Summary: Receive an update regarding the components of the Economic Development Master Plan and its implementation.	Project Dates:
Staff Assigned: Economic Development Staff	Anticipated Completion:

Non-Residential Architectural Standards	
Summary: Propose ordinance amendment to revise existing standards to reflect current practices and allow more flexibility in design.	Project Dates:
Staff Assigned: J. Schubert	Anticipated Completion:

Parkland Dedication Basis	
Summary: Discuss possibilities of revising parkland dedication requirements to be based on a per bedroom basis instead of per dwelling unit.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

Planning & Development Services Organizational Review	
Summary: Review progress of implementation of the report that included policy discussions, ordinance revisions, and process and service improvements.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

Review of Adopted Plans	
Summary: After action review of adopted planning areas, specifically Northgate, BioCorridor, and Medical Districts.	Project Dates:
Staff Assigned: City Staff	Anticipated Completion:

University Research Commercialization	
Summary: Receive information regarding the vision and implementation of the commercialization of research-related output, including examples of successful efforts elsewhere.	Project Dates:
Staff Assigned: City Staff	Anticipated Completion:



Legislation Details (With Text)

File #: 15-0095 **Version:** 1 **Name:** BioCorridor Board Appointments
Type: Updates **Status:** Agenda Ready
File created: 2/13/2015 **In control:** Planning and Zoning Commission Workshop
On agenda: 2/19/2015 **Final action:**
Title: Presentation, possible action, and discussion on recommended appointments of Planning & Zoning Commission members to the BioCorridor Board. (M. Hitchcock)
Sponsors: Molly Hitchcock
Indexes:
Code sections:
Attachments: [Memo](#)
[BioCorridor PDD Article 4](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion on recommended appointments of Planning & Zoning Commission members to the BioCorridor Board. (M. Hitchcock)



CITY OF COLLEGE STATION
Planning & Development Services
P.O. Box 9960
1101 Texas Avenue
College Station, Texas 77842
Phone 979.764.3570 / Fax 979.764.3496

MEMORANDUM

February 19, 2015

TO: Members of the Planning & Zoning Commission
FROM: Molly Hitchcock, Assistant Director, P&DS
SUBJECT: BioCorridor Board appointments

Item: Presentation, possible action, and discussion on recommended appointments of Planning & Zoning Commission members to the BioCorridor Board.

Summary: The adoption of the BioCorridor Planned Development District on 147 acres in College Station became complete after the City of Bryan granted an identical rezoning ordinance for the 50 adjacent acres in Bryan in October 2012. The zoning and development ordinance for the BioCorridor established a BioCorridor Board as a body of representatives from the cities and the Texas A&M University System that would be able to make subjective decisions regarding specific requests in the area (see attachment for list of powers and duties).

The ordinance calls for the City Council to appoint three representatives from the City of College Station to the Board. Membership requires that:

- One be a member of City Council and
- Two be members of the Planning and Zoning Commission.

Past Chairman Bo Miles and past Commissioner Vergel Gay were previously appointed to the Board and Commissioner Jodi Warner was designated as an alternate. Terms are for two years, or until a member is no longer serving on the Commission or City Council.

As the Woodbolt/Nutravita facility developed within the PDD parameters, and the CIADM development has not been subject to zoning regulations, the Board has had no formal requests to date to meet upon in an official capacity.

Attachment: Article 4 "BioCorridor Board" of the BioCorridor Planned Development District Ordinance

ARTICLE 4. BIOCORRIDOR BOARD

4.1 Creation.

A BioCorridor Board is hereby created for the purpose of enhancing the community's ability to consistently review subdivision, building, and site design issues of the unique, multi-jurisdictional BioCorridor Planned Development District. The BioCorridor Board shall bring governing expertise from each City and a representative of Texas A&M University to bear on these issues within the BioCorridor area.

4.2 Membership and Terms.

A. Number, Appointment.

A BioCorridor Board is hereby created to consist of seven (7) members as follows:

1. Appointment of three (3) members shall be made by the College Station City Council. Two (2) of these appointments shall be members of the City of College Station's Planning and Zoning Commission. One (1) appointment shall be a member of the College Station City Council.
2. Appointment of three (3) members shall be made by the Bryan City Council. Two (2) of these appointments shall be members of the City of Bryan's Planning and Zoning Commission. One (1) appointment shall be a member of the Bryan City Council.
3. Appointment of one (1) member shall be made by the Chancellor of the Texas A&M University System or his designee. This appointment shall be an employee of the Texas A&M University System.

B. Terms.

1. Terms of members of the BioCorridor Board shall be for two (2) years or until their successors are appointed.
2. Should a BioCorridor Board member no longer qualify for his or her position, that member's term shall be ended immediately upon such qualifying event. For example, if an appointed Planning and Zoning Commissioner is no longer a Commissioner for the City.

C. Vacancies.

Vacancies shall be filled by the governing entity/person responsible for the appointment.

4.3 Officers, Meetings, Quorum.

A. Officers.

A Chairperson and a Vice-Chairperson shall be selected every two years from among its members. The Chairperson and Vice-Chairperson shall be municipal representatives and shall not be appointees from the same municipality. The Vice-Chairperson may act as Chairperson when the Chairperson is not available.

B. Meetings.

Members of the BioCorridor Board shall meet as needed and the Chairperson shall designate the time and place of such meetings. All meetings of the Board where a quorum is present shall be open to the public. The BioCorridor Board shall comply with the Open Meetings Act.

C. Quorum.

Four (4) members shall constitute a quorum for the transaction of any business. Any recommendations advanced to a different regulatory entity without a majority of positive votes from those members present shall be deemed a negative recommendation.

D. Rules of Proceeding.

The BioCorridor Board may adopt its own rules of procedure consistent with this Ordinance.

E. Minutes.

The BioCorridor Board shall keep minutes of its proceedings, showing the vote of each member upon each question, or, if absent or failing to vote, indicating that fact and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the Planning and Development Services office of the City of Bryan and shall be a public record. A copy of all such records shall be delivered to the Planning and Development Services office of the City of College Station by the City of Bryan within ten (10) working days of filing.

4.4 Powers and Duties.

The BioCorridor Board shall have the following powers and duties:

A. Recommendations.

1. The BioCorridor Board shall review and make recommendations to City Staff of College Station and Bryan regarding improvements in the public realm that further the aesthetics, identity, and access to and within the BioCorridor Planned Development District.
2. The BioCorridor Board shall review and make recommendations to the City's Planning and Zoning Commission regarding Waivers of the standards in the Subdivision Design and Improvements article of the BioCorridor Planned Development District ordinance.

B. Final Action.

The BioCorridor Board shall hear and take final action on the following:

1. Special District Identification Signs as set forth in the BioCorridor Planned Development District ordinance;
2. Temporary signs promoting positive communications as set forth in the BioCorridor Planned Development District ordinance;
3. Works of art and their locations when located in public right-of-way or other public area as set forth in the BioCorridor Planned Development District ordinance;
4. Appeal of the BioCorridor Review Committee's determination regarding applicability of plat requirements;
5. Appeal of the BioCorridor Review Committee's denial of a site plan as set forth in the Site Plan Review section of the BioCorridor Planned Development District ordinance;
6. Waivers to the dimensional requirements and number of parking spaces required in the Off-Street Parking Requirements section of the BioCorridor Planned Development District ordinance;
7. Appeal of the BioCorridor Review Committee's denial of an alternative parking plan;
8. Alternative Highway Buffers Standards as allowed in the BioCorridor Planned Development District ordinance; and
9. Appeal of the terms of the Highway Buffer Standards as set forth in the BioCorridor Planned Development District ordinance.

4.5 Staff.

The City of College Station and the City of Bryan shall provide staff support, as needed, to the BioCorridor Board.

A. BioCorridor Review Committee.

The BioCorridor Review Committee will provide background information and recommendations to the Board as set forth in the BioCorridor Planned Development District ordinance.

B. Administrative Support.

The City of College Station and/or the City of Bryan shall provide administrative support functions for each meeting, such as agenda posting and the filing of minutes.

C. Planning Representative.

Where ministerial acts have not been completed, the City's planning representative shall ensure that the changes to plats and/or plans are completed as approved by the BioCorridor Board.



Legislation Details (With Text)

File #: 15-0076 **Version:** 1 **Name:** Upcoming Meetings
Type: Updates **Status:** Agenda Ready
File created: 2/10/2015 **In control:** Planning and Zoning Commission Workshop
On agenda: 2/19/2015 **Final action:**

Title: Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
* Thursday, February 26, 2015 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
* Thursday, March 5, 2015 ~ Planning & Zoning Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
* Thursday, March 12, 2015 ~ Joint Meeting with City Council ~ Council Chambers ~ TBD
* Monday, May 18, 2015 ~ Jt. Planning & Zoning Meeting with City of Bryan ~ TBD ~11:00 a.m. to 1:30 p.m.

Sponsors:
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
* Thursday, February 26, 2015 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
* Thursday, March 5, 2015 ~ Planning & Zoning Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
* Thursday, March 12, 2015 ~ Joint Meeting with City Council ~ Council Chambers ~ TBD
* Monday, May 18, 2015 ~ Jt. Planning & Zoning Meeting with City of Bryan ~ TBD ~11:00 a.m. to 1:30 p.m.



Legislation Details (With Text)

File #: 15-0096 **Version:** 1 **Name:**

Type: Updates **Status:** Agenda Ready

File created: 2/13/2015 **In control:** Planning and Zoning Commission Workshop

On agenda: 2/19/2015 **Final action:**

Title: Presentation, possible action, and discussion regarding an update on the following items:
 * A rezoning of approximately 30 acres generally located at the northeast, northwest, southeast, and southwest corners of the Barracks II Subdivision between Old Wellborn Road and Holleman Drive South to amend the PDD Planned Development District. The Planning and Zoning Commission heard this item on January 15, 2015 and voted (7-0) to recommend approval. The City Council heard this item on February 12, 2015 and voted (6-0) to approve the request.

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding an update on the following items:
 * A rezoning of approximately 30 acres generally located at the northeast, northwest, southeast, and southwest corners of the Barracks II Subdivision between Old Wellborn Road and Holleman Drive South to amend the PDD Planned Development District. The Planning and Zoning Commission heard this item on January 15, 2015 and voted (7-0) to recommend approval. The City Council heard this item on February 12, 2015 and voted (6-0) to approve the request.



College Station, TX

City Hall
1101 Texas Ave
College Station, TX 77840

Meeting Agenda

Planning and Zoning Commission Regular

The City Council may or may not attend the Planning & Zoning Commission Regular Meeting.

Thursday, February 19, 2015

7:00 PM

City Hall Council Chambers

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 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 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** [15-0090](#) Consideration, possible action, and discussion to approve meeting minutes.
* February 5, 2015 ~ Workshop
* February 5, 2015 ~ Regular

Attachments:

[February 5, 2015 Workshop](#)

[February 5, 2015 Regular](#)

- 4.2** [15-0094](#) Presentation, possible action, and discussion regarding a Final Plat for Spring Creek Townhomes Phase 3 consisting of 42 lots and two common areas on approximately 5.309 acres located at 4131 Decatur Drive, generally located east of Decatur Drive near Arrington Road. Case# 13-00900138 (M. Bombek)

Attachments: [Staff Report](#)
 [Application](#)
 [Final Plat](#)

Regular Agenda

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

6. [15-0078](#) Presentation, possible action, and discussion regarding a waiver request to Unified Development Ordinance Section 12-8.3.H.4.f.2 'Common Open Space Requirements for Cluster Developments' and presentation, possible action, and discussion regarding a Preliminary Plan for Williams Creek Lake Subdivision consisting of 71 single-family lots on approximately 71.136 acres, generally located east of Rock Prairie Road and north of William D. Fitch Parkway. Case Number 14-00900280 (M.Bombek)

Attachments: [Staff Report](#)
 [Application](#)
 [Preliminary Plan](#)

7. [15-0091](#) Public hearing, presentation, possible action, and discussion regarding a Final Plat for Herman F. Krenek Subdivision Phase Two, Lot 5B-R being a replat of Herman F. Krenek Subdivision Phase Two, Lot 5B, Kirkpatrick Subdivision Lot 2, Block 1, and the adjoining 0.665 acre unplatted tract Morgan Rector League, A-46, consisting of one multi-family lot on 2.61 acres, located at 2315 & 2317 Texas Avenue, more generally located near the northeast corner of the intersection of Texas Avenue and Brentwood Drive. Case #14-00900273 (J. Schubert)

Attachments: [Staff Report](#)
 [Application](#)
 [Final Plat](#)

8. [15-0069](#) Public hearing, presentation, possible action, and discussion regarding a recommendation to the City Council on the annexation of approximately 233 acres located on the southwest side of the City, generally bordered by Royder Road, Greens Prairie Trail, and FM 2154. Case #14-00900179 (L. Simms)

Attachments: [P&Z Memo](#)
 [Annexation Area Survey](#)
 [Annexation Priorities and Phasing](#)
 [Annexation Overview](#)

9. [15-0080](#) Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan - Future Land Use & Character Map from Estate and Restricted Suburban to Restricted Suburban for approximately 25 acres located at 4201 Rock Prairie Road, and more generally located at the northeast corner of Rock Prairie Road and Bird Pond Road. Case #14-00900266 (J.Prochazka) (Note: Final action on this item is scheduled for the February 26, 2015 City Council meeting - subject to change.)

Attachments: [Staff Report](#)
[Application](#)

10. [15-0081](#) Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas, by changing the zoning district boundaries from R Rural to PDD Planned Development District for approximately 25.47 acres for the property being all that certain tract of land lying and being situated in the Thomas Caruthers League, Abstract No. 9, College Station, Brazos County, Texas. Said tract being the remainder of a called 26.25 acre tract as described by a deed to Dale W. Conrad and wife, Reba J. Conrad recorded in Volume 460, Page 505 of the Deed Records of Brazos County, Texas, located at 4201 Rock Prairie Road, and more generally located at the northeast corner of Rock Prairie Road and Bird Pond Road. Case #14-00900313 (J.Prochazka) (Note: Final action on this item is scheduled for the February 26, 2015 City Council meeting - subject to change.)

Attachments: [Staff Report](#)
[Application](#)
[Concept Plan](#)

11. [15-0085](#) Public hearing, presentation, possible action, and discussion regarding an amendment to Chapter 12 - Unified Development Ordinance, Section 12-9.6 "Nonconforming Signs," of the Code of Ordinances of the City of College Station, Texas regarding commercial signs in the Wellborn area. Case #15-00900025 (J.Prochazka) (Note: Final action on this item is scheduled for the March 12, 2015 City Council meeting - subject to change.)

Attachments: [P&Z Memo](#)

12. 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.

13. Adjourn

The Commission may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion.

APPROVED

City Manager

I certify that the above Notice of Meeting was posted at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on February 13, 2015 at 5:00 p.m.

City Secretary

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



Legislation Details (With Text)

File #: 15-0090 **Version:** 1 **Name:** Minutes
Type: Minutes **Status:** Agenda Ready
File created: 2/12/2015 **In control:** Planning and Zoning Commission Regular
On agenda: 2/19/2015 **Final action:**
Title: Consideration, possible action, and discussion to approve meeting minutes.
* February 5, 2015 ~ Workshop
* February 5, 2015 ~ Regular
Sponsors: Brittany Caldwell
Indexes:
Code sections:
Attachments: [February 5, 2015 Workshop](#)
[February 5, 2015 Regular](#)

Date	Ver.	Action By	Action	Result
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Consideration, possible action, and discussion to approve meeting minutes.
* February 5, 2015 ~ Workshop
* February 5, 2015 ~ Regular

MINUTES
PLANNING & ZONING COMMISSION
Workshop Meeting
February 5, 2015, 4:00 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

COMMISSIONERS PRESENT: Jane Kee, Jim Ross, Jerome Rektorik Casey Oldham, Jodi Warner, Kirk Joseph, Barry Moore

COMMISSIONERS ABSENT: None

CITY COUNCIL MEMBERS PRESENT: None

CITY STAFF PRESENT: Lance Simms, Molly Hitchcock, Alan Gibbs, Jennifer Prochazka, Jason Schubert, Danielle Singh, Erika Bridges, Kevin Ferrer, Jessica Bullock, Mark Bombek, Rachel Lazo, Adam Falco, Jeremy Alderete, Lauren Basey, and Brittany Caldwell

1. Call the meeting to order.

Chairperson Kee called the meeting to order at 4:04 p.m.

2. Presentation, possible action, and discussion regarding an overview of and status of items within the 2014 P&Z Plan of Work (see attached) and the development of the 2015 Plan of Work. (J. Schubert)

Principal Planner Schubert gave an update regarding the 2014 Plan of Work and there was discussion regarding the development of the 2015 Plan of Work.

3. Presentation, possible action, and discussion on platting and replatting in older neighborhoods. (M. Hitchcock)

Assistant Director Hitchcock gave a presentation regarding platting and replatting in older neighborhoods.

There was general discussion amongst the Commission regarding the presentation.

4. Presentation, possible action, and discussion regarding an overview of the annexation process and future plans for annexation. (L. Simms)

Commissioner Warner arrived during this presentation.

Director Simms gave an overview of the annexation process and future plans of annexation.

There was general discussion amongst the Commission regarding annexation.

5. Presentation, possible action, and discussion on dates for a future joint meeting with the City of Bryan Planning & Zoning Commission. (M. Hitchcock)

Assistant Director Hitchcock gave two options for a joint meeting with the City of Bryan Planning & Zoning Commission, May 18th or May 19th.

The Commission agreed that May 18th would be the preferred option.

6. Discussion of consent and regular agenda items.

There was general discussion amongst the Commission regarding Regular Agenda Items 6, 8 and 9.

7. Discussion of new development applications submitted to the City.
New Development Link: www.cstx.gov/newdev

There was no discussion.

8. Discussion on Minor and Amending plats approved by Staff.
* Final Plat ~ Minor Plat ~ Murphy Subdivision ~ 805 Montclair Avenue Case # 14-00900071 (J. Bullock)

There was no discussion.

9. Presentation, possible action, and discussion regarding an update on the following item:
A rezoning of approximately 12.753 acres located at 3270 Rock Prairie Road from GS General Suburban to T Townhouse. The Planning & Zoning Commission heard this item January 5, 2015 and voted 6-0 to recommend approval. The City Council heard this item on January 22, 2015 and voted 6-0 to approve the request.

There was no discussion.

10. Presentation, possible action, and discussion regarding the Texas Open Meetings Act.

Senior Assistant City Attorney Falco gave an overview of the Texas Open Meetings Act.

There was general discussion amongst the Commission.

11. Presentation, possible action, and discussion regarding conflicts of interest.

Senior Assistant City Attorney Falco discussed possible conflicts of interest for the Commission.

There were general questions from the Commission regarding conflicts of interest.

12. Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
* Thursday, February 12, 2015 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (Liaison - Kee)
* Thursday, February 19, 2015 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.

Chairperson Kee reviewed the above-mentioned upcoming meetings for the Planning & Zoning Commission.

13. Discussion, review and possible action regarding the following meetings: Design Review Board.

There was no discussion.

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

There was no discussion.

11. Adjourn.

The meeting was adjourned at 6:58 p.m.

Approved:

Attest:

Jane Kee, Chairperson
Planning & Zoning Commission

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services

MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting
February 5, 2015, 7:00 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

COMMISSIONERS PRESENT: Jane Kee, Jim Ross, Jerome Rektorik Casey Oldham, Jodi Warner, Kirk Joseph, Barry Moore

COMMISSIONERS ABSENT: None

CITY COUNCIL MEMBERS PRESENT: Julie Schultz

CITY STAFF PRESENT: Lance Simms, Molly Hitchcock, Alan Gibbs, Jennifer Prochazka, Jason Schubert, Danielle Singh, Erika Bridges, Kevin Ferrer, Jessica Bullock, Mark Bombek, Rachel Lazo, Venessa Garza, Adam Falco, Jeremy Alderete, Lauren Basey, and Brittany Caldwell

1. **Call Meeting to Order**

Chairperson Kee called the meeting to order at 7:05 p.m.

2. **Pledge of Allegiance**

3. **Hear Citizens**

No citizens spoke.

4. **Consent Agenda**

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

*January 5, 2015 ~ Workshop & Regular

*January 15, 2015 ~ Workshop & Regular

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

Regular Agenda

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

No items were removed from the Consent Agenda.

6. Presentation, possible action, and discussion regarding a waiver request to Unified Development Ordinance Section 12-8.4.E 'Blocks' and presentation, possible action, and discussion regarding a Preliminary Plan for Roans Chapel Commercial Subdivision consisting of six lots on approximately 8.407 acres located at the corner of Roans Chapel Road and State Highway 30. Case Number 14-00900245 (M.Bombek)

Staff Planner Bombek presented the waiver request to the block length requirements and recommended approval of the Preliminary Plan if the waiver request was approved.

Joe Schultz, 2730 Longmire Drive Suite A, College Station, Texas, stated that he was available for questions.

Commissioner Rektorik motioned to approve the waiver request to the block length requirements due to special circumstances that would not affect the orderliness to public health or safety. Commissioner Ross seconded the motion, motion passed (7-0).

Commissioner Oldham motioned to approve the Preliminary Plan. Commissioner Rektorik seconded the motion, motion passed (7-0).

7. Public hearing, presentation, possible action, and discussion regarding a Final Plat for The Barracks II Subdivision Phase 300 Block 28, Lot 1R, Common Area 7, and Parkland 9 & 10 being a replat of The Barracks II Subdivision Phase 300 Block 28, Lot 1 consisting of one lot and one common area on approximately 22.52 acres including 2.33 acres of parkland dedication at 300 Deacon Drive West, generally located between Holleman Drive South and Old Wellborn Road. Case Number 14-00900306 (M.Bombek)

Staff Planner Bombek presented the Final Plat and recommended approval.

Chairperson Kee opened the public hearing.

No one spoke during the public hearing.

Chairperson Kee closed the public hearing.

Commissioner Ross motioned to approve the Final Plat. Commissioner Warner seconded the motion, motion passed (7-0).

8. Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas, by changing the zoning district boundaries from R Rural to SC Suburban Commercial for approximately 1.06 acres and NAP Natural Areas Protected for approximately 1.62 acres for the property being a portion of a called 2.68 acre tract in the Robert Stevenson Survey, Abstract No. 54 as described by a deed to Hai T. Le recorded in Volume 12249, Page 127 of the Official Public Record of Brazos County, Texas. Case #14-00900239 (M.Bombek) (Note: Final action on this item is scheduled for the February 26, 2015 City Council meeting - subject to change)

Staff Planner Bombek presented the rezoning and recommended approval with the condition that the impacts of any floodplain alterations be contained within the subject property.

