



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, March 19, 2015

6:30 PM

City Hall Council Chambers

1. Call the meeting to order.
2. Discussion of consent and regular agenda items.
3. [15-0147](#) Discussion on Minor and Amending plats approved by Staff.
*Final Plat - Minor Plat - Williams Creek Phase 3 Lot 13R Block 3 Case # 14-00900022 (R. Lazo)
4. Discussion of new development applications submitted to the City.
New Development Link: www.cstx.gov/newdev
5. [15-0154](#) Presentation, possible action, and discussion regarding the development and adoption of the draft 2015 P&Z Plan of Work (see attached). (J. Schubert)

Attachments: [2015 P&Z Plan of Work \(draft\)](#)

6. [15-0151](#) Presentation, possible action, and discussion regarding an update on the following items:
* A Comprehensive Plan Amendment to remove the extension of Cain Road west of Holleman Drive South, through the property located at 3180A Cain Road. The Planning and Zoning Commission heard this item on February 5, 2015 and voted (6-0-1) to recommend approval. The City Council heard this item on February 26, 2015 and voted (6-0) to approve the request.

*A rezoning of approximately from R Rural to 1.06 acres of SC Suburban Commercial and 1.62 acres of NAP Natural Areas Protected. The Planning and Zoning Commission heard this item on February 5, 2015 and voted (7-0) to recommend approval. The City Council heard this item on February 26, 2015 and voted (6-0) to approve the request.

* An amendment to Chapter 12 - Unified Development Ordinance regarding commercial signs in the Wellborn area. The Planning and Zoning Commission heard this item on February 19, 2015 and voted (6-0) to recommend approval. The City Council heard this item on March 12, 2015 and voted (7-0) to approve the

amendment.

7. [15-0146](#)

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

*Thursday, March 26, 2015 - City Council Meeting - Council Chambers - Workshop 6:00 p.m. and Regular 7:00 p.m.

*Thursday, April 2, 2015 - Planning & Zoning Meeting - Council Chambers - Workshop 6:00 p.m. and Regular 7:00 p.m.

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

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

10. 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 March 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 #: 15-0147 **Version:** 1 **Name:** Minor/Amending Plats
Type: Updates **Status:** Agenda Ready
File created: 3/11/2015 **In control:** Planning and Zoning Commission Workshop
On agenda: 3/19/2015 **Final action:**
Title: Discussion on Minor and Amending plats approved by Staff.
*Final Plat - Minor Plat - Williams Creek Phase 3 Lot 13R Block 3 Case # 14-00900022 (R. Lazo)
Sponsors:
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
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Discussion on Minor and Amending plats approved by Staff.
*Final Plat - Minor Plat - Williams Creek Phase 3 Lot 13R Block 3 Case # 14-00900022 (R. Lazo)



Legislation Details (With Text)

File #: 15-0154 **Version:** 1 **Name:** 2015 P&Z Plan of Work
Type: Updates **Status:** Agenda Ready
File created: 3/12/2015 **In control:** Planning and Zoning Commission Workshop
On agenda: 3/19/2015 **Final action:**
Title: Presentation, possible action, and discussion regarding the development and adoption of the draft 2015 P&Z Plan of Work (see attached). (J. Schubert)
Sponsors:
Indexes:
Code sections:
Attachments: [2015 P&Z Plan of Work \(draft\)](#)

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

Land Use Inventory/Housing Needs	
Summary: Implement the Five-Year Comprehensive Plan Report by maintaining up-to-date percentages of available and utilized land and evaluating whether all of the City's housing needs are being met.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

Non-Residential Architectural Standards	
Summary: Implement the Five-Year Comprehensive Plan Report by revising the existing non-residential architectural requirements to reflect current practices and allow more flexibility in design.	Project Dates:
Staff Assigned: J. Schubert	Anticipated Completion:

Thoroughfare Plan	
Summary: Implement the Five-Year Comprehensive Plan Report by updating the Thoroughfare Plan based on new traffic counts and capacity data and evaluate if changes are needed to the existing street section standards.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

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

Wellborn Zoning Districts	
Summary: Implement the Wellborn Community Plan by creating new or modified zoning districts as described in the 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:

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

Annexation Task Force	
Summary: Implement the Five-Year Comprehensive Plan Report by creating a task force of elected officials, appointed officials, and staff to update timing and priorities of future annexations including the potential development of a three-year annexation plan.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

Future Land Use and Character Map Assessments	
Summary: Implement the Five-Year Comprehensive Plan Report by evaluating the appropriateness of the existing Future Land Use and Character designations for five areas and recommend amendments as necessary. Priority will be given to Area A (Wellborn Road near Barron Road) and Area B (Greens Prairie Road at Greens Prairie Trail).	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

Harvey Mitchell District Plan	
Summary: Implement the Five-Year Comprehensive Plan Report by initiating the Harvey Mitchell District Plan as identified in the Comprehensive Plan.	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:

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 #: 15-0151 **Version:** 1 **Name:** Council Updates
Type: Updates **Status:** Agenda Ready
File created: 3/12/2015 **In control:** Planning and Zoning Commission Workshop
On agenda: 3/19/2015 **Final action:**

Title: Presentation, possible action, and discussion regarding an update on the following items:
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*A rezoning of approximately from R Rural to 1.06 acres of SC Suburban Commercial and 1.62 acres of NAP Natural Areas Protected. The Planning and Zoning Commission heard this item on February 5, 2015 and voted (7-0) to recommend approval. The City Council heard this item on February 26, 2015 and voted (6-0) to approve the request.

* An amendment to Chapter 12 - Unified Development Ordinance regarding commercial signs in the Wellborn area. The Planning and Zoning Commission heard this item on February 19, 2015 and voted (6-0) to recommend approval. The City Council heard this item on March 12, 2015 and voted (7-0) to approve the amendment.

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:
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*A rezoning of approximately from R Rural to 1.06 acres of SC Suburban Commercial and 1.62 acres of NAP Natural Areas Protected. The Planning and Zoning Commission heard this item on February 5, 2015 and voted (7-0) to recommend approval. The City Council heard this item on February 26, 2015 and voted (6-0) to approve the request.

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Legislation Details (With Text)

File #: 15-0146 **Version:** 1 **Name:** Upcoming Meetings
Type: Updates **Status:** Agenda Ready
File created: 3/11/2015 **In control:** Planning and Zoning Commission Workshop
On agenda: 3/19/2015 **Final action:**
Title: Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
*Thursday, March 26, 2015 - City Council Meeting - Council Chambers - Workshop 6:00 p.m. and Regular 7:00 p.m.
*Thursday, April 2, 2015 - Planning & Zoning Meeting - Council Chambers - Workshop 6:00 p.m. and Regular 7:00 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, March 26, 2015 - City Council Meeting - Council Chambers - Workshop 6:00 p.m. and Regular 7:00 p.m.
*Thursday, April 2, 2015 - Planning & Zoning Meeting - Council Chambers - Workshop 6:00 p.m. and Regular 7:00 p.m.



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, March 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** [15-0145](#) Consideration, possible action, and discussion on Absence requests from meetings.
*Jim Ross - March 5, 2015
*Jodi Warner - March 19, 2015

Attachments:

[Jodi Warner](#)

[Jim Ross](#)

- 4.2** [15-0144](#) Consideration, possible action, and discussion to approve meeting minutes.
*February 19, 2015 - Workshop & Regular
*March 5, 2015 - Workshop Regular

Attachments: [February 19, 2015 Workshop](#)
[February 19, 2015 Regular](#)
[March 5, 2015 Workshop](#)
[March 5, 2015 Regular](#)

Regular Agenda

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

6. [15-0140](#) Public hearing, presentation, possible action, and discussion regarding a Conditional Use Permit for a major wireless transmission facility on approximately 0.0148 acres being the location of a 648 square foot wireless tower lease tract at Southwest Place, Block 1, Lot 2A-1B, generally located at 2504 Texas Avenue South. Case # 15-00900035 (M. Bombek) (Note: Final action on this item is scheduled for the April 9, 2015 City Council meeting - subject to change)

Attachments: [Staff Report](#)
[Application](#)
[Conditional Use Permit Plan](#)

7. [15-0148](#) 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 GS General Suburban to GC General Commercial and NAP Natural Areas Protected for approximately 16 acres being the property situated in the Morgan Rector League Abstract Number 46, College Station Brazos County, Texas, being 0.248 and 1.237 acre tracts being portions of the remainder of a called 38.65-acre tract as described by a deed to Clint Albert Bertrand and Ruth Marie Porter Bertrand recorded in Volume 9862, Page 136 of the Official Public Records of Brazos County, Texas, a 3.922-acre portion of the remainder of a called 10.40-acre tract as described by a deed to Dan Clancy and Susan Clancy recorded in Volume 467, Page 314 of the Deed Records of Brazos County, Texas, a 4.799-acre being all of a called 4.802 acre tract as described by a deed to L.A. Ford, Jr. recorded in Volume 2532, Page 271 of the Official Public Records of Brazos County, Texas, and a 5.997-acre portion of the remainder of a called 10.40 acre tract as described by a deed to Dan Clancy and Susan Clancy recorded in Volume 467, Page 314 of the Deed Records of Brazos County, Texas, generally located at 8500 Earl