Fred Payne, CEC Engineering, stated that it will be a small multi-tenant retail building that will have shared access with the hotel that is adjacent to the property. He said that it will also have access on to Longmire Drive, furthest away from the subdivision.

There was general discussion amongst the Commission regarding the rezoning.

Chairperson Kee opened the public hearing.

Sarah Franke, 3702 Bridle Trails Court, College Station, Texas, expressed concern about property values decreasing, type of tenant that will be in the development, and traffic flow.

Chairperson Kee closed the public hearing.

Commissioner Oldham motioned to recommend approval of the rezoning with the condition that the impacts of any floodplain alterations be contained within the subject property. Commissioner Rektorik seconded the motion, motion passed (7-0).

9. Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan - Thoroughfare Plan and Bicycle, Pedestrian, and Greenways Master Plan to remove the extension of Cain Road west of Holleman Drive South, through the property located at 3180 A Cain Road. Case #14-00900295 (D.Singh) (Note: Final action on this item is scheduled for the February 26, 2015 City Council meeting - subject to change)

Transportation Planning Coordinator Singh presented the Comprehensive Plan Amendment and recommended approval.

Phil Lasley, Bicycle, Pedestrian, and Greenways Advisory Board, said that the Board recommended approval of the amendment, but there were concerns about safety and connectivity.

Greg Jasper, 10820 Deer Run, College Station, Texas, stated that there would be pedestrian and bike paths to Mission Ranch.

Chairperson Kee opened the public hearing.

No one spoke during the public hearing.

Chairperson Kee closed the public hearing.

Commission Ross motioned to recommend approval of the Comprehensive Plan Amendment. Commission Warner seconded the motion, motion passed (6-0-1). Commissioner Moore abstained.

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

There was no discussion.

11. Adjourn

The meeting adjourned at 7:30 p.m.

Approved:

Jane Kee, Chairperson
Planning & Zoning Commission

Attest:

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services

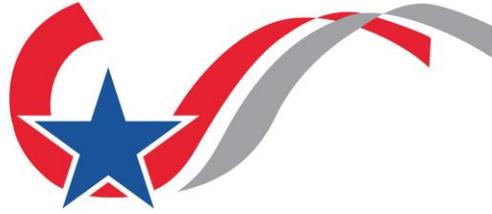


Legislation Details (With Text)

File #: 15-0094 **Version:** 1 **Name:** Spring Creek Townhomes Phase 3- Final Plat
Type: Final Plat **Status:** Agenda Ready
File created: 2/12/2015 **In control:** Planning and Zoning Commission Regular
On agenda: 2/19/2015 **Final action:**
Title: Presentation, possible action, and discussion regarding a Final Plat for Spring Creek Townhomes Phase 3 consisting of 42 lots and two common areas on approximately 5.309 acres located at 4131 Decatur Drive, generally located east of Decatur Drive near Arrington Road. Case# 13-00900138 (M. Bombek)
Sponsors: Mark Bombek
Indexes:
Code sections:
Attachments: [Staff Report](#)
[Application](#)
[Final Plat](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding a Final Plat for Spring Creek Townhomes Phase 3 consisting of 42 lots and two common areas on approximately 5.309 acres located at 4131 Decatur Drive, generally located east of Decatur Drive near Arrington Road. Case# 13-00900138 (M. Bombek)



CITY OF COLLEGE STATION

FINAL PLAT
for
Spring Creek Townhomes Phase 3
13-00900138

SCALE: 42 townhouse lots on 5.309 acres

LOCATION: 4131 Decatur Drive

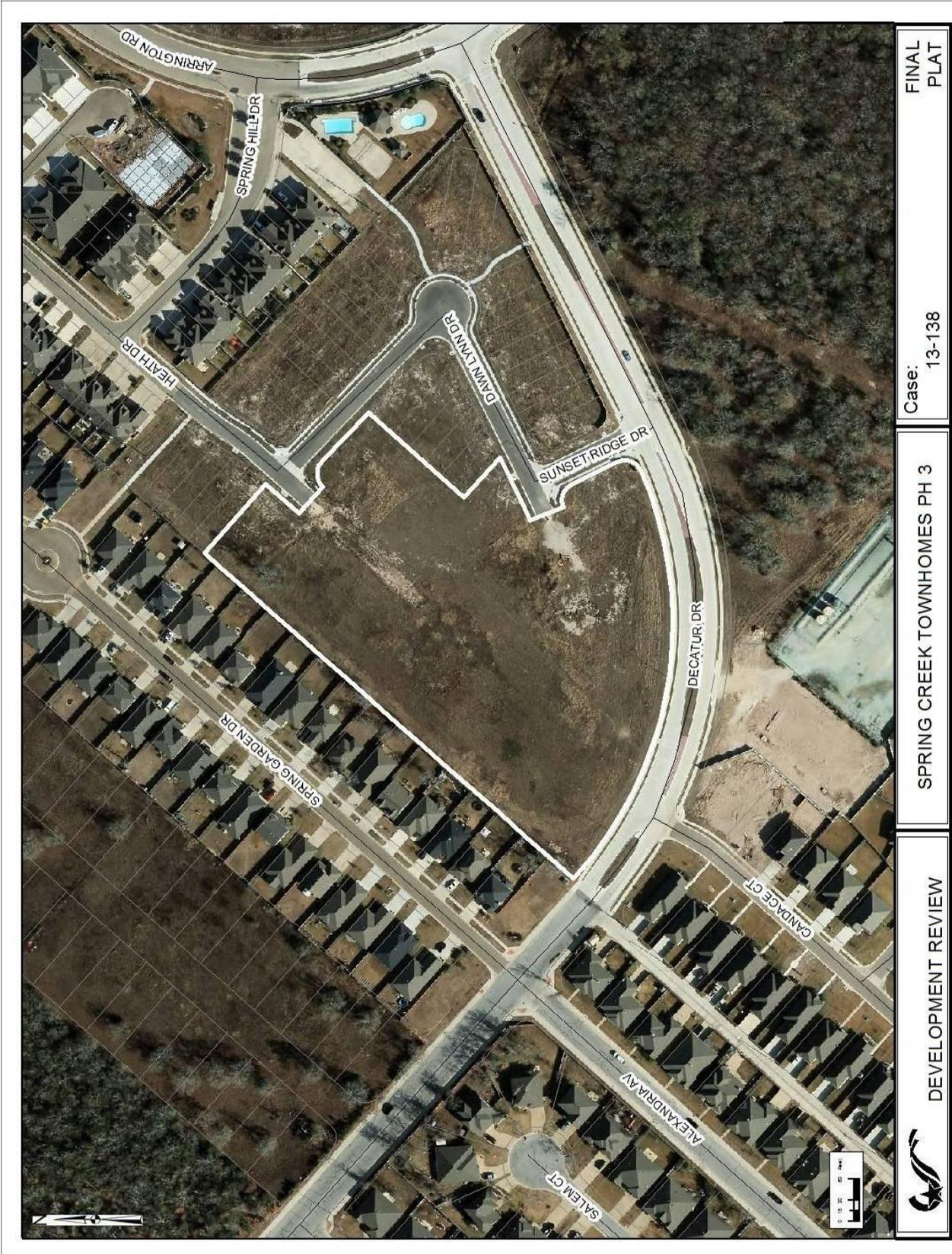
ZONING: PDD Planned Development District

APPLICANT: Wallace Phillips, Spring Creek CS Development, LTD

PROJECT MANAGER: Mark Bombek, Staff Planner
mbombek@cstx.gov

RECOMMENDATION: Staff recommends approval of the Final Plat.

Aerials



FINAL
PLAT

Case: 13-138

SPRING CREEK TOWNHOMES PH 3

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

Annexation:	October 1983
Zoning:	A-O Agricultural Open to R-3 Townhouse and A-O (2001) to PDD Planned Development District-Housing (2003) and PDD Planned Development District (2007)
Preliminary Plat:	The entire townhome development was first master preliminary platted in 2002 and later revised in 2004. In 2008, phases 2 & 3 were preliminary platted.
Site Development:	Vacant.

COMMENTS

Parkland Dedication:	Land dedication was made as part of the Crowley Tract Master Plan. Parkland Development fees of \$15,036 (42 x \$358) for 42 single-family townhouse lots will be required before the filing of the Final Plat.
Greenways:	N/A
Pedestrian Connectivity:	Sidewalks will be provided on the south side of Dawn Lynn Drive and Heath Drive. A six-foot sidewalk will connect from the cul-de-sac to the sidewalk along Decatur Drive as required by the PDD.
Bicycle Connectivity:	None required.
Impact Fees:	The subject property is located within the Spring Creek Sewer Impact Fee Area and will be required to pay \$98.39/LUE upon construction.

REVIEW CRITERIA

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

STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

1. Application
2. Final Plat



FOR OFFICE USE ONLY	
CASE NO.:	<u>13-138</u>
DATE SUBMITTED:	<u>7-9-13</u>
TIME:	<u>1:15</u>
STAFF:	<u>CDD</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 Spring Creek Townhomes Phase 3

ADDRESS Decatur Drive 4131 Decatur

SPECIFIED LOCATION OF PROPOSED PLAT:

East of the intersection of Decatur Drive and Arington Road

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

Name Spring Creek CS Development LTD - Wallace Phillips E-mail wallace.phillips@verizon.net

Street Address 4490 Castlegate Drive

City College Station State Texas Zip Code 77845

Phone Number 979-690-7250 Fax Number _____

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

Name Spring Creek CS Development LTD E-mail wallace.phillips@verizon.net
Street Address 4490 Castlegate Drive
City College Station State Texas Zip Code 77845
Phone Number 979-690-7250 Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

Name Schultz Engineering, LLC - Joe Schultz E-mail joeschultz84@verizon.net
Street Address 2730 Longmire Drive, Suite A
City College Station State TX Zip Code 77845
Phone Number 979.764.3900 Fax Number 979.764.3910

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 5.309 Total No. of Lots 42 R-O-W Acreage 1.04

Existing Use Vacant Proposed Use _____

Number of Lots By Zoning District 42 / PDD _____ / _____ / _____

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

Floodplain Acreage None

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: SPRING CREEK TOWNHOMES PH 2 & 3 (PP) SPRING CREEK TOWNHOMES PH 2 (FP)
City Project Number (if known): 08 - 00500003 8-500021
Date / Timeframe when submitted: 01/14/08 02/04/08

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):

Regarding the waiver request, explain how:

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

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

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

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

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

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

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

Detailed explanation of condition identified above:

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

Requested Oversize Participation None

<p style="text-align: center;">Total Linear Footage of Proposed Public:</p> <p><u>786</u> Streets</p> <p><u>1000</u> Sidewalks</p> <p><u>616</u> Sanitary Sewer Lines</p> <p><u>888</u> Water Lines</p> <p><u>0</u> Channels</p> <p><u>231</u> Storm Sewers</p> <p><u>0</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>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

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.

Walter Phillip Painton
Signature and title

7-5-13
Date

CERTIFICATIONS REQUIRED FOR ALL DEVELOPMENT

Owner Certification:

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

Wallace Phillips
Property Owner(s)

7-5-13
Date

Engineer Certification:

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

Joseph P. Schultz
Engineer

7-5-13
Date



The following CERTIFICATIONS apply to development in Special Flood Hazard Areas.

Required for Site Plans, Final Plats, Construction Plans, Fill / Grading Permits, and Clearing Only Permits:*

A. I, _____, certify, as demonstrated in the attached drainage study, that the alterations or development covered by this permit, **shall not:**

- (i) increase the Base Flood elevation;
- (ii) create additional areas of Special Flood Hazard Area;
- (iii) decrease the conveyance capacity to that part of the Special Flood Hazard Area that is not in the floodway and where the velocity of flow in the Base Flood event is greater than one foot per second. This area can also be approximated to be either areas within 100 feet of the boundary of the regulatory floodway or areas where the depth of from the BFE to natural ground is 18 inches or greater;
- (iv) reduce the Base Flood water storage volume to the part of the Special Flood Hazard Area that is beyond the floodway and conveyance area where the velocity of flow in the Base Flood is equal to and less than one foot per second without acceptable compensation as set forth in the City of College Station Code of Ordinances, Chapter 13 concerning encroachment into the Special Flood Hazard Area; nor
- (v) increase Base Flood velocities.

beyond those areas exempted by ordinance in Section 5.11.3a of Chapter 13 Code of Ordinances.

Engineer

Date

Initial

* If a platting-status exemption to this requirement is asserted, provide written justification under separate letter in lieu of certification.

Required for Site Plans, Final Plats, Construction Plans, and Fill / Grading Permits:

B. I, _____, certify to the following:

- (i) that any nonresidential or multi-family structure on or proposed to be on this site as part of this application is designed to prevent damage to the structure or its contents as a result of flooding from the 100-year storm.

Engineer

Date

Additional certification for Floodway Encroachments:

C. I, _____, certify that the construction, improvement, or fill covered by this permit shall not increase the base flood elevation. I will apply for a variance to the Zoning Board of Adjustments.

Engineer

Date

Required for all projects proposing structures in Special Flood Hazard Area (Elevation Certificate required).

Residential Structures:

D. I, _____, certify that all new construction or any substantial improvement of any residential structure shall have the lowest floor, including all utilities, ductwork and any basement, at an elevation at least one foot above the Base Flood Elevation. Required Elevation Certificates will be provided with elevations certified during construction (forms at slab pre-pour) and post construction.

Engineer / Surveyor

Date

Commercial Structures:

E. I, _____, certify that all new construction or any substantial improvement of any commercial, industrial, or other non-residential structure are designed to have the lowest floor, including all utilities, ductwork and basements, elevated at least one foot above the Base Flood Elevation

Engineer / Surveyor

Date

OR

I, _____, certify that the structure with its attendant utility, ductwork, basement and sanitary facilities is designed to be flood-proofed so that the structure and utilities, ductwork, basement and sanitary facilities are designed to be watertight and impermeable to the intrusion of water in all areas below the Base Flood Elevation, and shall resist the structural loads and buoyancy effects from the hydrostatic and hydrodynamic conditions.

Required Elevation Certificates will be provided with elevations certified during construction (forms at slab pre-pour) and post construction.

Engineer / Surveyor

Date

Conditions or comments as part of approval: _____



Legislation Details (With Text)

File #: 15-0078 **Version:** 1 **Name:** Williams Creek Lake Subdivision Preliminary Plan
Type: Preliminary Plan **Status:** Agenda Ready
File created: 2/10/2015 **In control:** Planning and Zoning Commission Regular
On agenda: 2/19/2015 **Final action:**
Title: Presentation, possible action, and discussion regarding a waiver request to Unified Development Ordinance Section 12-8.3.H.4.f.2 'Common Open Space Requirements for Cluster Developments' and presentation, possible action, and discussion regarding a Preliminary Plan for Williams Creek Lake Subdivision consisting of 71 single-family lots on approximately 71.136 acres, generally located east of Rock Prairie Road and north of William D. Fitch Parkway. Case Number 14-00900280 (M.Bombek)
Sponsors: Mark Bombek
Indexes:
Code sections:
Attachments: [Staff Report](#)
[Application](#)
[Preliminary Plan](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding a waiver request to Unified Development Ordinance Section 12-8.3.H.4.f.2 'Common Open Space Requirements for Cluster Developments' and presentation, possible action, and discussion regarding a Preliminary Plan for Williams Creek Lake Subdivision consisting of 71 single-family lots on approximately 71.136 acres, generally located east of Rock Prairie Road and north of William D. Fitch Parkway. Case Number 14-00900280 (M.Bombek)



PRELIMINARY PLAN
for
Williams Creek Lake Estates
14-00900280

SCALE: 71 lots on 71.136 acres

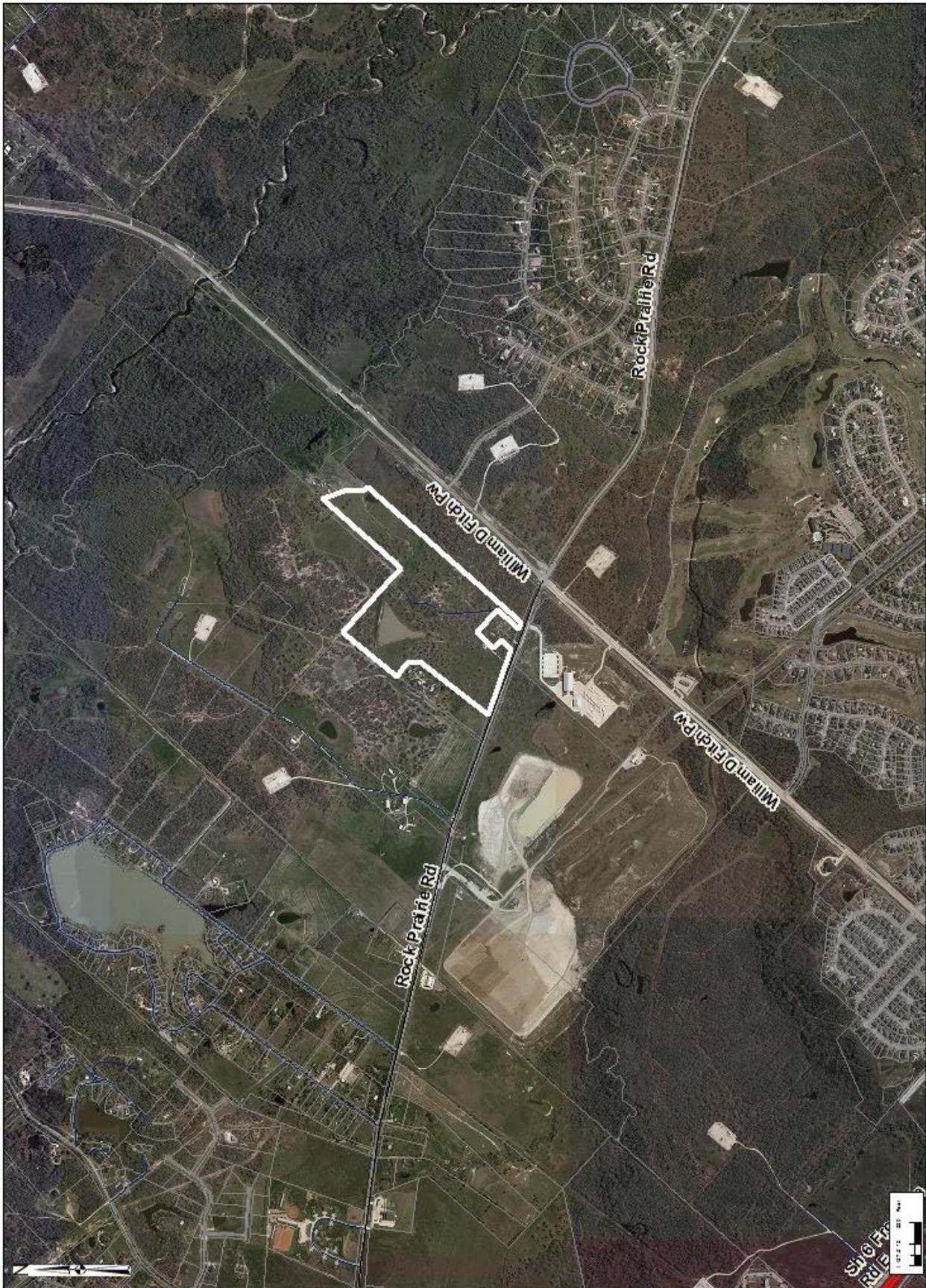
LOCATION: 8601 Rock Prairie Road, generally located east of Rock Prairie Road and north of William D. Fitch Parkway

ZONING: E Estate

APPLICANT: Joe Johnson, property owner

PROJECT MANAGER: Mark Bombek, Staff Planner
mbombek@cstx.gov

RECOMMENDATION: Staff recommends approval of the discretionary items for UDO Section 12-8.3.E.4 'Adequate Street Access' and UDO Section 12-8.3.H.1.i 'General Requirements' and the waiver request to the UDO Section 12-8.3.H.4.f.2 'Common Open Space Requirements for Cluster Developments. If the waiver is approved by the Commission, the Preliminary Plan should be approved. If the waiver is denied the Preliminary Plan should also be denied.



PRELIMINARY PLAN

Case: 14-280

WILLIAMS CREEK LAKE ESTATES

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

Annexation:	1983 (Rock Prairie Road frontage), 2002 (remainder of tract)
Zoning:	A-O Agricultural Open (upon annexation) A-O Agricultural Open renamed R Rural (2013) R Rural to E Estate (2014)
Site development:	Primarily vacant with a cell tower and an existing manmade pond

COMMENTS

Water:	Each lot is required to have public water service, as shown on the plat. The majority of the lots in this subdivision are in the Wellborn Special Utility District CCN. Water service will be provided by a Wellborn water line. Lots in College Station Utilities CCN will be served by extending the water main on Rock Prairie Road through the subdivision. Public waterlines will be required to comply with the B/CS Unified Design Guidelines with the Final Plat.
Sewer:	The subject tract will be served by College Station Utilities for sanitary sewer. There is an existing 12-inch main on William D. Fitch Parkway which will provide service to the site. Public sanitary sewer lines will be required to be extended to all lots in accordance with B/CS Unified Design Guidelines with the Final Plat.
Off-site Easements:	There is an existing 50-foot Public utility and Emergency Road Easement being utilized for the subject tract.
Drainage:	The subject tract is located in Carters Creek and Lick Creek Drainage basins. On-site storm water detention facilities are proposed with this development. The proposed development will be required to comply with the B/CS Unified Design Guidelines.
Flood Plain:	The subject tract is not located within a FEMA regulated Special Flood Hazard Area.
Greenways:	None are provided or required.
Pedestrian Connectivity:	Sidewalks are not required within the development as the streets are being constructed to rural sections. Sidewalks are required along Rock Prairie Road.
Bicycle Connectivity:	Rock Prairie Road is anticipated to have bike lanes when it is widened to a four-lane minor arterial at an unknown time in the future.
Streets:	A portion of the two-lane minor collector, Williams Lake Drive, on the Thoroughfare Plan is being provided with this development.

Oversize Request: Sanitary Sewer Oversize Participation was discussed but is not warranted.

Parkland Dedication Fees: Parkland Dedication fees totaling \$1,261 per lot will be required at the filing of the Final Plat.

Impact Fees: N/A

REVIEW CRITERIA

1. **Compliance with Comprehensive Plan and Unified Development Ordinance:** The subject tract is surrounded by Estate designations on the Comprehensive Plan Future Land Use and Character Map. This designation allows for low-density single-family lots. This Preliminary Plan is also compliant under its designation as part of Growth Area III on the Comprehensive Plan Concept Map, which calls for low-density estate development and preservation of existing rural character.
2. **Compliance with Subdivision Regulations:** The proposed Preliminary Plan is in compliance with the Subdivision Regulations contained in the UDO except for the following discretionary items, and waiver request:

Discretionary Items:

- **UDO Section 12-8.3.E.4 'Adequate Street Access'**- The purpose of this section is to ensure that there is adequate access and flow of traffic in and out of a development. As stated, 'When there are more than thirty(30) lots to be served by external street connections, a minimum of two (2) street connections to external paved public streets shall be required. The Commission may allow a Remote Emergency Access where development phasing or constraints of the land prevent the provision of a second street connection. The development is constrained by the surrounding property which is limiting its ability to provide a second street connection as the property does not have a second frontage to a street. The applicant is providing a remote emergency access connection to be considered as the second access for the development.
- **UDO Section 12-8.3.H.1.i 'General Requirements'**- The requirement under this section is stated as, 'no single-family dwelling, townhouse, or duplex lot shall have direct access to an arterial or collector thoroughfare; however, these lots may face toward a thoroughfare if driveway access is provided via a public alley. Notwithstanding the foregoing, single-family detached lots that are at least one hundred (100) feet in width may have direct access with the recommendation of the Administrator and approval of the Commission. Access restrictions and determinations shall be noted on the plat.' This development is proposing lots to take access along Williams Creek Drive which is designated as a two- lane Minor Collector on the Thoroughfare Plan. Staff is recommending approval of this discretionary item being that the lots are greater than 100 feet in width and only accessible by Williams Creek Drive.

Waiver Request:

- **UDO Section 12-8.3.H.4.f.2 'Common Open Space Requirements for Cluster Developments'**- This section was adopted in January 2011. The purpose of this section is to retain the natural and rural character of the surrounding area as outlined in the Comprehensive Plan. The applicant has requested a waiver to

reduce the amount of common open space required by this section stating that given the number of residents that will be living in this development and the amount of open space already provided is sufficient to meet the intent of the ordinance.

In accordance with the Subdivision Regulations, when considering a waiver the Planning and Zoning Commission should make the following findings to approve the waiver:

- 1) That there are special circumstances or conditions affecting the land involved such that strict application of the provisions of this chapter will deprive the applicant of the reasonable use of his land;**

The applicant states that strict application of the ordinance will result in a reduction in the number of lots. The proposed subdivision as designed provides greater than 25% of the land as open space for use by the residents. This open space is 63% of the open space area required. The 18+ acres of open space has 2 ponds, wooded areas and open areas that can be used for recreational activities. This is a significant amount of land for 71 residences. The Developer feels that the proposed subdivision plan meets the intent of a low-density residential subdivision.

- 2) That the waivers are necessary for the preservation and enjoyment of a substantial property right of the applicant.**

The property owner desires to develop the property as a rural residential subdivision with sanitary sewer service. Without the waiver, the number of lots that can be developed to meet the requirements is not sufficient to justify the expense of extending sanitary sewer to the subdivision. Providing sanitary sewer service to the residents' benefits them and the City compared to the use of on-site sewage systems and also the city will receive revenue from the sewer service.

- 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 this chapter; and**

Even with the granting of the waiver, all of the lots exceed the minimum lot size required for a rural subdivision with sanitary sewer service so this development will not be detrimental to the public health, safety, or welfare, or injurious to other property.

- 4) That the granting of the waivers will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.**

The granting of this waiver will not affect the subdivision of other land since the proposed plan provides the extension of streets and utilities to the adjacent tracts.

STAFF RECOMMENDATION

Staff recommends approval of the discretionary items for UDO Section 12-8.3.E.4 'Adequate Street Access' and UDO Section 12-8.3.H.1.i 'General Requirements' and the waiver request to the UDO Section 12-8.3.H.4.f.2 'Common Open Space Requirements for Cluster Developments. If the waiver is approved by the Commission, the Preliminary Plan should be approved. If the waiver is denied the Preliminary Plan should also be denied.

SUPPORTING MATERIALS

1. Application
2. Copy of Preliminary Plan



FOR OFFICE USE ONLY	
CASE NO.:	<u>14.280</u>
DATE SUBMITTED:	<u>01.23.15</u>
TIME:	<u>11:30</u>
STAFF:	<u>AJ</u>

PRELIMINARY PLAN APPLICATION

MINIMUM SUBMITTAL REQUIREMENTS:

- \$932 Preliminary Plan Application Fee.
- \$233 Waiver Request to Subdivision Regulations Fee (if applicable).
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Six (6) folded copies of plan. A revised mylar original must be submitted after approval.
- Title report for property current within ninety (90) days or accompanied by a Nothing Further Certificate current within ninety (90) days. The report must include applicable information such as ownership, liens, encumbrances, etc.
- Impact study (if oversized participation is requested).
- The attached Preliminary Plan checklist with all items checked off or a brief explanation as to why they are not.

Date of Optional Preapplication Conference 6-11-14

NAME OF PROJECT Williams Creek Lake Estates

ADDRESS 2242 Carll Ln College Station, Tx 77845

SPECIFIED LOCATION OF PROPOSED SUBDIVISION:

1200' Northwest of the intersection of William D Fitch Parkway and Rock Prairie Road East

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

Name Joe Johnson E-mail joejohnson1889@hotmail.com

Street Address P.O. Box 800

City Coleman State TX Zip Code 76834

Phone Number 979-229-0310 Fax Number 325-357-4414

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

Name Joe & Janet Johnson Land & Investment, LP E-mail joejohnson1889@hotmail.com

Street Address P.O. Box 800

City Coleman State Texas Zip Code 76834

Phone Number 979-229-0310 Fax Number 325-357-4414

ARCHITECT OR ENGINEER'S INFORMATION:

Name Schultz Engineering, LLC. - Joe Schultz, P.E. E-mail joeschultz84@verizon.net

Street Address 2730 Longmire Drive, Suite A

City College Station State Texas Zip Code 77845

Phone Number 979-764-3900 Fax Number 979-764-3910

Total Acreage 71.136 Total No. of Lots 71 R-O-W Acreage 11.444

Number of Lots By Zoning District 71 / E / / /

Average Acreage Of Each Residential Lot By Zoning District:

0.584 / E / / /

Floodplain Acreage 0

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? Fee

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 (if known): _____

Date / Timeframe when submitted: _____

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

Waiver to Section 12-8.3, F, 5 -Common open space requirement for Cluster Developments. The requested waiver is to provide less than minimum open space requirement.

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.

see attached sheet

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

see attached sheet

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.

see attached sheet

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.

see attached sheet

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;

Waiver Request

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.

Strict application of the ordinance will result in a reduction in the number of lots. The proposed subdivision as designed provides greater than 25% of the land as open space for use by the residents. This open space is 63% of the open space area required. The 18+ acres of open space has 2 ponds, wooded areas and open areas that can be used for recreational activities. This is a significant amount of land for 71 residences. The Developer feels that the proposed subdivision plan meets the intent of a low-density residential subdivision.

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

The property owner desires to develop the property as a rural residential subdivision with sanitary sewer service. Without the waiver, the number of lots that can be developed to meet the requirements is not sufficient to justify the expense of extending sanitary sewer service to the subdivision. Providing sanitary sewer service to the residents benefits them and the City compared the use of on-site sewage systems and also the City will receive revenue from the sewer service.

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.

Even with the granting of the waiver, all of the lots exceed the minimum lot size required for a rural subdivision with sanitary sewer service so this development will not be detrimental to the public health, safety, or welfare, or injurious to other property

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.

The granting of this waiver will not affect the subdivision of other land since the proposed plan provides the extension of streets and utilities to the adjacent tracts.

- 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:

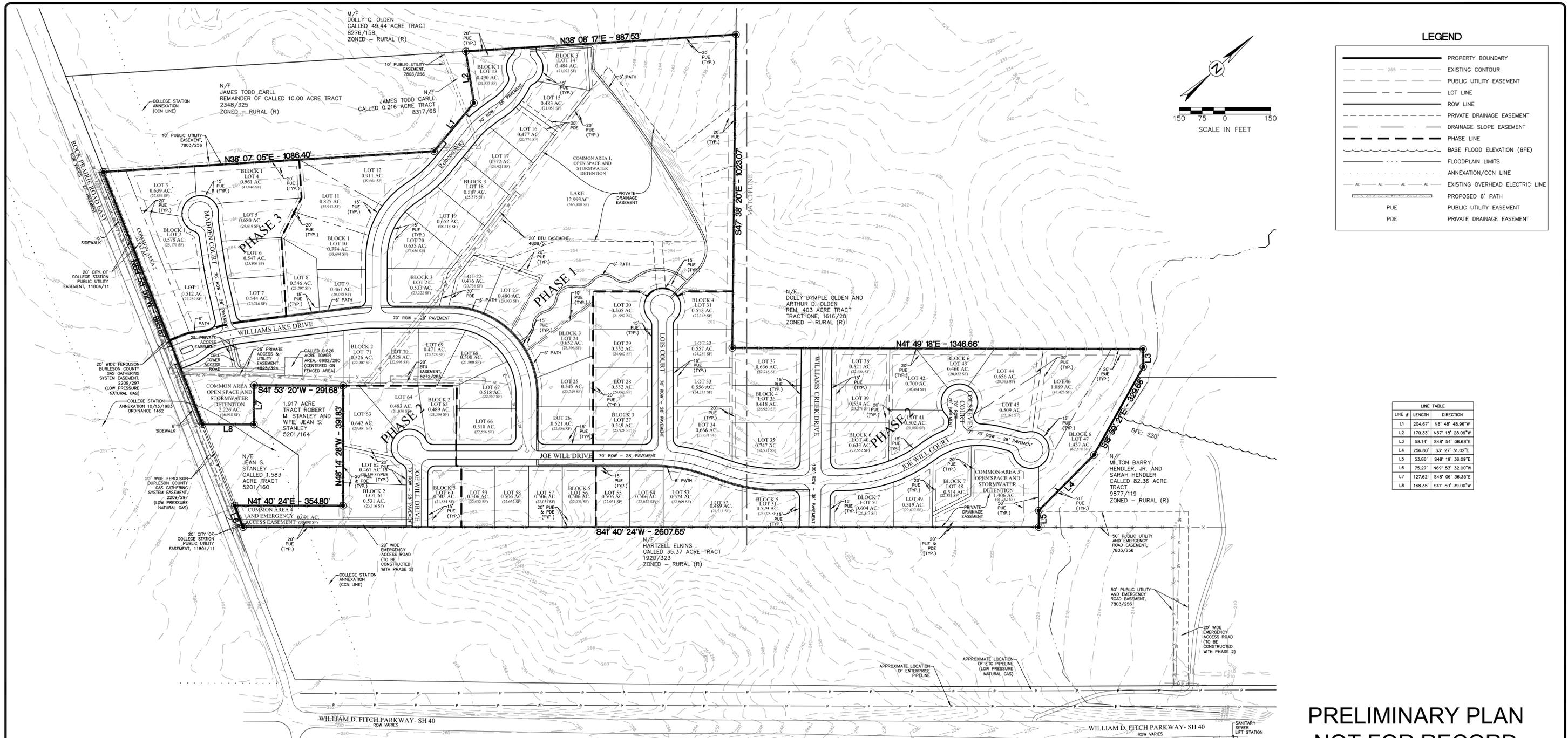
NOTE: A waiver to the sidewalk requirements and fee in lieu of sidewalk construction shall not be considered at the same time by the Planning & Zoning Commission.

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.

J
JSM

 Signature and title _____ Date _____

 Janet M Johnson Joseph S Johnson 11-17-14



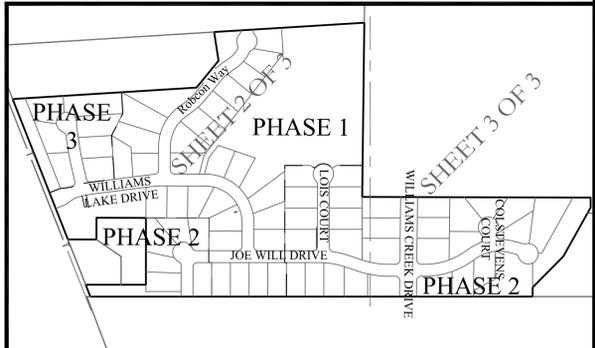
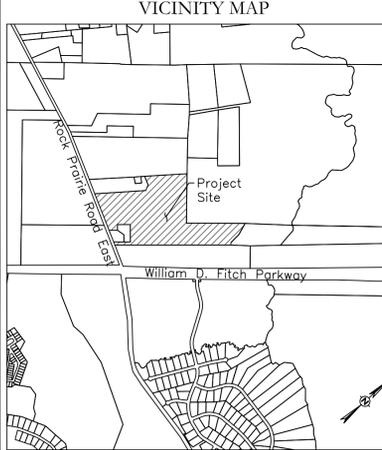
LEGEND

- PROPERTY BOUNDARY
- EXISTING CONTOUR
- PUBLIC UTILITY EASEMENT
- LOT LINE
- ROW LINE
- PRIVATE DRAINAGE EASEMENT
- DRAINAGE SLOPE EASEMENT
- PHASE LINE
- BASE FLOOD ELEVATION (BFE)
- FLOODPLAIN LIMITS
- ANNEXATION/CCN LINE
- EXISTING OVERHEAD ELECTRIC LINE
- PROPOSED 6' PATH
- PUBLIC UTILITY EASEMENT
- PRIVATE DRAINAGE EASEMENT

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	204.67'	N8° 48' 48.96"W
L2	170.13'	N57° 18' 28.09"W
L3	58.14'	S48° 54' 08.68"E
L4	256.80'	S3° 27' 51.02"E
L5	53.86'	S48° 19' 36.09"E
L6	75.27'	N69° 53' 32.00"W
L7	127.62'	S48° 06' 36.35"E
L8	168.35'	S41° 50' 39.00"W

- NOTES:**
- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 - NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 4804100350E, EFFECTIVE DATE: MAY 16, 2012.
 - ZONING FOR THIS TRACT IS ESTATE (E). THIS SUBDIVISION IS A CLUSTER DEVELOPMENT.
 - THE STREETS FOR THIS DEVELOPMENT WILL BE CONSTRUCTED TO THE RURAL STREET STANDARDS PER THE BCS UNIFIED DESIGN GUIDELINES.
 - SIDEWALKS ARE NOT REQUIRED ON RURAL RESIDENTIAL STREETS. A WALKING PATH IS PROPOSED IN THIS SUBDIVISION AT THE LOCATION SHOWN ON THIS PLAN.
 - THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE WELBORN SPECIAL UTILITY DISTRICT AND THE CITY OF COLLEGE STATION. LOTS 1, 2 AND 3 OF BLOCK 1 WILL RECEIVE WATER SERVICE FROM THE CITY OF COLLEGE STATION. THE REMAINDER OF THE LOTS WILL RECEIVE WATER SERVICE FROM WELBORN SPECIAL UTILITY DISTRICT. THE WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO CITY OF COLLEGE STATION SPECIFICATIONS AND STANDARDS AND WILL BE LOCATED IN UTILITY EASEMENTS AT THE FRONT OF THE RESIDENTIAL LOTS. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS.
 - A WATER DESIGN REPORT FOR THIS SUBDIVISION WILL BE PROVIDED PER CITY STANDARDS.
 - ELECTRIC SERVICE AND STREET LIGHTING FOR THIS SUBDIVISION WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU) AND THE CITY OF COLLEGE STATION. THE CITY OF COLLEGE STATION WILL SERVE LOTS 1, 2 AND 3 OF BLOCK 1.
 - ALL PUBLIC DRAINAGE EASEMENTS WILL BE IMPROVED ACCORDING TO THE DRAINAGE POLICY AND DESIGN STANDARDS.
 - PER THE U.D.O. SECTION 5.2 RESIDENTIAL DIMENSION STANDARDS, MINIMUM LOT SIZE AND BUILDING SETBACKS FOR E CLUSTERED RESIDENTIAL ZONING WITH RURAL STREET STANDARDS ARE AS FOLLOWS: 20,000 SF AVERAGE AND 10,000 SF MINIMUM LOT AREA, 100' MINIMUM LOT WIDTH, ALONG THE PERIMETER OF THE SUBDIVISION THERE IS A 30' FRONT SETBACK, 10' SIDE SETBACK, 15' SIDE STREET SETBACK, AND A 20' REAR SETBACK. ALL DETACHED STRUCTURES WITHIN THIS DEVELOPMENT MUST BE SEPARATED BY A MINIMUM DISTANCE OF 10'.
 - THERE SHALL BE A 10' PUBLIC UTILITY EASEMENT CENTERED ALONG ALL SIDE LOT LINES.
 - DRIVEWAY CULVERTS SHALL COMPLY WITH CITY OF COLLEGE STATION DETAILS AND SPECIFICATIONS.
 - RESIDENTIAL STRUCTURES CONSTRUCTED WITHIN ESTATE RESIDENTIAL SUBDIVISIONS SHALL:
 - A. NOT BE LOCATED MORE THAN 500' FROM THE PUBLIC STREET, IF THEY ARE LOCATED A DISTANCE GREATER THAN 500' FROM THE PUBLIC STREET, THEN A 20' WIDE ALL-WEATHER SURFACE, MEETING CURRENT ENGINEERING STANDARDS SHALL BE PROVIDED TO THE STRUCTURE PRIOR TO BRINGING COMBUSTIBLES ON-SITE.
 - B. NOT BE LOCATED MORE THAN 2000' OFF A PUBLIC STREET UNLESS APPROVED BY THE FIRE MARSHAL. THIS SHALL BE ALLOWED ONLY IN THE CASE OF UNUSUAL TOPOGRAPHY. FURTHER, ANY BRIDGE OR CULVERT INSTALLED ON ROADWAYS OR ON AN INDIVIDUAL LOT, WHERE THE STRUCTURE IS LOCATED MORE THAN 500' FROM THE PUBLIC STREET, MUST BE DESIGNED TO HANDLE EMERGENCY TRAFFIC LOADING.
 - EACH LOT WILL PROVIDE A MINIMUM OF 2 TREES OF AT LEAST 2" IN CALIPER OR 1 TREE OF 4" CALIPER PER ORDINANCE NO. 3222.
 - THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS OR THE HOA, HOMEOWNERS ASSOCIATION.
 - MAINTENANCE OF THE COMMON AREAS WILL BE BY THE HOMEOWNERS' ASSOCIATION (HOA). THE HOA WILL ALSO OWN THE COMMON AREAS.
 - LOCATION OF 25' ACCESS & UTILITY EASEMENT, 4023/324, SHOWN HEREON IS APPROXIMATE DUE TO LACK OF DESCRIPTIVE INFORMATION. CALLED 60'X60' LEASE AREA DESCRIBED IN 4023/324, APPEARS TO BE THE SAME AREA AS DESCRIBED AS A 0.0826 ACRE TOWER AREA AS DEFINED IN 6982/280 AND SHOWN HEREON.
 - BLANKET ACCESS AND UTILITY EASEMENT, 6982/280, DOES APPLY TO A PORTION OF THIS TRACT AS DESCRIBED AS THE REMAINDER OF A CALLED 39.44 ACRE TRACT, 7803/244.
 - BLANKET EASEMENT TO CITY OF BRYAN, 98/82, DOES APPLY TO THE PORTION OF THIS TRACT AS DESCRIBED AS THE REMAINDER OF TRACTS ONE AND TWO RECORDED IN DEED, 7803/244.
 - EASEMENTS TO PRODUCER'S GAS COMPANY, 526/543 & 534/112, MAY OR MAY NOT CROSS THIS TRACT. UNABLE TO PLOT DUE TO LACK OF DESCRIPTIVE INFORMATION.
 - EASEMENTS TO FERGUSON-BURLESON COUNTY GAS GATHERING SYSTEM, 1723/51 & 2065/86, DO NOT CROSS THIS TRACT.
 - THE 6' WIDE PATH WILL BE CONCRETE, CRUSHED GRANITE OR OTHER SUITABLE MATERIAL FOR PEDESTRIANS AND WILL BE MAINTAINED BY THE HOA.
 - LOTS 35, 40, 50 & 51 SHALL ONLY TAKE ACCESS FROM JOE WILL DRIVE OR JOE WILL COURT.
 - IN LOCATIONS WITH CROSS LOT DRAINAGE OF STORMWATER RUNOFF, A DRAINAGE WAY SHALL BE PROVIDED THAT THE FLOW IS NOT IMPEDED BY FENCES, STRUCTURES OR OTHER FACILITIES.
 - THE RIGHT-OF-WAY OF ROBSON WAY CONNECTS TO THE ADJACENT CARLL TRACT AND THE POTENTIAL FOR A CONNECTION IS TO REMAIN AND WILL BE MADE WHEN THE ADJACENT PROPERTY OWNER SEEKS THE CONNECTION.
 - ALL DWELLING UNITS WITHIN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE INTERNATIONAL FIRE CODE APPENDIX D "FIRE APPARATUS ACCESS ROADS" SECTION D107, EXCEPTION 1. ALL DWELLING UNITS WILL BE EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, 903.3.1.2 OR 903.3.1.3 OF THE INTERNATIONAL FIRE CODE. THEREFORE, ACCESS FROM TWO DIRECTIONS SHALL NOT BE REQUIRED.