Rudder Freeway South, more generally located at the northwest intersection of Harvey Mitchell Parkway South and Earl Rudder Freeway South. Case #14-00900308 (J. Bullock) (Note: Final action on this item is scheduled for the April 9, 2015 City Council meeting - subject to change)

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

8. [15-0153](#) 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 amending the PDD Planned Development District for the property being situated in the Crawford Burnett League, Abstract No. 7, College Station, Brazos County, Texas being a 24.523 acre tract being a portion of the remainder of a called 120.76 acre tract as described by a deed to Capstone-CS, LLC recorded in Volume 8900, Page 148 of the Official Records of Brazos County, Texas, generally located south of Market Street between Holleman Drive South and North Dowling Road. Case #15-00900013 (J. Schubert) (Note: Final action on this item is scheduled for the April 9, 2015 City Council meeting - subject to change)

Attachments: [Staff Report](#)
 [Application](#)
 [Rezoning Map](#)
 [Proposed Concept Plan](#)
 [Existing Concept Plan](#)

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

10. 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 March 13, 2015 at 5:00 p.m.

City Secretary

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Legislation Details (With Text)

File #: 15-0145 **Version:** 1 **Name:** Absence Request
Type: Absence Request **Status:** Agenda Ready
File created: 3/11/2015 **In control:** Planning and Zoning Commission Regular
On agenda: 3/19/2015 **Final action:**
Title: Consideration, possible action, and discussion on Absence requests from meetings.
*Jim Ross - March 5, 2015
*Jodi Warner - March 19, 2015

Sponsors:

Indexes:

Code sections:

Attachments: [Jodi Warner](#)
[Jim Ross](#)

Date	Ver.	Action By	Action	Result
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Consideration, possible action, and discussion on Absence requests from meetings.
*Jim Ross - March 5, 2015
*Jodi Warner - March 19, 2015



CITY OF COLLEGE STATION
Planning & Development Services

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

Name Jodi Warner

Request Submitted on 2/26/2015

I will not be in attendance at the meeting on 3/19/2015
for the reason specified: (Date)

Signature Jodi Warner



CITY OF COLLEGE STATION
Planning & Development Services

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

Name Jim Ross

Request Submitted on 2/24/2015

I will not be in attendance at the meeting on 3/19/2015
for the reason specified: (Date)

Signature Jim Ross



Legislation Details (With Text)

File #: 15-0144 **Version:** 1 **Name:** Minutes
Type: Minutes **Status:** Agenda Ready
File created: 3/11/2015 **In control:** Planning and Zoning Commission Regular
On agenda: 3/19/2015 **Final action:**

Title: Consideration, possible action, and discussion to approve meeting minutes.
*February 19, 2015 - Workshop & Regular
*March 5, 2015 - Workshop Regular

Sponsors:

Indexes:

Code sections:

Attachments: [February 19, 2015 Workshop](#)
[February 19, 2015 Regular](#)
[March 5, 2015 Workshop](#)
[March 5, 2015 Regular](#)

Date	Ver.	Action By	Action	Result
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Consideration, possible action, and discussion to approve meeting minutes.

*February 19, 2015 - Workshop & Regular

*March 5, 2015 - Workshop Regular

MINUTES
PLANNING & ZONING COMMISSION
Workshop Meeting
February 19, 2015, 6:00 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

COMMISSIONERS PRESENT: Jane Kee, Jim Ross, Kirk Joseph, and Barry Moore

COMMISSIONERS ABSENT: Jodi Warner and Jerome Rektorik

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, Robin Cross, Jeremy Alderete, Lauren Basey, Eric Dotson, and Brittany Caldwell

1. Call the meeting to order.

Chairperson Kee called the meeting to order at 6:01 p.m.

2. Discussion of consent and regular agenda items.

Chairperson Kee stated that Regular Agenda Item 7 had been pulled from the agenda.

There was general discussion regarding Regular Agenda Items 6, 9, and 10.

3. 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)

There was no discussion.

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

There was no discussion.

5. Presentation, possible action, and discussion regarding Comprehensive Plan Five-Year Evaluation & Appraisal Report implementation priorities. (J.Prochazka)

Principal Planner Prochazka reviewed the Comprehensive Plan Five-Year Evaluation & Appraisal Report implementation priorities.

There was general discussion amongst the Commission.

6. 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)

Principal Planner Schubert reviewed the draft 2015 P&Z Plan of Work. Items from the Comprehensive Plan 5-year Evaluation & Appraisal Report were added to the draft.

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

The Commission recommended that Commissioner Moore and Ross be appointed to the BioCorridor Board.

8. 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.

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

9. 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.

Chairperson Kee reviewed the above-mentioned item approved by Council.

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

There was no discussion.

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.