**PRELIMINARY PLAN
NOT FOR RECORD**

PRELIMINARY PLAN
WILLIAMS CREEK LAKE ESTATES
 SUBDIVISION
 71.136 ACRES - 71 LOTS
 THOMAS CARUTHERS LEAGUE, A-9
 COLLEGE STATION, BRAZOS COUNTY, TEXAS
 PHASE 1: 36.361 ACRES - 29 LOTS (15,219 ACRES COMMON AREA)
 PHASE 2: 28.605 ACRES - 35 LOTS (2,097 ACRES COMMON AREA)
 PHASE 4: 6.170 ACRES - 7 LOTS (0,932 ACRES COMMON AREA)

SCALE: AS SHOWN
 JANUARY 2015

OWNER/DEVELOPER:
 JOE & JANET JOHNSON LAND & DEVELOPMENT, LLC
 P.O. BOX 800
 COLLEGE STATION, TEXAS 77854
 (979) 229-0510

SURVEYOR:
 BRAD KEER, BLES NO. 4502
 KEER SURVEYING, LLC
 409 N. TEXAS AVE.
 BRYAN, TEXAS 77803
 979.268.3195

ENGINEER:

 2730 LONGHORN DR., SUITE A
 COLLEGE STATION, TEXAS 77845
 979.764.3900

SHEET 1 OF 3



Legislation Details (With Text)

File #: 15-0091 **Version:** 1 **Name:** Herman F. Krenek Phase Two Replat
Type: Final Plat **Status:** Agenda Ready
File created: 2/12/2015 **In control:** Planning and Zoning Commission Regular
On agenda: 2/19/2015 **Final action:**

Title: Public hearing, presentation, possible action, and discussion regarding a Final Plat for Herman F. Krenek Subdivision Phase Two, Lot 5B-R being a replat of Herman F. Krenek Subdivision Phase Two, Lot 5B, Kirkpatrick Subdivision Lot 2, Block 1, and the adjoining 0.665 acre unplatted tract Morgan Rector League, A-46, consisting of one multi-family lot on 2.61 acres, located at 2315 & 2317 Texas Avenue, more generally located near the northeast corner of the intersection of Texas Avenue and Brentwood Drive. Case #14-00900273 (J. Schubert)

Sponsors: Jason Schubert

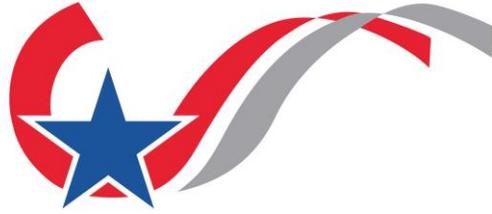
Indexes:

Code sections:

Attachments: [Staff Report](#)
[Application](#)
[Final Plat](#)

Date	Ver.	Action By	Action	Result
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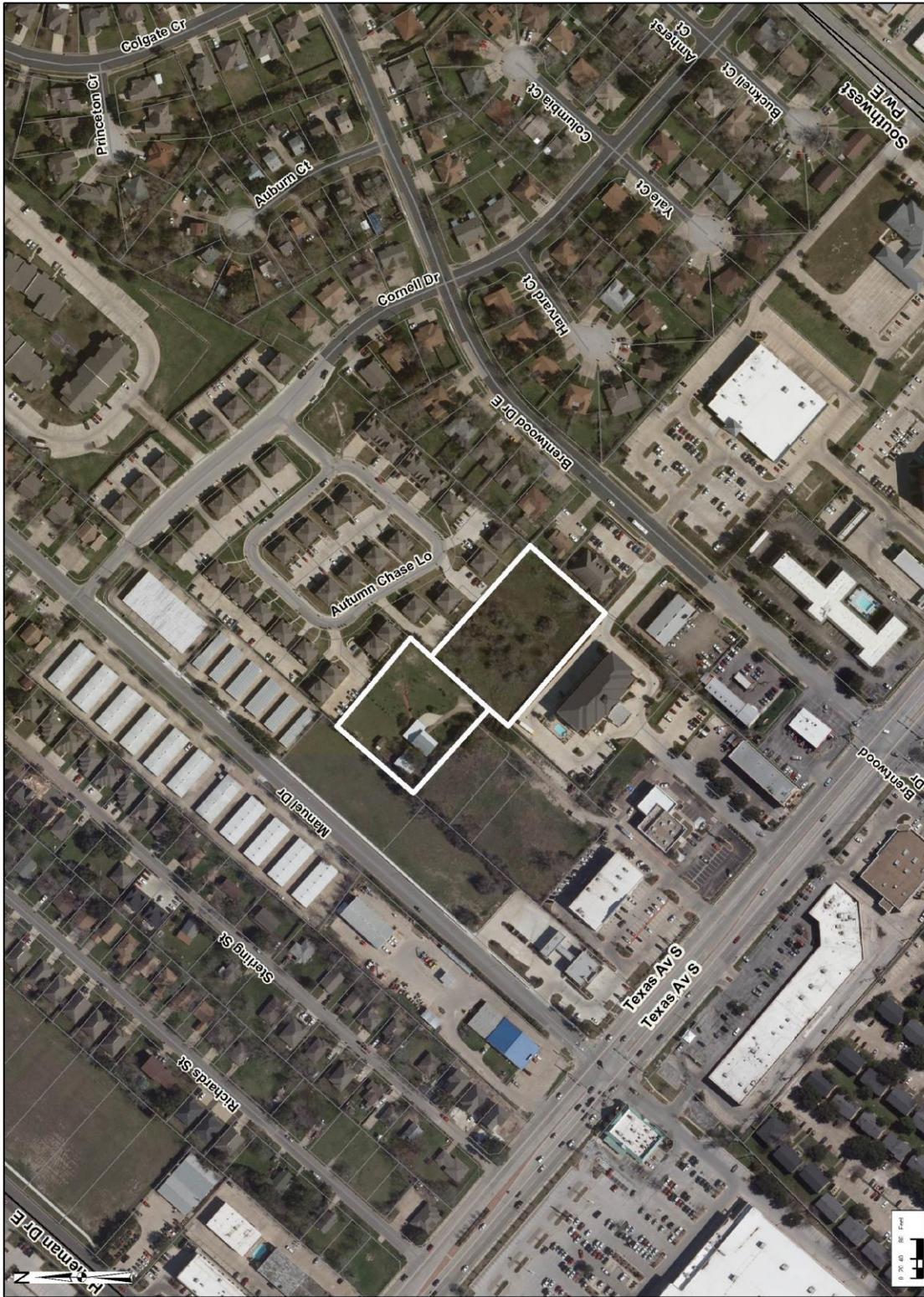
Public hearing, presentation, possible action, and discussion regarding a Final Plat for Herman F. Krenek Subdivision Phase Two, Lot 5B-R being a replat of Herman F. Krenek Subdivision Phase Two, Lot 5B, Kirkpatrick Subdivision Lot 2, Block 1, and the adjoining 0.665 acre unplatted tract Morgan Rector League, A-46, consisting of one multi-family lot on 2.61 acres, located at 2315 & 2317 Texas Avenue, more generally located near the northeast corner of the intersection of Texas Avenue and Brentwood Drive. Case #14-00900273 (J. Schubert)



CITY OF COLLEGE STATION

FINAL PLAT
for
Herman F. Krenek Subdivision Phase Two, Lot 5B-R
Being a Replat of
Herman F. Krenek Subdivision Phase Two, Lot 5B,
Kirkpatrick Subdivision Lot 2, Block 1, and
the adjoining 0.665 acre unplatted tract Morgan Rector League, A-46
14-00900273

- SCALE:** One multi-family lot on 2.61 acres.
- LOCATION:** 2315 & 2317 Texas Avenue South
- ZONING:** R-4 Multi-Family
- APPLICANT:** Caleb Venable, LZV Properties, LLC.
- PROJECT MANAGER:** Jason Schubert, AICP, Principal Planner
jschubert@cstx.gov
- PROJECT SUMMARY:** The proposed replat consolidates two platted lots and one unplatted tract into one lot for a multi-family project.
- RECOMMENDATION:** Staff recommends approval of the Final Plat with the condition that the 20-foot Public Utility Easement (volume 6112, Page 149) that is shown to be abandoned on the Replat figure (Sheet 1 of 2) be shown as an existing easement. If an easement abandonment is approved by Council prior to recordation of the plat, it may be removed from the plat.



Case: 14-273

2315 AND 2317 TEXAS AVE S

DEVELOPMENT REVIEW



FINAL PLAT

DEVELOPMENT HISTORY

Annexation:	1969
Zoning:	Part C-1 General Commercial (1985), renamed GC General Commercial (2012), rezoned R-4 Multi-Family (2014) Part R-5 Apartments/Medium Density (1984), consolidated with R-4 Multi-Family (2003)
Prior Final Plats:	Kirkpatrick (1981); Herman F. Krenek Ph 2 (1984), portion replatted (2004)
Site development:	Mostly vacant, single-family home with accessory structures.

COMMENTS

Parkland Dedication:	Fees in lieu of parkland dedication will required with the building permit of the multi-family units.
Greenways:	No greenways are proposed or required.
Pedestrian Connectivity:	The proposed lot does not have frontage to a public street.
Bicycle Connectivity:	The proposed lot does not have frontage to a public street.
Impact Fees:	N/A

REVIEW CRITERIA

Compliance with Subdivision Regulations: The proposed Final Plat is in compliance with the Subdivision Requirements contained in the Unified Development Ordinance except that the proposed Replat figure (Sheet 1 of 2) depicts a portion of an existing Public Utility Easement to be abandoned. The applicant has submitted an application in order to seek abandonment of the easement though it has not yet been forwarded to City Council for consideration. As such, the easement will need to be depicted on the plat, though Staff is recommending a condition to allow it to be removed if the easement is abandoned before the plat is filed for record at the Courthouse.

STAFF RECOMMENDATION

Staff recommends approval of the Final Plat with the condition that the 20-foot Public Utility Easement (volume 6112, Page 149) that is shown to be abandoned on the Replat figure (Sheet 1 of 2) be shown as an existing easement. If an easement abandonment is approved by Council prior to recordation of the plat, it may be removed from the plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



FOR OFFICE USE ONLY

CASE NO.: 14-273

DATE SUBMITTED: 11/11/14

TIME: 4:25

STAFF: AJ

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.
- Six (6) 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 Herman F. Krenak Subdivision, Phase Two

ADDRESS 2315 + 2317 Texas Ave

SPECIFIED LOCATION OF PROPOSED PLAT:

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

Name Caleb Venable E-mail calebvenable@gmail.com

Street Address 318 N. Bryan Ave.

City Bryan State TX Zip Code 77803

Phone Number 979-703-6179 Fax Number _____

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

Name LZV Properties, LLC E-mail calebvenable@gmail.com
Street Address 318 N. Bryan Ave.
City Bryan State TX Zip Code 77803
Phone Number 979-703-6179 Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

Name Kerr Surveying LLC E-mail louise.barker@suddenlinkmail.com
Street Address 409 N. Texas Ave
City Bryan State TX Zip Code 77803
Phone Number 368-3195 Fax Number 691-8904

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

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

Total Acreage 2.61 Total No. of Lots 1 R-O-W Acreage NA

Existing Use residential Proposed Use residential

Number of Lots By Zoning District 1 R4 1 1

Average Acreage Of Each Residential Lot By Zoning District:

2.61 R4 1 1

Floodplain Acreage 0

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):

NA

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

NA

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.

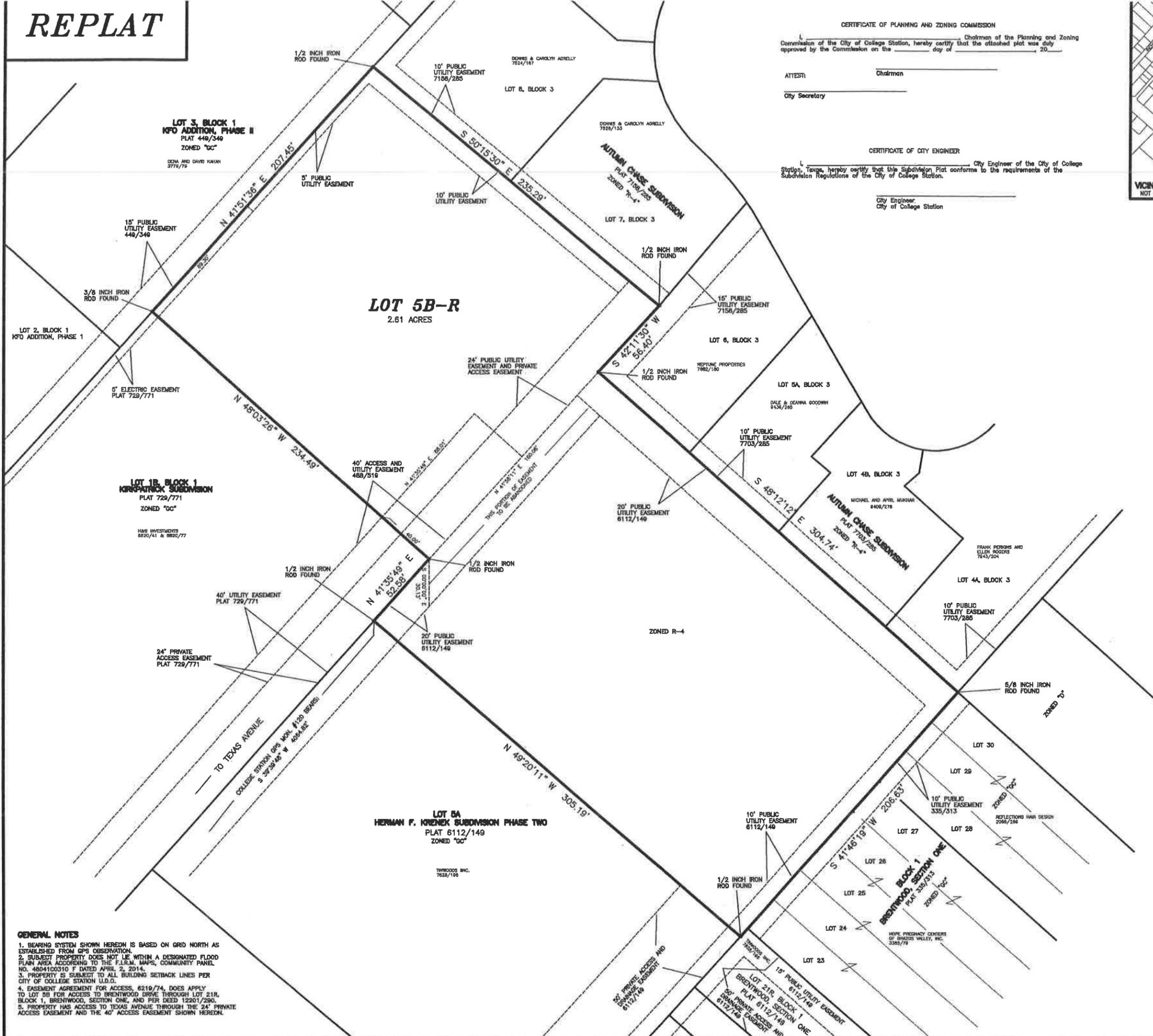
- 3. The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering subdivision regulations.

- 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):

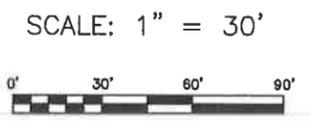
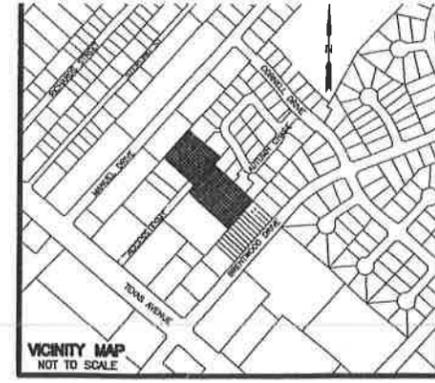
- 1. An alternative pedestrian way or multi-use path has been or will be provided outside the right-of-way;
- 2. The presence of unique or unusual topographic, vegetative, or other natural conditions exist so that strict adherence to the sidewalk requirements of the UDO is not physically feasible or 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;

REPLAT



CERTIFICATE OF PLANNING AND ZONING COMMISSION
 Commission of the City of College Station, hereby certify that the attached plat was duly approved by the Commission on the _____ day of _____ 20____
 ATTEST: _____ Chairman
 _____ City Secretary

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



CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, LZV PROPERTIES, L.L.C., owner and developer of the land shown on this plat, and designated herein as Lot 5B-R, Herman F. Krensek Subdivision, Phase Two to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicates to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose stated.
 Given under my hand and seal on this _____ day of _____ 20____
 _____ Notary Public, Brazos County, Texas

CERTIFICATE OF THE COUNTY CLERK
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Karen McQueen, County Clerk, in and for said county, do hereby certify that this plat together with its certificate of authentication was filed for record in my office on the _____ day of _____ 20____ in the Official Public Records of Brazos County, Texas, in the Dead Records of Brazos County, Texas, in Volume _____ Page _____.
 WITNESS my hand and official Seal, at my office in Bryan, Texas.

CERTIFICATE OF SURVEYOR
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Brad Kerr, Registered Public Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.
 _____ Brad Kerr, R.P.L.S. No. 4502

SHEET 1 OF 2

FINAL PLAT
 OF
LOT 5B-R
HERMAN F. KRENEK SUBDIVISION
PHASE TWO
 BEING A
REPLAT OF
 LOT 2, BLOCK 1, KIRKPATRICK SUBDIVISION
 VOLUME 729, PAGE 771
 AND LOT 5B, HERMAN F. KRENEK SUBDIVISION
 PHASE TWO, VOLUME 6112, PAGE 149
 AND THE ADJOINING 0.665 ACRE
 UNPLATTED TRACT
 2.61 ACRES
 MORGAN RECTOR LEAGUE, A-46
 COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 30 FEET
 SURVEY DATE: MAY 2014
 PLAT DATE: 10-30-14
 REVISED: 12-17-14
 JOB NUMBER: 14-762
 CAD NAME: 14-762
 CRS FILE: 14-347

PREPARED BY: KERR SURVEYING, LLC
 409 N. TEXAS AVENUE
 BRYAN, TEXAS 77803
 PHONE (979) 268-3165

PREPARED FOR: LZV PROPERTIES, LLC
 318 N. BRYAN AVENUE
 BRYAN, TEXAS 77803
 PHONE (979) 765-8179

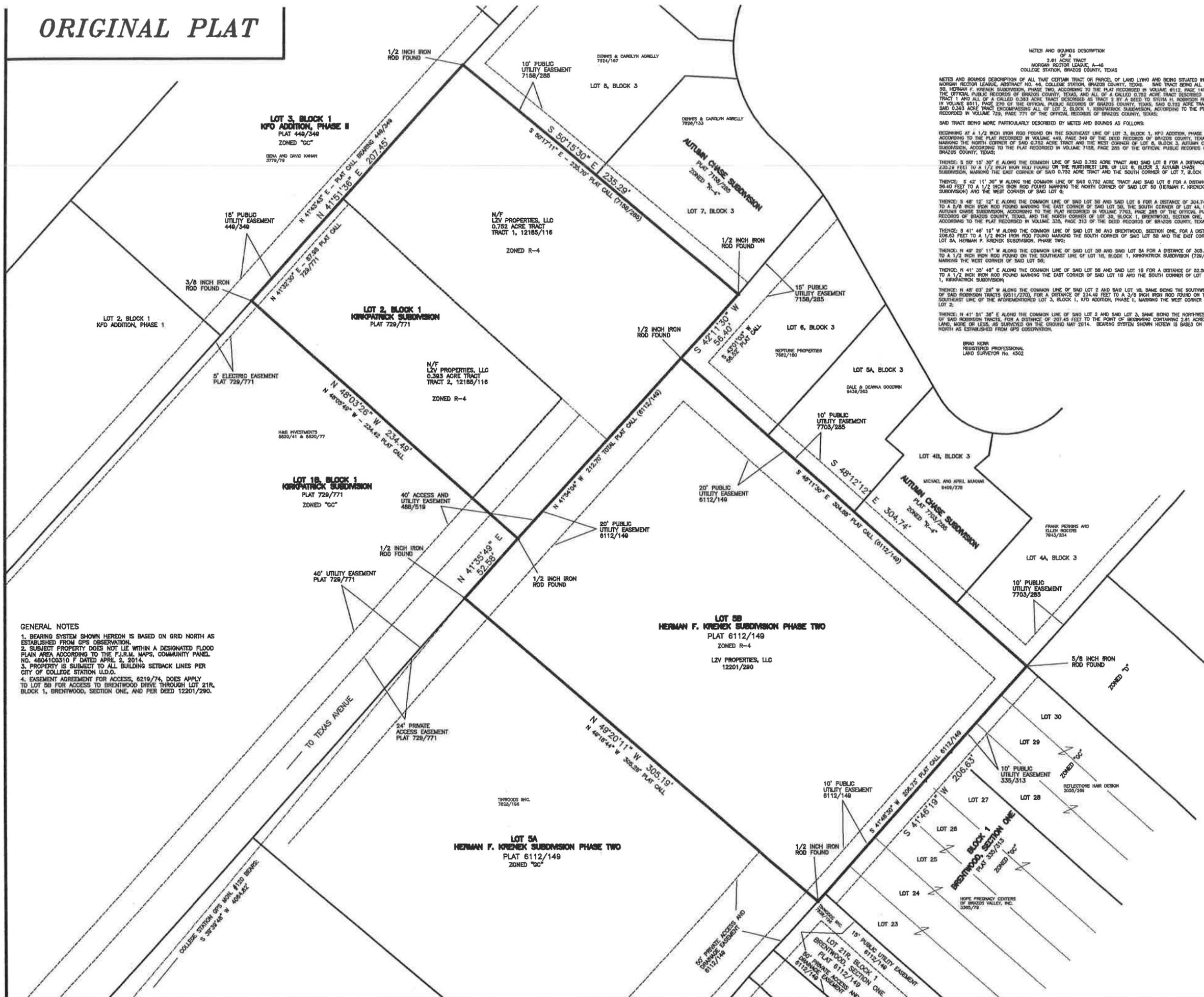
14-273
 12/17/14
 4:30
 AS

GENERAL NOTES
 1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE FLOOD MAPS, COMMUNITY PANEL NO. 4804100310 F DATED APRIL 2, 2014.
 3. PROPERTY IS SUBJECT TO ALL BUILDING SETBACK LINES PER CITY OF COLLEGE STATION U.D.O.
 4. EASEMENT AGREEMENT FOR ACCESS, 0210/74, DOES APPLY TO LOT 5B FOR ACCESS TO BRENTWOOD DRIVE THROUGH LOT 21R, BLOCK 1, BRENTWOOD, SECTION ONE, AND PER DEED 12201/290.
 5. PROPERTY HAS ACCESS TO TEXAS AVENUE THROUGH THE 24' PRIVATE ACCESS EASEMENT AND THE 40' ACCESS EASEMENT SHOWN HEREON.

ORIGINAL PLAT



SCALE: 1" = 30'



GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 4804100310 F DATED APRIL 2, 2014.
3. PROPERTY IS SUBJECT TO ALL BUILDING SETBACK LINES PER CITY OF COLLEGE STATION U.D.O.
4. EASEMENT AGREEMENT FOR ACCESS, 0219/74, DOES APPLY TO LOT 5B FOR ACCESS TO BRENTWOOD DRIVE THROUGH LOT 21R, BLOCK 1, BRENTWOOD, SECTION ONE, AND PER DEED 12201/290.

METES AND BOUNDS DESCRIPTION
OF A
2.61 ACRE TRACT
OF A
MORGAN RECTOR LEAGUE, A-46
COLLEGE STATION, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE MORGAN RECTOR LEAGUE, ABSTRACT NO. 46, COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOT 26, HERMAN F. KRENEK SUBDIVISION, PHASE TWO, ACCORDING TO THE PLAT RECORDED IN VOLUME 6112, PAGE 149 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND ALL OF A CALLED 0.752 ACRE TRACT DESCRIBED AS TRACT 2 BY A DEED TO SYLVIA H. ROBINSON RECORDED IN VOLUME 8511, PAGE 270 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID 0.752 ACRE TRACT AND SAID 0.263 ACRE TRACT ENCOMPASSING ALL OF LOT 2, BLOCK 1, KIRKPATRICK SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 729, PAGE 771 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS;

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

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF LOT 3, BLOCK 1, KFO ADDITION, PHASE II, ACCORDING TO THE PLAT RECORDED IN VOLUME 448, PAGE 348 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE NORTH CORNER OF SAID 0.752 ACRE TRACT AND THE WEST CORNER OF LOT 8, BLOCK 3, AUTUMN CHASE SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 7158, PAGE 285 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE S 50° 13' 30" E ALONG THE COMMON LINE OF SAID 0.752 ACRE TRACT AND SAID LOT 8 FOR A DISTANCE OF 235.14 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF LOT 8, BLOCK 3, AUTUMN CHASE SUBDIVISION, MARKING THE EAST CORNER OF SAID 0.752 ACRE TRACT AND THE SOUTH CORNER OF LOT 7, BLOCK 3;

THENCE S 42° 11' 30" W ALONG THE COMMON LINE OF SAID 0.752 ACRE TRACT AND SAID LOT 8 FOR A DISTANCE OF 56.40 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID LOT 5B (HERMAN F. KRENEK SUBDIVISION) AND THE WEST CORNER OF SAID LOT 6;

THENCE S 48° 12' 12" E ALONG THE COMMON LINE OF SAID LOT 5B AND SAID LOT 6 FOR A DISTANCE OF 304.74 FEET TO A 3/8 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID LOT 5B, THE SOUTH CORNER OF LOT 4A, BLOCK 3, AUTUMN CHASE SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 7703, PAGE 285 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND THE NORTH CORNER OF LOT 30, BLOCK 1, BRENTWOOD, SECTION ONE, ACCORDING TO THE PLAT RECORDED IN VOLUME 335, PAGE 313 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE S 41° 44' 16" W ALONG THE COMMON LINE OF SAID LOT 5B AND BRENTWOOD, SECTION ONE, FOR A DISTANCE OF 208.83 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID LOT 5B AND THE EAST CORNER OF LOT 5A, HERMAN F. KRENEK SUBDIVISION, PHASE TWO;

THENCE N 48° 20' 11" W ALONG THE COMMON LINE OF SAID LOT 5B AND SAID LOT 5A FOR A DISTANCE OF 305.16 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF LOT 16, BLOCK 1, KIRKPATRICK SUBDIVISION (729/771) MARKING THE WEST CORNER OF SAID LOT 5B;

THENCE N 41° 30' 48" E ALONG THE COMMON LINE OF SAID LOT 5B AND SAID LOT 18 FOR A DISTANCE OF 82.98 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID LOT 18 AND THE SOUTH CORNER OF LOT 2, BLOCK 1, KIRKPATRICK SUBDIVISION;

THENCE N 48° 03' 28" W ALONG THE COMMON LINE OF SAID LOT 2 AND SAID LOT 18, SAME BEING THE SOUTHWEST LINES OF SAID ROBINSON TRACTS (9511/270), FOR A DISTANCE OF 234.48 FEET TO A 3/8 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF THE AFORESAID LOT 3, BLOCK 1, KFO ADDITION, PHASE II, MARKING THE WEST CORNER OF SAID LOT 2;

THENCE N 41° 51' 38" E ALONG THE COMMON LINE OF SAID LOT 2 AND SAID LOT 3, SAME BEING THE NORTHWEST LINES OF SAID ROBINSON TRACTS, FOR A DISTANCE OF 207.45 FEET TO THE POINT OF BEGINNING CONTAINING 2.61 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND MAY 2014. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

SHEET 2 OF 2

FINAL PLAT

OF
LOT 5B-R
HERMAN F. KRENEK SUBDIVISION
PHASE TWO
BEING A
REPLAT OF
LOT 2, BLOCK 1, KIRKPATRICK SUBDIVISION
VOLUME 729, PAGE 771
AND LOT 5B, HERMAN F. KRENEK SUBDIVISION
PHASE TWO, VOLUME 6112, PAGE 149
AND THE ADJOINING 0.665 ACRE
UNPLATTED TRACT
2.61 ACRES
MORGAN RECTOR LEAGUE, A-46
COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 30 FEET
SURVEY DATE: MAY 2014
PLAT DATE: 10-30-14
REVISED: 12-17-14
JOB NUMBER: 14-762
CAD NAME: 14-762
CRS FILE: 14-347

14-273
12/17/14
4:30
AJ

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

PREPARED FOR: LZV PROPERTIES, LLC
318 N. BRYAN AVENUE
BRYAN, TEXAS 77803
PHONE (979) 703-6178



Legislation Details (With Text)

File #: 15-0069 **Version:** 1 **Name:** Annexation Recommendation
Type: Annexation **Status:** Agenda Ready
File created: 2/8/2015 **In control:** Planning and Zoning Commission Regular
On agenda: 2/19/2015 **Final action:**

Title: Public hearing, presentation, possible action, and discussion regarding a recommendation to the City Council on the annexation of approximately 233 acres located on the southwest side of the City, generally bordered by Royder Road, Greens Prairie Trail, and FM 2154. Case #14-00900179 (L. Simms)

Sponsors: Lance Simms

Indexes:

Code sections:

Attachments: [P&Z Memo](#)
[Annexation Area Survey](#)
[Annexation Priorities and Phasing](#)
[Annexation Overview](#)

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding a recommendation to the City Council on the annexation of approximately 233 acres located on the southwest side of the City, generally bordered by Royder Road, Greens Prairie Trail, and FM 2154. Case #14-00900179 (L. Simms)



MEMORANDUM

DATE: 19 February 2015

TO: Members of the Planning & Zoning Commission

FROM: Lance Simms
Director of Planning & Development Services

SUBJECT: Annexation Recommendation

Item: Public hearing, presentation, possible action, and discussion regarding a recommendation to the City Council on the annexation of approximately 233 acres located on the southwest side of the City, generally bordered by Royder Road, Greens Prairie Trail, and FM 2154.

Background: On 14 August 2014, the City Council granted a petition by the property owner to annex approximately 70 acres on the southwest side of the City. As part of the discussion to grant the petition, Council also directed staff to initiate the annexation process for approximately 163 additional acres, for a total annexation area of approximately 233 acres (see attached survey). The subject property is located on the southwest side of the City, generally bordered by Royder Road, Greens Prairie Trail, and FM 2154.

In terms of annexation planning, the northern portion of the subject property is identified in Chapter Eight of the Comprehensive Plan for immediate annexation (0-3 years). The southern portion of the subject property is identified for near-term annexation (3-10 years). Please keep in mind that the Comprehensive Plan was adopted in 2009. Chapter Eight of the Comprehensive Plan also provides reasons to consider annexation of each proposed area. For the subject property, the Comprehensive Plan lists the following:

- Provides control of gateway frontage (FM 2154);
- Part or all of area qualifies for non-annexation development agreements;
- Area is adjacent to the City on two or more sides; and,
- Opportunity to preserve existing character

Chapter Two of the Comprehensive Plan proposed the creation of a district plan that respects and preserves the appeal and special character of the Wellborn community. Following annexation of the Wellborn community in 2011, staff began working with residents of the Wellborn area to develop a district plan that identifies and retains the elements of the community that contributes to its rural character. The Wellborn Community Plan was completed in early 2013 and adopted by the City Council on April 25, 2013. Approximately 123 acres of the proposed annexation area is included in the Wellborn Community Plan, 70 acres of which is designated as "Wellborn Restricted Suburban" on the Future Land Use and Character Map. The remaining 53 acres, owned by College Station ISD, is designated "Wellborn Institutional/Public" on the Future Land Use and Character Map.

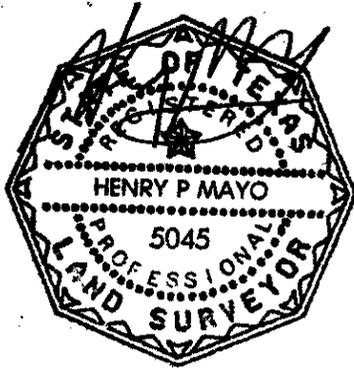
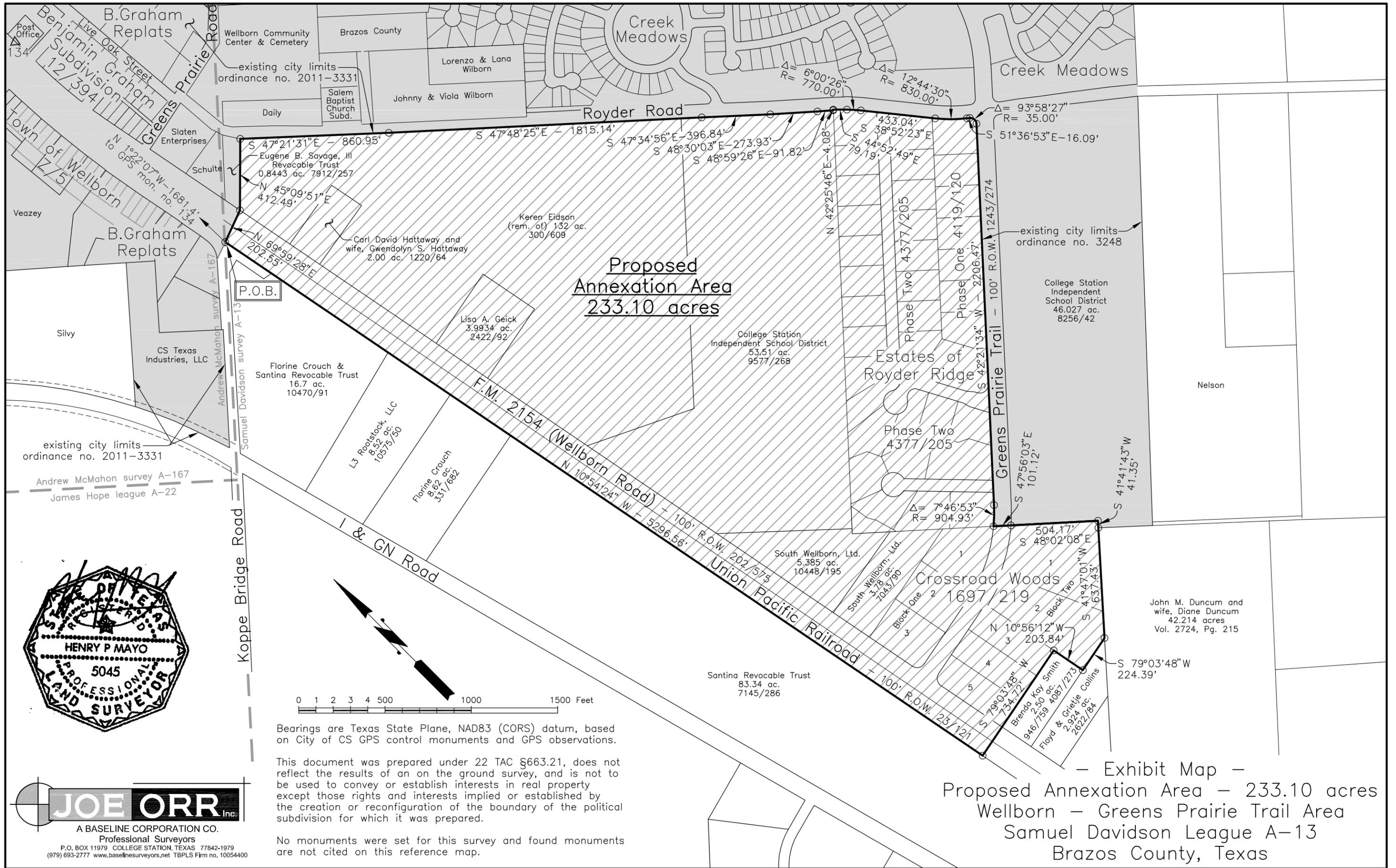


The City Council will conduct two public hearings before taking final action on the annexation. The first public hearing will be held on Tuesday, March 10, 2015 and the second public hearing will be held on Thursday, March 12, 2015. The Council is scheduled to take final action on the annexation ordinance on Thursday, April 9, 2015.

Recommendation: Staff recommends approval of the annexation.

Attachments:

1. Survey of proposed annexation area
2. Annexation Priorities and Phasing Map
3. Annexation overview



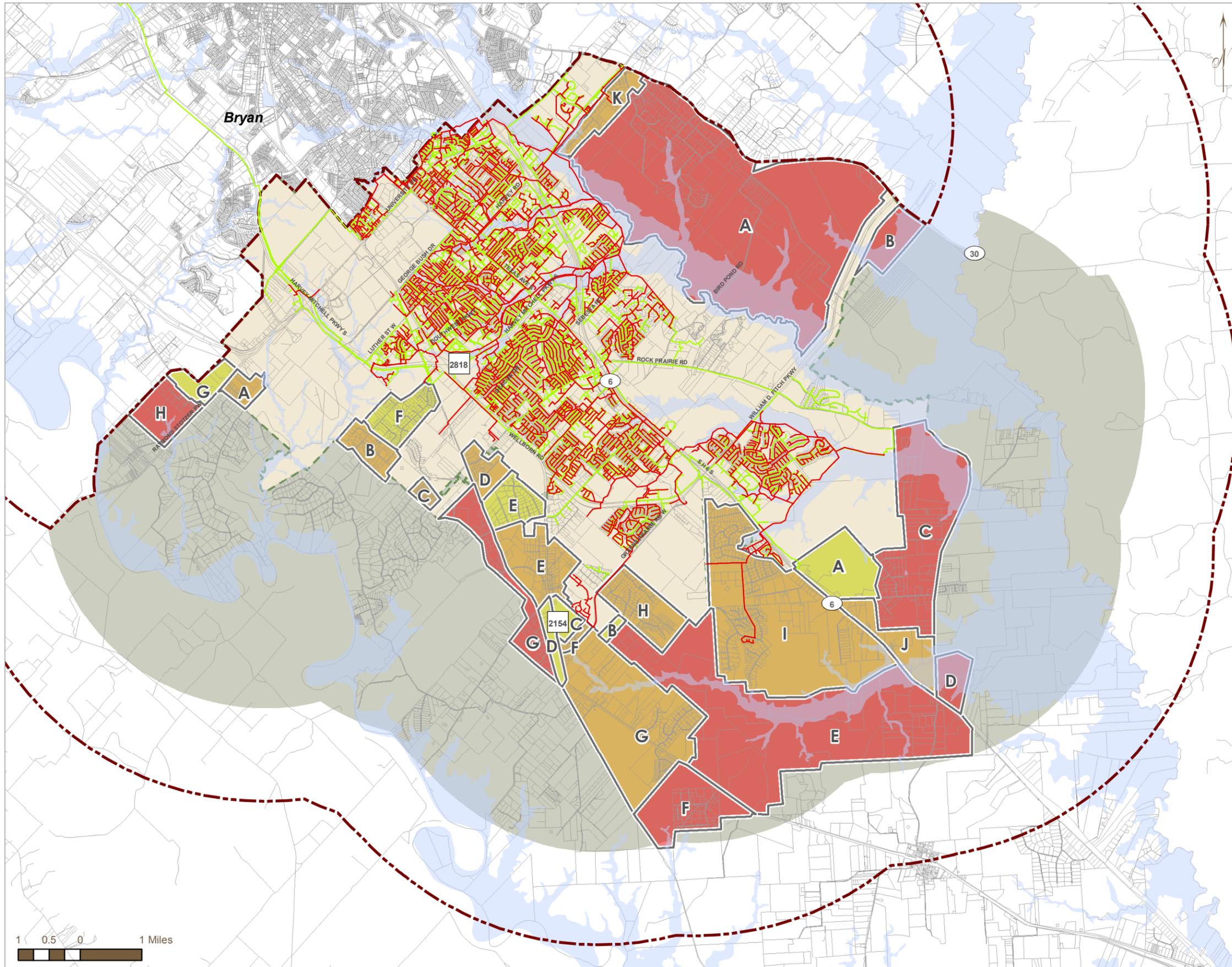
JOE ORR Inc.
 A BASELINE CORPORATION CO.
 Professional Surveyors
 P.O. BOX 11979 COLLEGE STATION, TEXAS 77842-1979
 (679) 693-2777 www.baselinesurveyors.net TBPLS Firm no. 10054400

Bearings are Texas State Plane, NAD83 (CORS) datum, based on City of CS GPS control monuments and GPS observations.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

No monuments were set for this survey and found monuments are not cited on this reference map.

— Exhibit Map —
 Proposed Annexation Area — 233.10 acres
 Wellborn — Greens Prairie Trail Area
 Samuel Davidson League A-13
 Brazos County, Texas



Map 8.1 Potential Annexation Priorities and Phasing

- Immediate (0-3 years)
- Near Term (3-10 years)
- Longer Term (10+ years)
- Annexation Subareas
- Sewer Lines
- Water Lines
- FEMA Floodplain
- City Limits
- ETJ - 3.5 Mile
- ETJ - 5 Mile

***Annexation areas are not intended to be parcel specific**

***Subareas A through K are discussed further in Chapter 8**

Note: This map is for planning purposes only and does not constitute the Municipal Annexation Plan required by Chapter 43 of the Texas Local Government Code.



Adopted May 28, 2009



Annexation Overview

Annexation is the process by which a city extends its municipal services, regulations, voting privileges and taxing authority to new territory. Cities annex territory to provide urbanizing area with municipal services and to exercise regulatory authority necessary to protect public health and safety. Annexation is also a means of ensuring that residents and businesses outside a city's corporate limits who benefit from access to the city's facilities and services share the tax burden associated with constructing and maintaining those facilities and services. Annexation and the imposition of land use controls may also be used as a growth management technique to implement a comprehensive plan.

Recognizing that annexation is essential to the efficient extension of urban services and to the general well being of cities, Texas annexation law (codified in Chapter 43 of the Texas Local Government Code) allows home rule cities to annex territory on a non-consensual basis.

Because cities can only annex land within their extraterritorial jurisdiction (ETJ), discussion of annexation should begin with consideration of the ETJ.

The Extraterritorial Jurisdiction (ETJ)

The ETJ of a city is the contiguous unincorporated land adjacent to its corporate limits that is not within another city's ETJ. The size of a city's ETJ varies according to its population, ranging from one-half mile for communities with less than 5,000 persons, to five miles for cities greater than 100,000 in population. College Station's current ETJ extends three and one-half miles beyond the city limits.

From an annexation perspective, a city's ETJ serves two functions. First, there is a statutory prohibition against a municipality annexing into another's ETJ, which provides a city with land that it alone can annex. Second, cities are authorized to enforce their subdivision regulations within their ETJ, which is a means of ensuring that cities will not have to assume maintenance responsibilities for substandard infrastructure upon annexation.

Because of the direct relationship between the ETJ and a city's ability to annex land, proposals regarding the creation of special districts in the ETJ, requests for incorporation, and ETJ adjustments with other cities should be evaluated in terms of their potential impacts on future annexation.

General Annexation Requirements and Procedures

Chapter 43 of the Local Government Code establishes a number of general requirements and procedures for annexations. These requirements and procedures include:

- Annexations must be contiguous to the City's corporate limits and strip annexations less than 1,000 feet in width are prohibited unless initiated by the owner of the land.

- The total amount of land annexed in any calendar year cannot be more than ten (10) percent of the city's total area as of January 1 of that year. If a city does not annex the full ten (10) percent, it may carry over the unused allocation for use in subsequent years. Including acreage carried over, the area annexed in a given calendar year cannot exceed 30 percent of the city's total area as of January 1 of that year. There are a number of exceptions to this rule. Government property is not included in the total nor is land which is being annexed at the request of a majority of its owners or residents.
- Owners of property appraised for ad valorem tax purposes as land for agricultural purposes must be offered the opportunity to enter into a non-annexation development agreement with the city in lieu of annexation.
- Two annexation public hearings are required with public notice published in a local newspaper. The notice must be published at least eleven (11) days, but not more than twenty (20) days, before the hearing(s). It is possible for one notice to include both hearings.
- Notice of each hearing must be posted on the city's website at least eleven (11) days but not more than 20 days before the hearing(s).
- Following annexation, a city cannot prohibit the continuation of a legal land use if the use was in existence on the date annexation proceedings were instituted or prohibit a landowner from beginning to use land if the use was planned 90 days before the effective date of the annexation and a complete application for any required government permit was submitted before the date annexation proceedings were instituted.
- Cities must notify all school districts within the annexation area of the hearings. The notice must include an estimate of any financial impact to the districts and proposals to mitigate the impacts on the districts.
- Cities must reimburse Emergency Service Districts to cover debt issued and facilities and equipment purchased to serve the annexation area.

Annexation Service Requirements

The Local Government Code places stringent service delivery requirements on cities proposing to annex territory. As part of the public hearings held by the City Council, the City must present a service plan for the area proposed for annexation. The service plan is essentially a contract between the City and the people being annexed. The service plan must provide for the extension of the following services immediately upon annexation, including:

- Police protection;
- Fire protection;
- Solid waste collection (residents of annexation areas have the option of continuing to use private service providers for up to two years after annexation);

- Maintenance of (public) water and wastewater facilities that are not in the service area of another water or wastewater utility;
- Maintenance of (public) roads and streets, including road and street lighting;
- Maintenance of (public) parks, playgrounds, and swimming pools; and,
- Maintenance of any other publicly owned facility, building, or service.

The service plan may not provide services in a manner that would result in more than a negligible reduction in the level of fire, police or emergency services provided to areas in the existing city. The service plan must also include a capital improvements program element for capital projects necessary to provide full municipal services. Full municipal services include water and wastewater service if the city owns a water and wastewater utility and the annexation area is not in the service area of another utility.

Annexation Planning

Because annexation is so critical to the long term well-being of cities, it needs to be carried out in accordance with established policies and not on an ad hoc basis. A city's annexation policy should be included in the comprehensive plan include the use of criteria with which to select areas to be annexed from the range of potential annexation areas. The policies must also be aligned with the requirements of the Local Government Code and the city's charter.

A successful annexation plan must include attention to implementation. Implementation of the plan begins with meeting the procedural requirements of State law and includes monitoring the delivery of services and the timely construction of facilities. It cannot be overemphasized that implementation extends through the life of the annexation service plan.



Legislation Details (With Text)

File #: 15-0080 **Version:** 1 **Name:** 4201 Rock Prairie Road Comprehensive Plan Amendment

Type: Comprehensive Plan **Status:** Agenda Ready

File created: 2/11/2015 **In control:** Planning and Zoning Commission Regular

On agenda: 2/19/2015 **Final action:**

Title: Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan - Future Land Use & Character Map from Estate and Restricted Suburban to Restricted Suburban for approximately 25 acres located at 4201 Rock Prairie Road, and more generally located at the northeast corner of Rock Prairie Road and Bird Pond Road. Case #14-00900266 (J.Prochazka) (Note: Final action on this item is scheduled for the February 26, 2015 City Council meeting - subject to change.)

Sponsors: Jennifer Prochazka

Indexes: Comprehensive Plan Amendment

Code sections:

Attachments: [Staff Report](#)
[Application](#)

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan - Future Land Use & Character Map from Estate and Restricted Suburban to Restricted Suburban for approximately 25 acres located at 4201 Rock Prairie Road, and more generally located at the northeast corner of Rock Prairie Road and Bird Pond Road. Case #14-00900266 (J.Prochazka) (Note: Final action on this item is scheduled for the February 26, 2015 City Council meeting - subject to change.)



**COMPREHENSIVE PLAN AMENDMENT
FOR
4201 Rock Prairie Road
14-00900266**

REQUEST: Estate and Restricted Suburban to Restricted Suburban

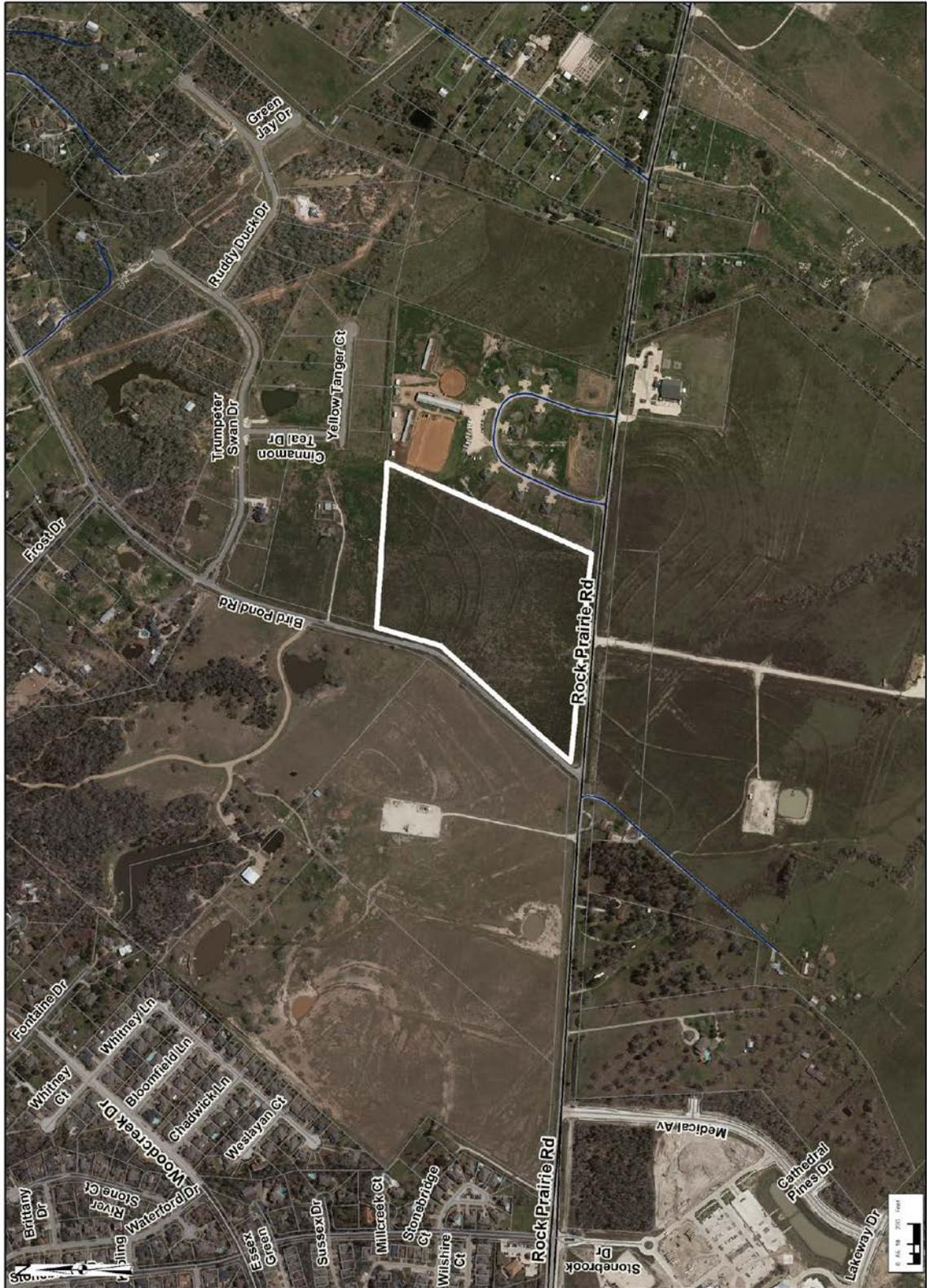
SCALE: Approximately 25.5 acres

LOCATION: 4201 Rock Prairie Road, generally located at the northeast corner of Rock Prairie Road and Bird Pond Road.

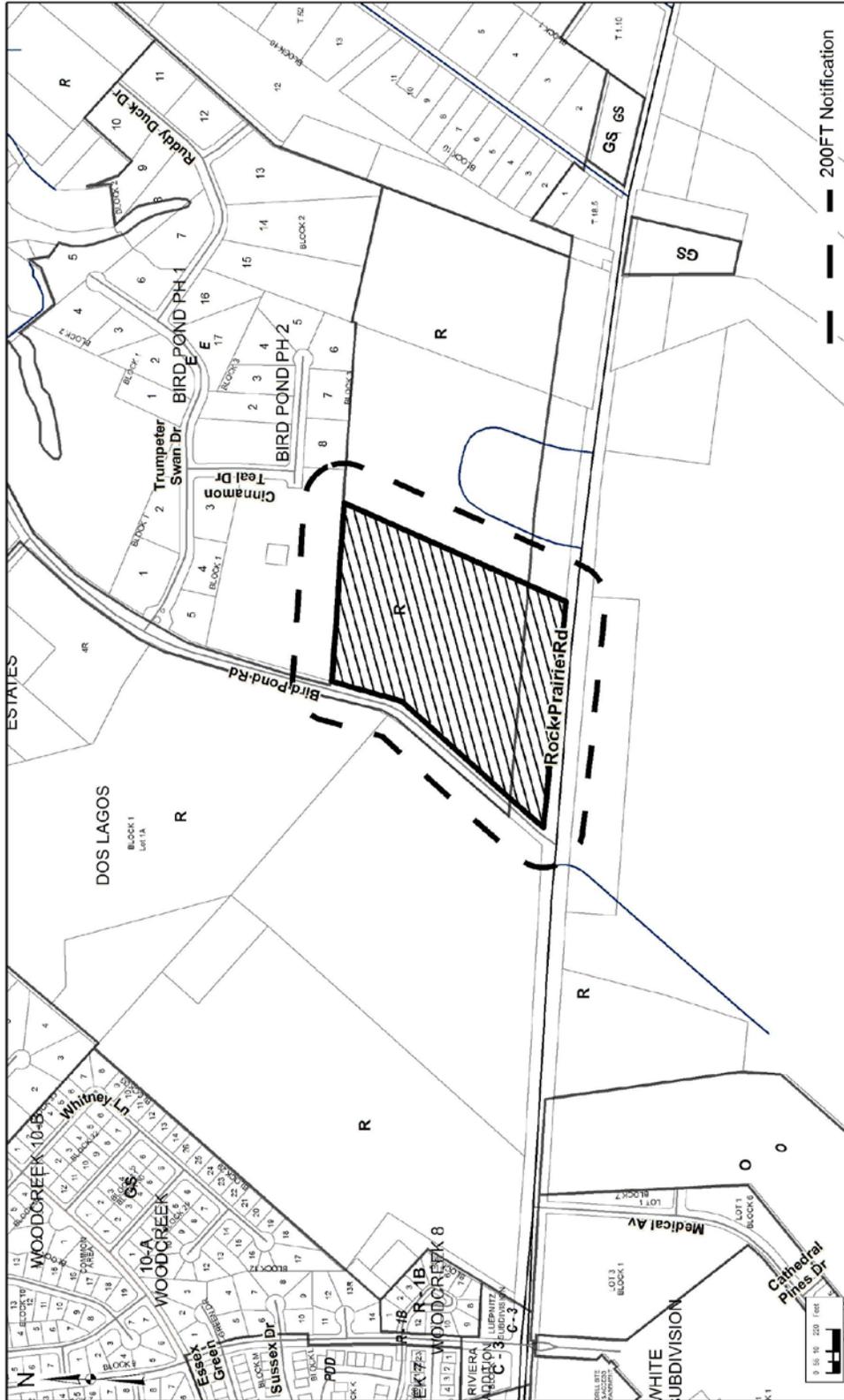
APPLICANT: Tony Jones, The Aggieland Company

PROJECT MANAGER: Jennifer Prochazka, AICP, Principal Planner
jprochazka@cstx.gov

RECOMMENDATION: Staff recommends approval of the Future Land Use and Character Map amendment.



Case: 14-266	4201 ROCK PRAIRIE RD	COMP PLAN AMENDMENT
DEVELOPMENT REVIEW		



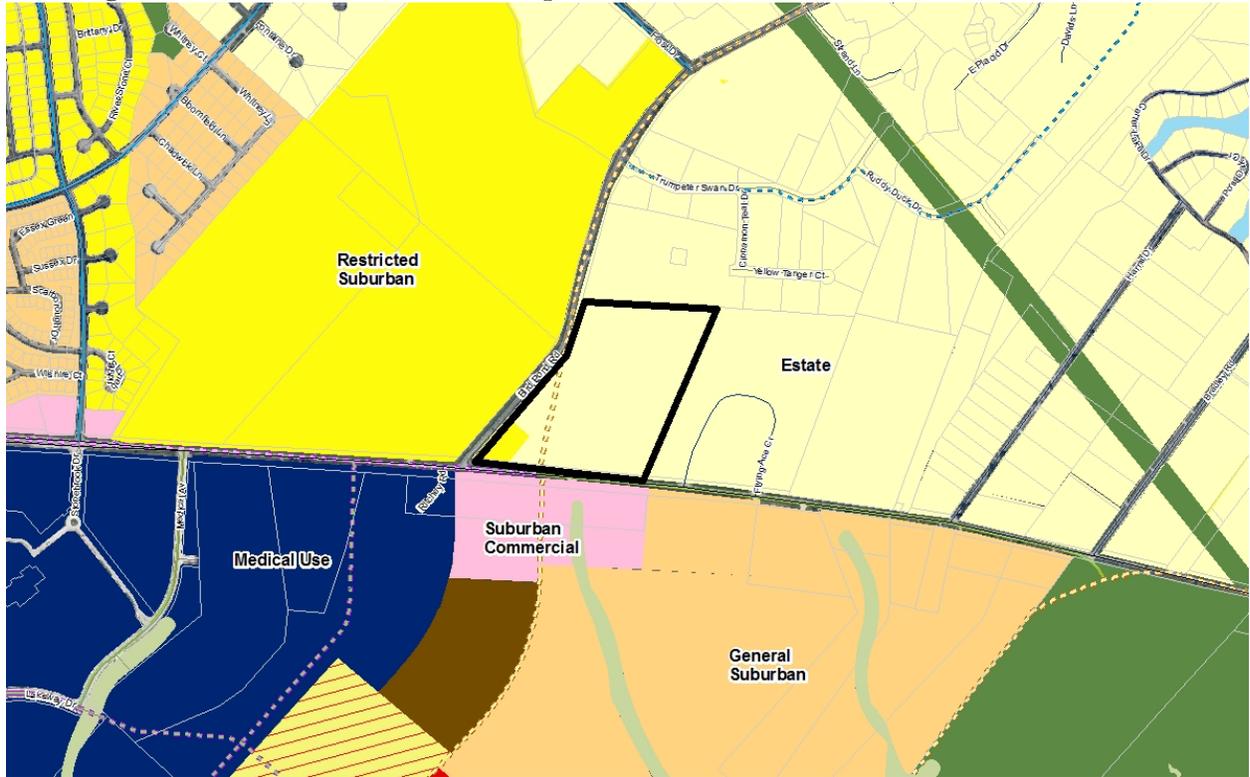
Zoning Districts

R	Rural	R-4	Multi-Family	BPI	Business Park Industrial	PDD	Planned Development District
E	Estate	R-5	High Density Multi-Family	NAP	Natural Areas Protected	WPC	Wolf Pen Creek Dev. Corridor
RS	Restricted Suburban	R-6	Manufactured Home Park	C-3	Light Commercial	NG-1	Core Northgate
GS	General Suburban	O	Office	M-1	Light Industrial	NG-2	Transitional Northgate
R-1B	Single Family Residential	SC	Suburban Commercial	M-2	Heavy Industrial	NG-3	Residential Northgate
D	Duplex	GC	General Commercial	C-U	College and University	OV	Corridor Overlay
T	Townhouse	CI	Commercial-Industrial	R & D	Research and Development	RDD	Redevelopment District
		BP	Business Park	P-MUD	Planned Mixed-Use Development	KO	Krenek Tap Overlay

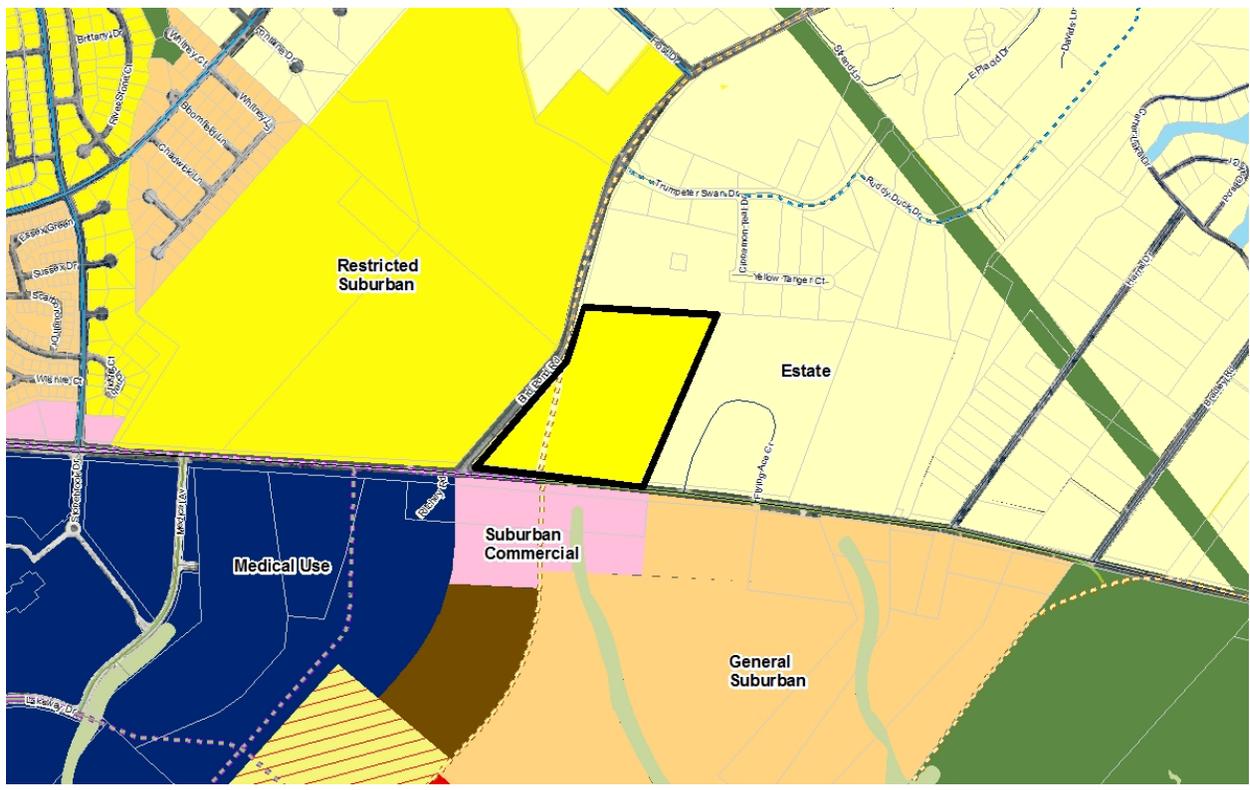
--- 200FT Notification

	DEVELOPMENT REVIEW	4201 ROCK PRAIRIE RD	Case: 14-266
DEVELOPMENT REVIEW		COMP PLAN AMENDMENT	

Existing Future Land Use & Character Map



Proposed Future Land Use & Character Map



NOTIFICATIONS

Advertised Commission Hearing Date: February 19, 2015

Advertised Council Hearing Dates: February 26, 2015

The following neighborhood organizations that are registered with the City of College Station's Neighborhood Services have received a courtesy letter of notification of this public hearing:

N/A

Contacts in support: None as of date of staff report

Contacts in opposition: Six as of date of staff report, including concerns of increased traffic, increased density compared to property to the north, inconsistent character of area, loss of rural landscape, and inappropriate timing of development.

Inquiry contacts: Six as of date of staff report

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Estate	E Estate	Large-lot residential in Bird Pond Estates Subdivision
South (across Rock Prairie Road)	Suburban Commercial	R Rural	Agricultural
East	Estate	R Rural	Rural Equestrian / Residential Development
West (across Bird Pond Road)	Restricted Suburban	R Rural	Agricultural

DEVELOPMENT HISTORY

Annexation: Approximately 200 feet to the north of Rock Prairie Road was annexed in 1983. The remainder was annexed in 2002.

Zoning: R Rural

Final Plat: Unplatted

Site development: Vacant

PROPOSAL

The applicant has requested the proposed amendment to Restricted Suburban as a step toward permitting a residential subdivision on approximately 25.5 acres located at the northeast corner of Rock Prairie Road and Bird Pond Road. The subject property and properties to the north and east are primarily designated Estate on the Comprehensive Plan Future Land Use and Character Map.

REVIEW CRITERIA

1. **Changed or changing conditions in the subject area or the City:** The subject property is located north of the future Medical District. The subject property was studied as a part of

the Medical District Master Plan in 2012, and no future land use amendment was recommended at that time.

2. **Scope of the request:** The request is to amend the Comprehensive Plan Future Land Use and Character Map designation for approximately 25.5 acres from Restricted Suburban and Estate to Restricted Suburban. This amendment will allow for a future residential subdivision with medium density single-family housing (average 10,000 square-foot lots) at the intersection of two future thoroughfares in an area with a prevailing rural character. The proposed land use is more intense than the surrounding land uses, but is less intense than potential future development south of Rock Prairie Road in the Medical District area.
3. **Availability of adequate information:** A Restricted Suburban designation allows for future development of a medium-density single-family residential subdivision. Properties in this area are primarily served by Wellborn Special Utility District (water). Wellborn SUD has indicated an ability to serve domestic water service to the proposed subdivision, but cannot currently meet minimum fire flow requirements. College Station Utilities has the ability to operate and maintain fire-only waterline infrastructure to provide adequate fire flows for this development. College Station Utilities does not receive revenue on fire-only lines.

There is no existing sewer service in this area, requiring a lift station to be constructed on the property and a nearly two mile long force main to be constructed to an existing sewer main at Rock Prairie Road and William D. Fitch Parkway.

The property and surrounding area are not within the Fire Department's desired 4.5 minute response time.

Traffic Impact Analysis is not required for residential development. Rock Prairie Road is substandard in both street width and condition. Bird Pond Road was recently improved, but retains a rural two-lane section.

4. **Consistency with the goals and strategies set forth in the Plan:** The goal for College Station's Future Land Use and Character is to create a community with strong, unique neighborhoods, protected rural areas, special districts, distinct corridors, and a protected and enhanced natural environment. The subject property and surrounding area to the north and east are identified in the Comprehensive Plan as part of Growth Area III. Growth Area III states that "due to the prevailing rural character, this area should remain rural in character and be developed at a low intensity. A significant portion of the total area shall be retained as natural areas, parks, or open spaces with land uses clustered or placed on large lots."

The proposed amendment shifts the existing Restricted Suburban designation further to the east to encompass all of the subject property. Further amendments in this area are discouraged due to a limited future street network and utility constraints in this area, as well as to retain the existing rural character.

5. **Consideration of the Future Land Use & Character and/or Thoroughfare Plans:** The existing Future Land Use and Character designation on the property is primarily "Estate." "Estate" is a designation for areas with a prevailing rural character that should have limited development activities consisting of low-density single-family of one acre lots (or denser if clustered).

Generally, land located between Carter's Creek and Rock Prairie Road is planned for low intensity residential uses. Due to the location of Carter's Creek and existing rural residential development in the area, there is very little thoroughfare infrastructure planned in this area, limiting overall thoroughfare capacity.

The applicant has requested an amendment to "Restricted Suburban." "Restricted Suburban" is a designation for areas that should have a moderate level of development with larger lots (10,000 square feet or smaller if clustered around open space). Although adjacent properties are also designated "Estate," properties to the west, across Bird Pond Road, are already designated for "Restricted Suburban" and the property is located at the corner of two significant roadways.

Rock Prairie Road is designated as a Major Collector east of the realigned Bird Pond Road and as a Major Arterial west of Bird Pond Road. Bird Pond Road is designated as a future Minor Arterial on the City's Thoroughfare Plan Map and is proposed to be realigned through the subject property in the future. Both roadways are currently built to a 2-lane rural section.

6. **Compatibility with the surrounding area:** The adjacent land uses are phases of Bird Pond Estates to the north (average 1.25 acre lots with an overall future density of 0.4 dwelling units per acre) and Flying Ace Ranch to the east (an 18 dwelling unit equestrian/residential development with a density of 0.7 dwelling units per acre). Located further to the east is the Carter Lake subdivision. These existing developments are in compliance with the Estate designation on the Future Land Use & Character Map in this area. A Restricted Suburban development will provide a different character than these existing developments.

Current agricultural land located to the west across Bird Pond Road is designated as future Restricted Suburban. The amendment is consistent with future land uses to the west.

Current agricultural land located to the south across Rock Prairie Road has been planned for the future Medical District. The amendment is consistent with future land uses to the south.

7. **Impacts on infrastructure including water, wastewater, drainage, and the transportation network:** Domestic water service will be provided by the Wellborn Special Utility District and lines to serve fire hydrants will be serviced by College Station Utilities.

There are currently no existing sanitary sewer mains available to serve this property, so a force main is proposed to extend nearly two miles to a sewer line located near the intersection of Rock Prairie Road and William D. Fitch Parkway. Lots larger than one acre could be served by on-site septic systems.

The future Thoroughfare Plan in this area provides very little connectivity and/or capacity. Future thoroughfares are limited in this area because of Carter's Creek to the north and the location of existing rural residential development, including the Carter Lake subdivision. Both Rock Prairie Road and Bird Pond Road are currently built to a 2-lane rural section and Rock Prairie Road is in substandard condition. Upgrades to their future thoroughfare sections are not currently planned, however, Rock Prairie Road is proposed to be reconstructed at its current width in the future. A traffic impact analysis is not required for residential development.

There is no FEMA regulated floodplain identified on the tract. The development will be required to comply with the City's drainage ordinance.

8. **Impact on the City's ability to provide, fund, and maintain services:** The subject property and surrounding area are not within the Fire Department's desired 4.5 minute response time, a performance indicator that can have bearing on the City's ISO rating.

Properties northeast of the intersection of Rock Prairie Road and Bird Pond Estates are located within the Wellborn Special Utility District. Wellborn SUD cannot currently provide adequate fire flows in this area.

There are currently no existing sanitary sewer mains available to serve this property, so a nearly two mile force main with lift station have been proposed to accommodate development.

9. **Impact on environmentally sensitive and natural areas:** This area is not recognized as environmentally sensitive. However, Growth Area III states that "due to the prevailing rural character, this area should remain rural in character and be developed at a low intensity. A significant portion of the total area shall be retained as natural areas, parks, or open spaces with land uses clustered or placed on large lots."
10. **Contribution to the overall direction and character of the community as captured in the Plan's vision and goals:** The goal for College Station's Future Land Use and Character is to create a community with strong, unique neighborhoods, protected rural areas, special districts, distinct corridors, and a protected and enhanced natural environment. The proposed amendment from Estate to Restricted Suburban on just over 25 acres neither furthers, nor limits the general goals of the Comprehensive Plan. However, the amendment limits more specific goals stated as a part of Growth Area III which indicates a desire to protect the prevailing rural character of this area.

STAFF RECOMMENDATION

Staff recommends approval of the Future Land Use and Character Map amendment.

SUPPORTING MATERIALS

1. Application



FOR OFFICE USE ONLY	
CASE NO.:	<u>11-2109</u>
DATE SUBMITTED:	<u>10/22/14</u>
TIME:	<u>4:22</u>
STAFF:	<u>JS</u>

COMPREHENSIVE PLAN AMENDMENT APPLICATION

(Check all applicable)

- Related to Community Character Related to Transportation Related to Other _____

MINIMUM SUBMITTAL REQUIREMENTS:

- \$1,165 Comprehensive Plan Amendment 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.
- Two (2) copies of a fully dimensioned map on 24" X 36" paper showing (if applicable):
 - a. Land affected;
 - b. Present zoning of property and zoning classification of all abutting property;
 - c. Current Concept Map and Future Land Use and Character Map classifications and proposed classifications;
 - d. Current Concept Map and Future Land Use and Character Map classifications of all abutting property;
 - e. Current and proposed thoroughfare alignments;
 - f. Currently planned utility infrastructure and proposed utility infrastructure;
 - g. General location and address of property; and
 - h. Total acres of property.

Date of Optional Preapplication Conference September 24, 2014

NAME OF PROJECT 4301 Rock Prairie Rd.

ADDRESS _____

LEGAL DESCRIPTION (Lot, Block, Subdivision) Tract 11.2 of the Thomas Carruthers League

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:

Located in the northeast quadrant of the Rock Prairie Road and Bird Pond Road intersection.

TOTAL ACREAGE 25.47 acres

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

Name Tony Jones, The Aggieland Company E-mail tonyjones@aggieland.co

Street Address 1401 Sebesta Road

City College Station State Texas Zip Code 77845

Phone Number 979.693-6699 Fax Number 979.695.2931

PROPERTY OWNER'S INFORMATION:

Name Dale and Reba Conrad

E-mail dwconrad1@tx.rr.com

Street Address 7204 WELLINGTON POINT ROAD

City McKinney

State TEXAS

Zip Code 75070

Phone Number _____

Fax Number _____

ANSWER ALL OF THE FOLLOWING:

1. What specific element of the Comprehensive Plan (for example, Land Use and Character designation, Thoroughfare Plan Context Class, or thoroughfare alignment) and at what specific location (if applicable) is requested to be amended?

Land Use and Character designation in the northeast quadrant of the intersection of Rock Prairie Road and Bird Pond Road.

2. What is the amendment request?

The land use and character amendment request is from Rural and Restricted Suburban to General and Restricted Suburban.

3. Explain the reason for this amendment.

The future alignment of Bird Pond Road bisects the subject property. Given the existing and proposed land uses and character designations in the area, General Suburban and Restricted Suburban provide a cohesive mix of residential land uses. The proposed general and restricted land uses provide a transition between the urban uses of the Medical District and the existing acreage lots in Bird Pond Estates. Suburban land uses abutting the existing duplexes along Rock Prairie Road helps buffer the existing rural land uses in Foxfire.

4. Identify the conditions that have changed to warrant this change to the existing Comprehensive Plan.

The Medical District has introduced more urban land uses to the general area including major infrastructure improvements. The extension of public sewer to the subject property through this development allows for a more dense pattern of development fronting Rock Prairie Road.

5. Explain why the existing element of the Comprehensive Plan in question is no longer appropriate.

The subject property was originally categorized as Rural given the infrastructure limitations in the area. Since adoption of the Plan, improvements have been planned and constructed including a sanitary sewer lift station for the Scott & White Hospital and paving enhancements planned for Rock Prairie Road.

6. How does the requested amendment further the goals and objectives of the Comprehensive Plan?

Protection and enhancement of existing neighborhoods - The land use plan amendment helps to buffer the existing Foxfire Subdivision and Bird Pond Estates from Rock Prairie Road and more intense uses envisioned with the Medical District. The amendment provides a mix of single family residential land uses and allows the new alignment of Bird Pond Road.

7. What other information are you providing to support the proposed amendment (for example, transportation impact study)?

A TIA is not required given the size and limited impact of the request.

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.

W. W. [Signature]
Signature and title
owners

10/16/14
Date



Legislation Details (With Text)

File #: 15-0081 **Version:** 2 **Name:** 4201 Rock Prairie Road Rezoning
Type: Rezoning **Status:** Agenda Ready
File created: 2/11/2015 **In control:** Planning and Zoning Commission Regular
On agenda: 2/19/2015 **Final action:**

Title: Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas, by changing the zoning district boundaries from R Rural to PDD Planned Development District for approximately 25.47 acres for the property being all that certain tract of land lying and being situated in the Thomas Caruthers League, Abstract No. 9, College Station, Brazos County, Texas. Said tract being the remainder of a called 26.25 acre tract as described by a deed to Dale W. Conrad and wife, Reba J. Conrad recorded in Volume 460, Page 505 of the Deed Records of Brazos County, Texas, located at 4201 Rock Prairie Road, and more generally located at the northeast corner of Rock Prairie Road and Bird Pond Road. Case #14-00900313 (J.Prochazka) (Note: Final action on this item is scheduled for the February 26, 2015 City Council meeting - subject to change.)

Sponsors: Jennifer Prochazka
Indexes: Rezoning
Code sections:
Attachments: [Staff Report](#)
[Application](#)
[Concept Plan](#)

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas, by changing the zoning district boundaries from R Rural to PDD Planned Development District for approximately 25.47 acres for the property being all that certain tract of land lying and being situated in the Thomas Caruthers League, Abstract No. 9, College Station, Brazos County, Texas. Said tract being the remainder of a called 26.25 acre tract as described by a deed to Dale W. Conrad and wife, Reba J. Conrad recorded in Volume 460, Page 505 of the Deed Records of Brazos County, Texas, located at 4201 Rock Prairie Road, and more generally located at the northeast corner of Rock Prairie Road and Bird Pond Road. Case #14-00900313 (J.Prochazka) (Note: Final action on this item is scheduled for the February 26, 2015 City Council meeting - subject to change.)



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

**REZONING REQUEST
FOR
4201 Rock Prairie Road
14-00900313**

REQUEST: R Rural to PDD Planned Development District for single-family residential

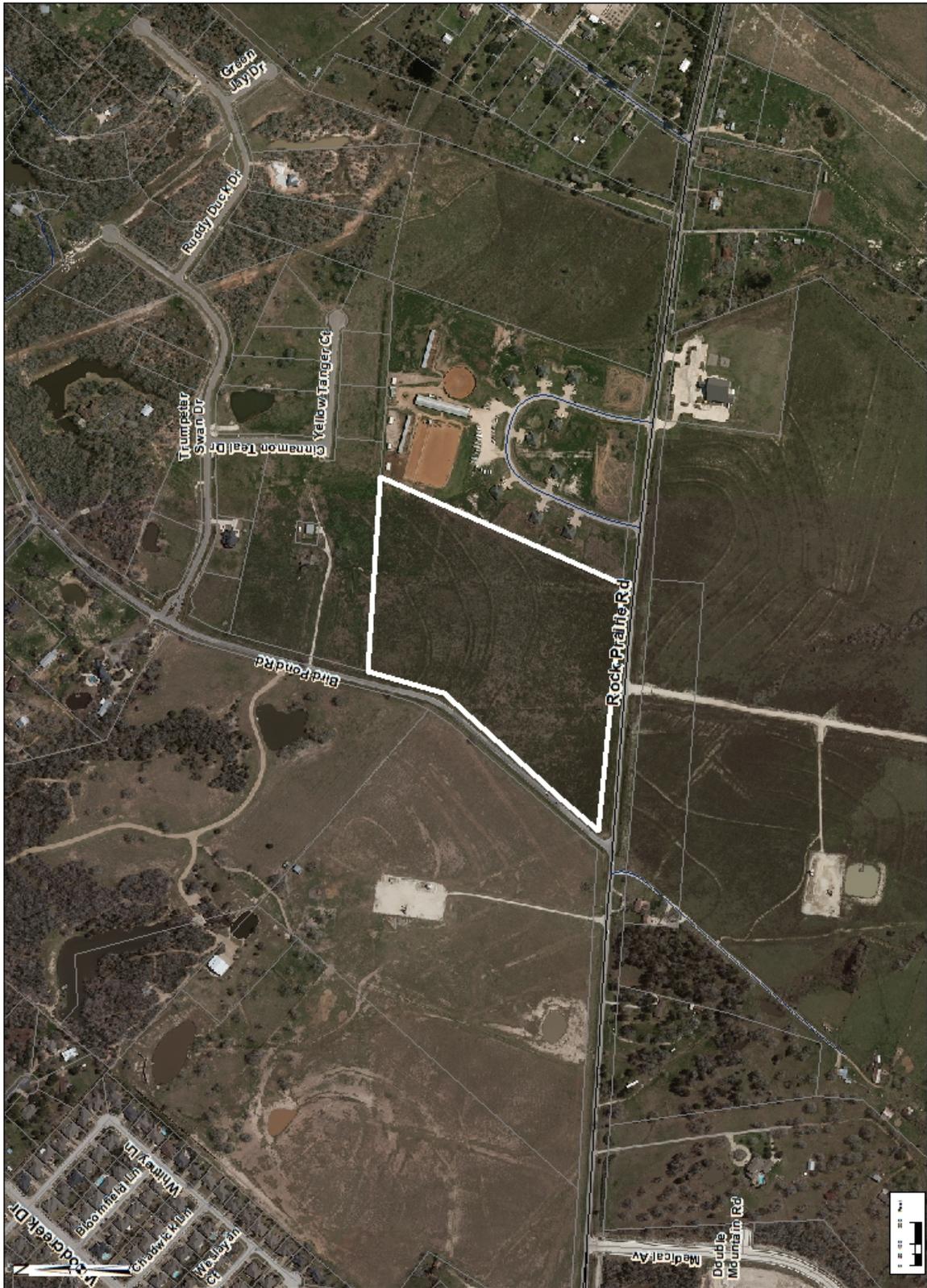
SCALE: 25.463 acres

LOCATION: 4201 Rock Prairie Road, and more generally located at the northeast corner of Rock Prairie Road and Bird Pond Road, being all that certain tract of land lying and being situated in the Thomas Caruthers League, Abstract No. 9, College Station, Brazos County, Texas. Said tract being the remainder of a called 26.25 acre tract as described by a deed to Dale W. Conrad and wife, Reba J. Conrad recorded in Volume 460, Page 505 of the Deed Records of Brazos County, Texas.

APPLICANT: Veronica Morgan, P.E., Mitchell & Morgan, LLP

PROJECT MANAGER: Jennifer Prochazka, AICP, Principal Planner
jprochazka@cstx.gov

RECOMMENDATION: Staff recommends denial of the PDD rezoning request.

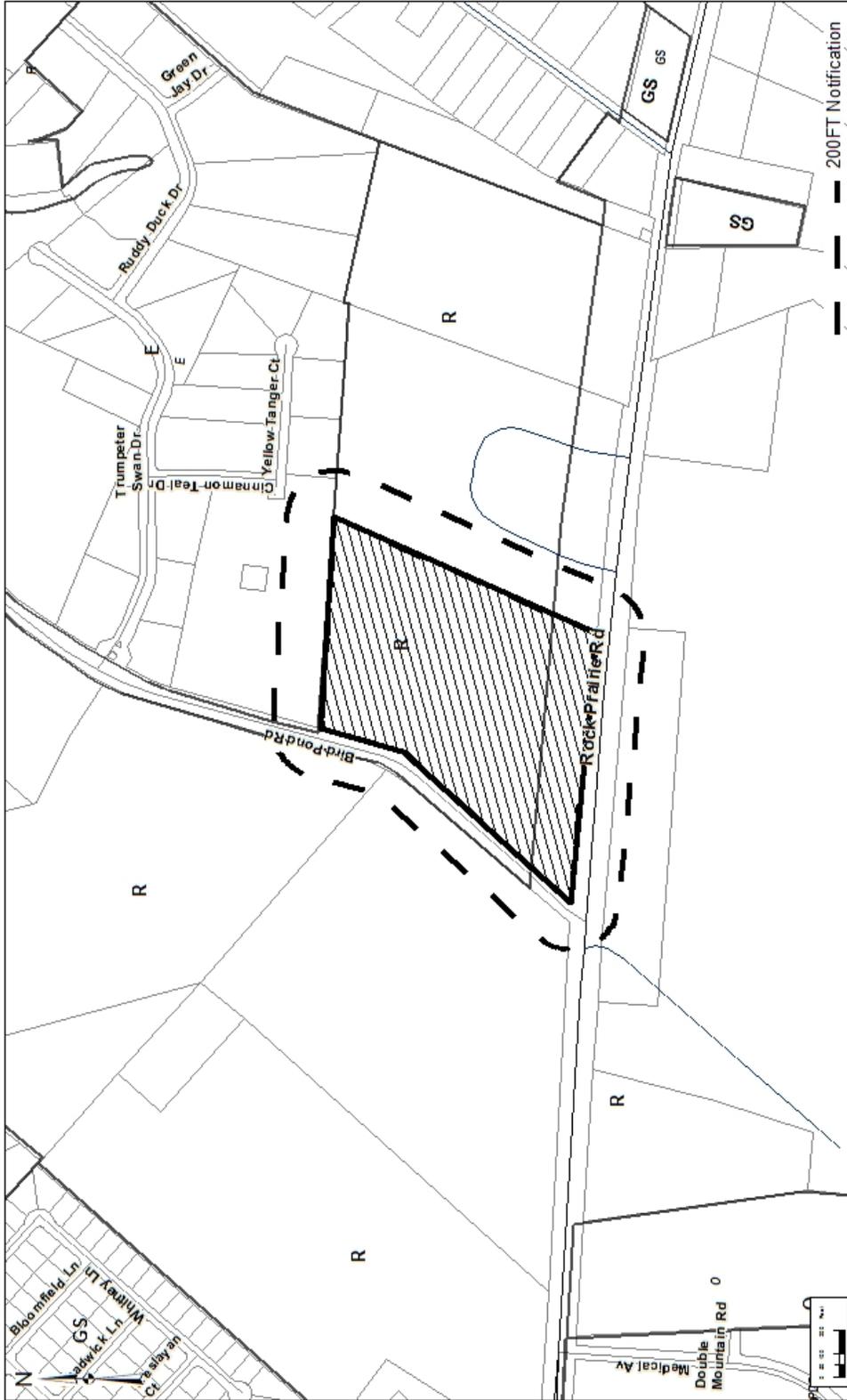


DEVELOPMENT REVIEW

4201 ROCK PRAIRIE RD

Case: 14-313

REZONING



Zoning Districts

R	Rural	R - 4	Multi-Family	BPI	Business Park Industrial	PDD	Planned Development District
E	Estate	R - 6	High Density Multi-Family	NAP	Natural Areas Protected	WPC	Wolf Pen Creek Dev. Corridor
RS	Restricted Suburban	MHP	Manufactured Home Park	C - 3	Light Commercial	NG - 1	Core Northgate
GS	General Suburban	O	Office	M - 1	Light Industrial	NG - 2	Transitional Northgate
R - 1B	Single Family Residential	SC	Suburban Commercial	M - 2	Heavy Industrial	NG - 3	Residential Northgate
D	Duplex	GC	General Commercial	C - U	College and University	OV	Corridor Overlay
T	Townhouse	CI	Commercial-Industrial	R & D	Research and Development	RDD	Redevelopment District
		BP	Business Park	P-MUD	Planned Mixed-Use Development	KO	Krenek Tsp Overlay



DEVELOPMENT REVIEW

4201 ROCK PRAIRIE RD

REZONING

Case: 14-313

NOTIFICATIONS

Advertised Commission Hearing Date: February 19, 2015

Advertised Council Hearing Dates: February 26, 2015

The following neighborhood organizations that are registered with the City of College Station’s Neighborhood Services have received a courtesy letter of notification of this public hearing:

N/A

Contacts in support: None as of date of staff report
Contacts in opposition: Six as of date of staff report, including concerns of increased traffic, increased density compared to property to the north, inconsistent character of area, loss of rural landscape, and inappropriate timing of development.
Inquiry contacts: Six as of date of staff report

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Estate	E Estate	Large-lot residential in Bird Pond Estates Subdivision
South (across Rock Prairie Road)	Suburban Commercial	R Rural	Agricultural
East	Estate	R Rural	Rural Equestrian / Residential Development
West (across Bird Pond Road)	Restricted Suburban	R Rural	Agricultural

DEVELOPMENT HISTORY

Annexation: Approximately 200 feet to the north of Rock Prairie Road was annexed in 1983. The remainder was annexed in 2002.
Zoning: R Rural
Final Plat: Unplatted
Site development: Vacant

PROPOSAL

The applicant has requested a PDD Planned Development District zoning on approximately 25.5 acres located at the northeast corner of Rock Prairie Road and Bird Pond Road. The PDD includes a single-family cul-de-sac to the west of the re-aligned Bird Pond Road and a gated single-family subdivision to the east of Bird Pond Road. The project will include approximately 100 homes with amenity areas for residents.

REVIEW CRITERIA

- 1. Consistency with the Comprehensive Plan:** The existing Future Land Use and Character designation on the property is primarily "Estate," with a pending application to amend the Plan to "Restricted Suburban." The property is also located in Growth Area III. Generally, this area consists of land along Rock Prairie Road surrounded by established rural subdivisions. According to the Comprehensive Plan, due to service limitations and the prevailing rural character, the area should remain rural in character and be developed at a low intensity.

"Estate" is a designation for areas with a prevailing rural character that should have limited development activities consisting of low-density single-family of one acre lots (or denser if clustered).

"Restricted Suburban" is a designation for areas that should have a moderate level of development with larger lots (i.e.: 10,000 square feet or smaller if clustered around open space). To accomplish this desired character, the City adopted the RS Restricted Suburban zoning district in 2013.

The proposed PDD Planned Development District zoning uses a base zoning district of RS Restricted Suburban, but the modifications requested to the RS standards make the PDD zoning similar to the character of the GS General Suburban district. Because of this, the request is not consistent with the Comprehensive Plan.

- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The adjacent land uses are phases of Bird Pond Estates to the north (acreage lots with an average lot size of 1.25 acres and an overall future density of 0.4 dwelling units per acre) and Flying Ace Ranch to the east (an equestrian/residential development with 18 dwelling units and a density of 0.7 dwelling units per acre).

The subject property and the surrounding area are currently developed as rural residential or used for agricultural purposes. The character of the proposed development is not compatible with existing surrounding uses and prevailing rural character of the area.

- 3. Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment:** The rezoning request is for a PDD development for a gated single-family subdivision with approximately 100 lots. The applicants have indicated that the development will be age restricted for senior living through its deed restrictions. The PDD zoning should not include a condition that restricts residents based on age.

The PDD uses a base zoning district of RS Restricted Suburban, but the modifications requested to the RS standards make the PDD zoning similar to the character of the GS General Suburban district. Modifications requested/needed for this development include the following:

- Minimum average lot size reduced from 10,000 sf to 7,000 sf
- Minimum lot width reduced from 70 feet to 55 feet
- Minimum front setback reduced from 25 feet to 20 feet
- Absolute minimum lot area reduced from 6,500 sf to 6,250 sf

- Development will not provide a break in the block, requiring block length variances along both Bird Pond Road and Rock Prairie Road.
- Development will not provide street projections to adjacent properties, requiring variances to both the north and east.
- Development will not continue a planned street projection from Bird Pond Estates, requiring a variance to dead-end streets.

The subject property and surrounding area has some infrastructure/service limitations:

- The majority of the property is in the Wellborn Special Utility District CCN. Wellborn cannot currently provide adequate fire flows in this area. College Station Utilities has the ability to operate and maintain waterlines for fire hydrants needed to meet minimum fire flow requirements, while Wellborn serves domestic water in this area. CSU does not receive revenue on fire-only lines.
- There is not sewer in this area. The developer intends to construct a lift station and a nearly two mile long force main to a sewer main near the intersection of Rock Prairie Road and William D. Fitch Parkway.
- Both Rock Prairie Road and Bird Pond Road are substandard roads with limited capacity.
- The property is not within the Fire Department's desired 4.5 minute response time.

With the exception of sewer service, all of these issues exist regardless of whether the property is developed as Estate lots or as Restricted Suburban lots. Some of these issues may be resolved with other capital projects over time.

- 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 R Rural providing opportunities for large-lot rural residential development and agricultural uses. The surrounding area is currently developed or used in a similar manner. Additionally, the subject property has service limitations including a lack of sewer infrastructure, the need for additional water line infrastructure to meet fire flow requirements, substandard rural roads, and it is not located within the Fire Department's desired 4.5 minute response time. The property is suitable for agricultural or rural residential 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 applicant indicates that while the property could be marketed as an R Rural subdivision, the marketability as an age restricted product is much better with its proximity to health care services.
- 6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** Domestic water service will be provided by the Wellborn SUD, but it does not have sufficient capacity for fire protection. City of College Station will need to extend a water main through the subdivision to provide fire protection.

There is no sanitary sewer available to serve the property. A lift station with a force main along Rock Prairie is being proposed to provide sanitary sewer service to the lots. However, there may be another sanitary sewer alternative as this project progresses. There's capacity at this time. However, other development that come in the area will affect the capacity.

The subject tract is in Lick Creek Drainage basin. Detention is required with this development.

Bird Pond Road, a Minor Arterial, is planned to be realigned to Rock Prairie Road with this subdivision. Access will be via Rock Prairie Road and future realigned Bird Pond Road. Public infrastructure shall be designed and constructed in accordance with B/CS Unified Design Guidelines.

SUMMARY OF CONCEPT PLAN

The proposed PDD Planned Development District zoning uses a base zoning district of RS Restricted Suburban allowing for single-family housing. The development is intended to provide a gated subdivision with age-restricted senior housing in proximity to the future Medical District area. The applicant indicates that deed restrictions will be developed to restrict the age of restricts that can live in the subdivision. Age restrictions should not be included in the PDD, a City zoning ordinance.

The Concept Plan indicates that subdivision will be gated with private streets. The portion of the subdivision to the west of the realigned Bird Pond Road will not be gated due to its size and layout. The Concept Plan includes proposed amenity areas near the entrances of the subdivision that may include items such as: landscaping, trails, fitness stations, benches, or shade structures.

Range of future building heights: Units will have a maximum building height of 35 feet.

Drainage: Drainage will be collected with a storm sewer system in the streets and piped underground to the onsite stormwater detention area located adjacent to Rock Prairie Road.

Meritorious Modifications

The following modifications are requested through this PDD zoning proposal. All other standards of the RS district would be met with development.

Dimensional Standards: The applicant requests waivers to the following dimensional standards of the base Restricted Suburban district:

- Average lot size reduced from 10,000 square feet to 7,000 square feet
- Absolute minimum lot area reduced from 6,500 square feet to 6,250 square feet
- Minimum lot width reduced from 70 feet to 55 feet
- Minimum front setback reduced from 25 feet to 20 feet

The applicant has provided the following in support of the requested waiver to dimensional standards: *“Even with the smaller lot size, the maximum dwelling unit density for the Residential Suburban base zoning district of 4 du/acre will not be exceeded. The smaller lot size will reduce the yard maintenance requirements and will allow the residents to better manage their property. The average lot area is still 7,000 sf and does not approach the minimum 5,000 sf in the GS zoning district.”*

Block Length: The applicant requests a block length waiver for the property. The subdivision regulations require that blocks be no longer than 1,200 feet in areas designated as Restricted Suburban on the City’s Future Land Use and Character Map. Based on this standard, a through public street would be required to break the block along Bird Pond Road

and within the development. The Concept Plan does not provide breaks in the blocks requiring a waiver to the block length maximum.

Street Projections: The applicant requests a waiver to the requirement to provide street projections to all adjacent unplatted property and a waiver to the requirement to extend planned street projections into the subject property. Both properties to the north and east are currently unplatted. A future phase on Bird Pond Estates to the north includes a required street stub to the subject property. The subdivision regulations require that planned dead-end street stubs be extended into adjacent properties as they develop to provide needed street connectivity and adequate emergency access.

The applicant has provided the following in support of the requested block length and street projection waivers: *“The block and projection variance on the eastern boundary is sought because that adjacent property is already developed. The northern boundary is because we have a small gated subdivision and it is not desired by the adjacent property.”*

Community Benefits and Additional Enhancements

The applicant offers the following as community benefits and/or project enhancements: *“The proposed development will provide the community with a residential option that is not available in College Station. We have planned for amenity areas within the development to allow for mailboxes and a gathering space for residents as well as to accommodate exercise stations and seating areas.”*

STAFF RECOMMENDATION

Staff recommends denial of the requested PDD zoning and associated Concept Plan because it is not in compliance with the proposed Land Use & Character designation of Restricted Suburban currently under consideration for the property. The modifications to the dimensional standards and the proposed use are more closely aligned with the General Suburban Land Use & Character designation. Staff believes the proposed development to be incompatible with the existing surrounding land uses and existing prevailing character of the area.

Additionally, the subject property has service limitations including a lack of sewer infrastructure, the need for additional water line infrastructure to meet fire flow requirements, substandard rural roads, and it is not located within the Fire Department’s desired 4.5 minute response time. The City’s Comprehensive Plan is a long-range, twenty-year plan that includes future land uses, thoroughfares, and utility lines that are considered together to assure that future development is adequately served. The intensity of the proposed development cannot yet be served safely and effectively.

SUPPORTING MATERIALS

1. Application
2. Concept Plan



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

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.
- ~~N/A~~ 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).
- Six (6) 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 September 24, 2014

NAME OF PROJECT 4201 Rock Prairie Road Rezoning

ADDRESS 4201 Rock Prairie Road

LEGAL DESCRIPTION (Lot, Block, Subdivision) Tract 11.2 of the Thomas Carruthers League

GENERAL LOCATION OF PROPERTY IF NOT PLATTED:

Located in the northeast quadrant of the Rock Prairie Road and Bird Pond Intersection

TOTAL ACREAGE 25.47 acres

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

Name Mitchell & Morgan, LLP C/O Veronica Morgan E-mail v@mitchellandmorgan.com
Street Address 3204 Earl Rudder Freeway South
City College Station State Texas Zip Code 77845
Phone Number 979-260-6963 Fax Number 979-260-3564

PROPERTY OWNER'S INFORMATION:

Name Dale and Reba Conrad E-mail dwconrad1@tx.rr.com
Street Address 7204 Wellington Point Road
City McKinney State Texas Zip Code 75070
Phone Number 972-529-1514 Fax Number _____

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

Name The Aggieland Company C/O Tony Jones E-mail tonyjones@aggieland.co
Street Address 1401 Sebesta Road
City College Station State Texas Zip Code 77845
Phone Number 979-693-6699 Fax Number 979-2931

This property was conveyed to owner by deed dated _____ and recorded in Volume 460, Page 505 of the Brazos County Official Records.

Existing Zoning Rural Proposed Zoning PDD - w/ RS Base Zoning

Present Use of Property Undeveloped - Vacant

Proposed Use of Property Gated Subdivision-Age Restricted by Private Deed Restrictions

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

Single Family Housing

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

If P-MUD:

Approximate percentage of residential land uses: _____

Approximate percentage of non-residential land uses: Not applicable

REZONING SUPPORTING INFORMATION

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

The Medical District has introduced more urban land uses to the general area including major infrastructure improvements. The extension of public sewer to the subject property through this development allows for a more dense pattern of development fronting Rock Prairie Road. In addition, there is a market for age restricted housing and this location near a medical hub, shopping, retail and restaurants is an ideal location for this product.

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

Yes, it is in compliance given the adoption of the recent Comprehensive Plan amendment for this same property.

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

This zone change to PDD is to accommodate a smaller product for age restricted housing within an RS - Restricted Suburban base zone with a few modifications to allow for a smaller lot size for reduced maintenance. The majority of this subdivision will be designed as a gated community. There is a small portion that cannot effectively be gated given its geometry and size. Even so, the entirety of the subdivision will be privately deed restricted with age limitations. This product is highly compatible with the adjacent large lot residential subdivisions. Compatibility does not always equate to lot sizes. Often the incompatibility issue is the age of the residences.

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

The property is suitable for a single family zoning district. In this case a privately deed restricted age restricted community. With its location near a medical center, retail, shopping and restaurants it is ideal for senior citizens who may not want to or be able to drive far to obtain these services.

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

The property is suitable to develop as an R - Rural project, however, there are not many properties that would be ideal for an age restricted gated community close to health care, shopping, retail and restaurants and this property lends itself well to that use.

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

Same as #5. It could be marketed as an R - Rural subdivision but the marketability as an age restricted product is much better with its proximity to health care services.

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

There is a growing need for age restricted and senior living housing in the Bryan/College Station market. We have become known as a great place to retire and will therefore see an increase in the development of this and similar type products. We will see many more of these type developments wherein the density does not approach a GS - General Suburban zoning category but the lot sizes need to be of such size to allow for ease of maintenance by an older population.

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

A gated privately deed restricted age restricted single family subdivision. (the portion of the property that is cut off from the remainder by the future alignment of Bird Pond Road is too small to be gated- so will remain an open cul-de-sac)

CONCEPT PLAN SUPPORTING INFORMATION

1. What is the range of future building heights?

Building heights will all be less than 35 feet.

2. Provide a general statement regarding the proposed drainage.

Drainage will be collected with a storm sewer system in the streets and piped underground to the onsite stormwater detention area.

3. List the general bulk or dimensional variations sought.

**Avg Lot area per dwelling unit - reduce from 10,000 sf to 7,000 sf*

**Min Lot width - reduce from 70ft to 55ft*

**Front Setback - reduce from 25ft to 20ft*

**Min Lot Area - reduce from 6500sf to 6250sf*

Block Length & Street projection variances along the northern and eastern property lines of the larger section

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

The proposed development will provide the community with a residential option that is not available in College Station. Even with the smaller lot size, the maximum dwelling unit density for the Residential Suburban base zoning district of 4 du/acre will not be exceeded. The smaller lot size will reduce the yard maintenance requirements and will allow the residents to better manage their property. The average lot area is still 7,000sf and does not approach the min 5,000sf in the GS zoning district. We have planned for amenity areas within the development to allow for mailboxes & a gathering space for residents as well as to accommodate exercise stations and seating areas. The block & projection variance on the eastern boundary is sought because that adjacent property is already developed. The northern boundary is because we have a small gated subdivision and it is not desired by the adjacent property.

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.

This concept plan provides for a residential community at this location. It has accommodated the realignment of Bird Pond Road in the future and it is compatible with the adjacent large lot subdivisions that are currently built along Bird Pond Road (Bird Pond Estates & Foxfire).

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

This proposal will be in conformance with the Comprehensive Plan based upon the assumption of the adoption of the recent Comp Plan Amendment for this property. The City Comprehensive Plan was recently supplemented in this area with a Medical Corridor Plan. The Medical Corridor Plan illustrates this area as generally commercial, however we believe this product is a far superior product to be placed adjacent to the large lot subdivisions rather than the commercial shown on the Medical Corridor Plan.

7. Explain how the concept plan proposal is compatible with existing or permitted uses on abutting sites and will not adversely affect adjacent development.

The adjacent developments consist primarily of large lot subdivisions. This smaller residential community will buffer those large lots nicely from the future commercial/village centers that are land planned in the Medical Corridor Master Plan across Rock Prairie Road from this property.

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

The majority of dwelling units will have access to a private street system which will be maintained by a Property Owners Association (POA). This private system is required since the community will be gated (public roads are not allowed behind gated areas). The section of the subdivision that is too small for gating will contain a public roadway system and all lots will front that public road. All of the subdivision streets will connect to the public street system.

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

This development will have public infrastructure provided to each lot (water, sewer, elec) as well as to public streets, schools and parks.

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

This development proposal is placing a single family use adjacent to a single family use. This compatibility will assure that there is no adverse impacts from this property to others 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.

The concept plan shows that there will be 2 gated entrance/exits to the portion of the subdivision that is south of Bird Pond Road. One of these will be to Bird Pond and the other to Rock Prairie Road. The portion of the subdivision north of Bird Pond will have one non-gated entrance/exit to Bird Pond Road. This subdivision will have its own internal sidewalk system that will feed out to Bird Pond and Rock Prairie Road. We do not anticipate any adverse impacts to the pedestrian, vehicular or traffic circulation in the area caused by this development.

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.

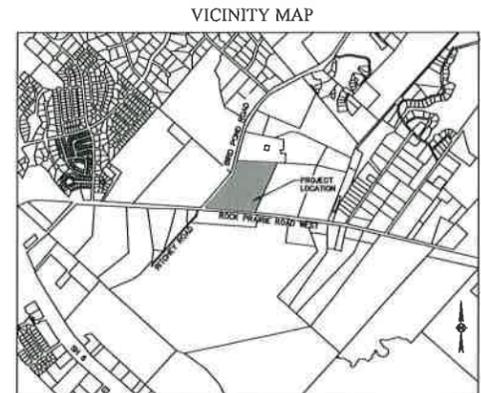
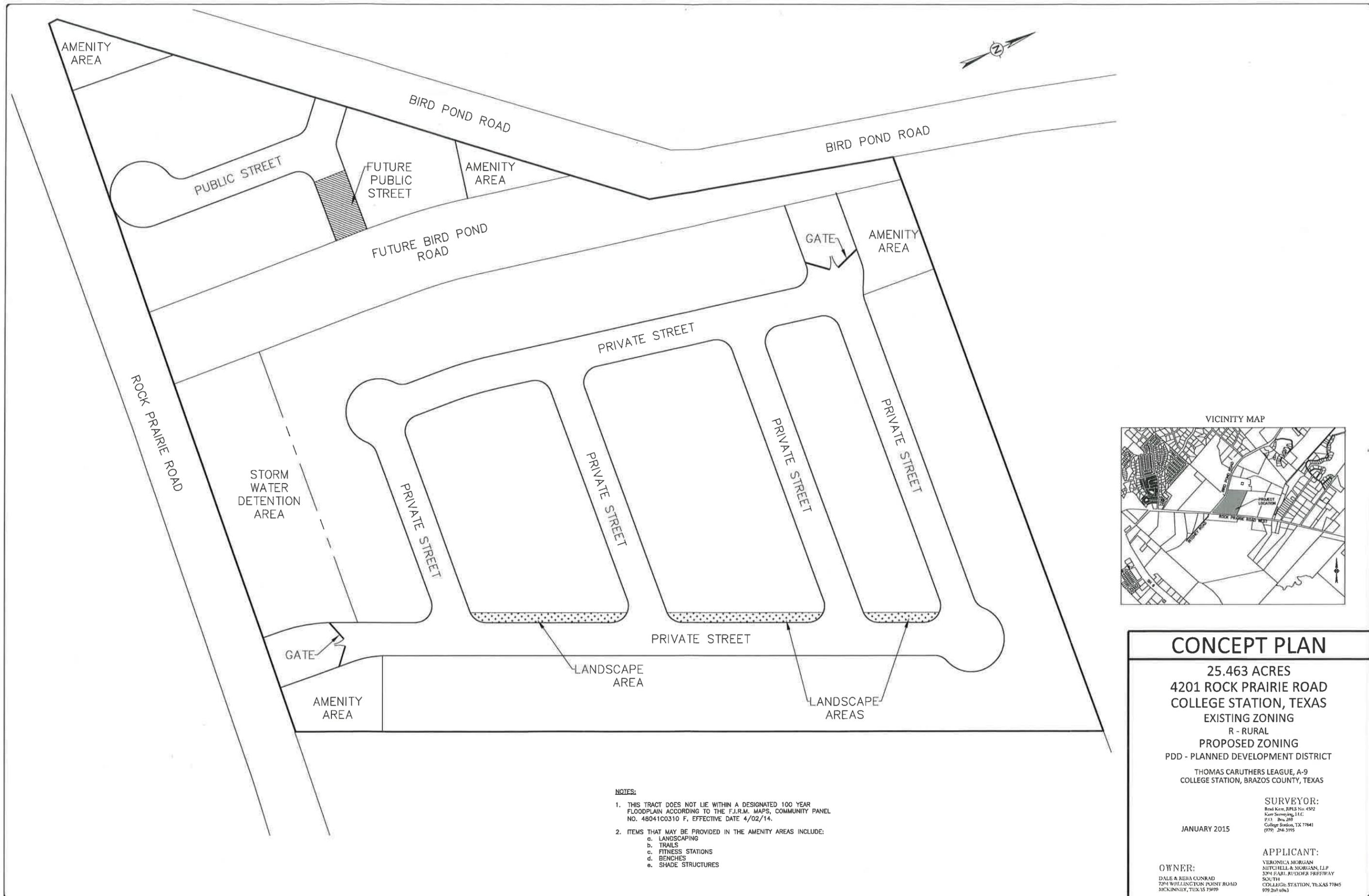
The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from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

Dale W. Conrad, Peter J. Conrad, Owners
Signature and title

12/30/14
Date

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

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



CONCEPT PLAN

25.463 ACRES
 4201 ROCK PRAIRIE ROAD
 COLLEGE STATION, TEXAS
 EXISTING ZONING
 R - RURAL
 PROPOSED ZONING
 PDD - PLANNED DEVELOPMENT DISTRICT
 THOMAS CARUTHERS LEAGUE, A-9
 COLLEGE STATION, BRAZOS COUNTY, TEXAS

SURVEYOR:
 Brad Kerr, RPLS No. 4592
 Kerr Surveying, LLC
 P.O. Box 209
 College Station, TX 77841
 (979) 246-3195

APPLICANT:
 VERONICA MORGAN
 MITCHELL & MORGAN, LLP
 3294 EARL RUDDER FREEWAY
 SOUTH
 COLLEGE STATION, TEXAS 77845
 979 240 6961

OWNER:
 DALE & BEHA CONRAD
 7204 WILKINSON POINT ROAD
 MCKINNEY, TEXAS 75070

JANUARY 2015

- NOTES:**
- THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOODPLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0310 F, EFFECTIVE DATE 4/02/14.
 - ITEMS THAT MAY BE PROVIDED IN THE AMENITY AREAS INCLUDE:
 - LANDSCAPING
 - TRAILS
 - FITNESS STATIONS
 - BENCHES
 - SHADE STRUCTURES

14.313
 01-21-15
 4:50
 AJ



Legislation Details (With Text)

File #: 15-0085 **Version:** 1 **Name:** Wellborn Commercial Sign UDO Amendment
Type: Unified Development Ordinance **Status:** Agenda Ready
File created: 2/11/2015 **In control:** Planning and Zoning Commission Regular
On agenda: 2/19/2015 **Final action:**
Title: Public hearing, presentation, possible action, and discussion regarding an amendment to Chapter 12 - Unified Development Ordinance, Section 12-9.6 "Nonconforming Signs," of the Code of Ordinances of the City of College Station, Texas regarding commercial signs in the Wellborn area. Case #15-00900025 (J.Prochazka) (Note: Final action on this item is scheduled for the March 12, 2015 City Council meeting - subject to change.)
Sponsors: Jennifer Prochazka
Indexes: UDO Amendment
Code sections:
Attachments: [P&Z Memo](#)

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding an amendment to Chapter 12 - Unified Development Ordinance, Section 12-9.6 "Nonconforming Signs," of the Code of Ordinances of the City of College Station, Texas regarding commercial signs in the Wellborn area. Case #15-00900025 (J.Prochazka) (Note: Final action on this item is scheduled for the March 12, 2015 City Council meeting - subject to change.)



MEMORANDUM

DATE: February 19, 2015

TO: Planning & Zoning Commission Members

FROM: Jennifer Prochazka, AICP, Principal Planner
jprochazka@cstx.gov

SUBJECT: UDO Amendment to Address Wellborn Area Commercial Signage
Case #15-00900025

Item: Public hearing, presentation, possible action, and discussion regarding an amendment to Chapter 12 - Unified Development Ordinance, Section 12-9.6 "Nonconforming Signs," of the Code of Ordinances regarding commercial signs in the Wellborn area.

Background: All properties annexed as part of the Wellborn area annexation in 2011 were zoned A-O Agricultural-Open upon annexation (later renamed R Rural). Commercial uses existing at the time of annexation are considered nonconforming and are permitted to remain. The Unified Development Ordinance (UDO) does not permit commercial signs in the R Rural district. Currently, existing businesses in the R Rural district must seek a commercial zoning on the property prior to installing or altering a commercial sign. The proposed UDO amendment is intended to allow attached commercial signs on existing commercial structures without having to seek a commercial zoning.

Item Summary: Section 12-9.6.D. will be created to allow attached signs to be constructed or altered on existing nonconforming nonresidential structures in the Wellborn area. The UDO is proposed to be amended as follows:

Article 9. Nonconformities

Sec. 12-9.6. Nonconforming Signs.

D. Regulations for Certain Nonconforming Properties Zoned R Rural.

Attached signs may either be erected or structurally altered on a nonconforming nonresidential structure located on property within the area annexed by Ordinance No. 3331, dated April 14, 2011, provided the proposed sign or alteration complies with Section 12-7.5.I. "Attached Signs" of this UDO.