Commissioner Ross asked for a future agenda item regarding Century Square.

12. Adjourn.

The meeting was adjourned at 6:55 p.m.

Approved:

Attest:

Jane Kee, Chairperson
Planning & Zoning Commission

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services



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

MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting
February 19, 2015, 7:00 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

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

COMMISSIONERS ABSENT: Jodi Warner

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, Robin Cross, Jeremy Alderete, Lauren Basey, Eric Dotson, Donald Harmon, Pete Caler, Dave Coleman, Scott McCollum, Billy Couch, and Brittany Caldwell

1. **Call Meeting to Order**

Chairperson Kee called the meeting to order at 7:00 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.

* February 5, 2015 ~ Workshop

* February 5, 2015 ~ Regular

4.2 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)

Commissioner Oldham motioned to approve Consent Agenda Items 4.1 and 4.2. Commissioner Moore seconded the motion, motion passed (6-0).

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 12-8.3.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)

Staff Planner Bombek presented the discretionary items and the waiver request and recommended approval of the Preliminary Plan if the waiver request was approved.

Commissioner Oldham expressed concern about sprinkling a single-family residence and asked if there were alternatives.

Fire Marshall Dotson stated that since the development does not have a secondary emergency access and there were more than 30 homes, sprinkling the homes would be a requirement per the Fire Code.

Joe Schultz, 2730 Longmire Drive Suite A, College Station, Texas, stated that they do not have the ability to create a secondary access due to the configuration of the development.

Joe Johnson, Applicant, stated that safety is a concern even though sprinkling the homes was not something he wanted to have to require of homeowners that built in the subdivision.

There was general discussion amongst the Commission regarding the discretionary items and waiver request.

Commissioner Oldham motioned to approve the waiver request regarding the open space because it is necessary for the preservation and enjoyment of a substantial property right of the applicant and there are special circumstances or conditions affecting the land that involved such strict application of the provisions of this chapter will deprive the applicant of the reasonable use of his land. Commissioner Ross seconded the motion, motion passed (6-0).

Commissioner Ross motioned to approve the discretionary items as staff recommended. Commissioner Joseph seconded the motion, motion passed (6-0).

Commissioner Ross motioned to approve the Preliminary Plan. Commissioner Moore seconded the motion, motion passed (6-0).

7. 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)

This item was pulled from the agenda.

8. 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)

Director Simms presented the recommendation to 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.

There was general discussion amongst the Commission regarding sewer in the area.

Director Coleman stated that to his knowledge the County has never told anyone that they can't renew their septic permit. He said that they may have to make improvements or repairs, but said that there is a possibility that they may have to convert to an aerobic system. The City has not required a resident connect to City sewer.

Chairperson Kee opened the public hearing.

Mike Wilson, 15833 Flagstone Court, College Station, Texas; Maria King, 4548 Greens Prairie Trail, College Station, Texas; Joe Foster, 4301 Ledgestone Trail, College Station, Texas. The citizens expressed concern about the cost associated with the sewer, additional taxes, traffic on Greens Prairie Trail due to the school, and Royder Road being in a bad condition currently.

Chairperson Kee closed the public hearing.

There was general discussion amongst the Commission and Staff regarding the annexation and the concerns of the citizens.

Director Donald Harmon stated that he would look into the issue regarding Royder Road and the widening of Greens Prairie Trail is being considered by Citizens Advisory Committee for the 2015 Bond Election.

Commissioner Ross motioned to recommend approval of the annexation. Commissioner Rektorik seconded the motion, motion passed (6-0).

9. 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.)

Principal Planner Prochazka presented the Comprehensive Plan Amendment and recommended approval.

Veronica Morgan, 3204 Earl Rudder Freeway South, College Station, Texas, said that the surrounding areas are developed which leaves this remaining tract next to two major thoroughfares. She said that she feels that Restricted Suburban is more appropriate than Estate due to the property being on approximately 20 acres and also considering the new thoroughfares that will be going through the property in the future.

Tony Jones, 6022 Augusta Circle, College Station, Texas, applicant, stated that the development would be a gated deed-restricted subdivision with patio homes and approximately 53 lots.

Chairperson Kee opened the public hearing.

Jeff Leatherwood, 4618 Midsummer Lane, College Station, Texas, stated that he is a partner in the property to the east, Flying Ace Ranch, and doesn't feel that this is the appropriate use for the land, especially with it backing up to the arena on the property.

Richard Carlson, 1718 Strand Lane, College Station, Texas, said that he doesn't feel that dense of a development is good for the area.

Chairperson Kee closed the public hearing.

There was general discussion amongst the Commission regarding the amendment.

Commissioner Ross motioned to recommend approval of the Comprehensive Plan Amendment. Commissioner Moore seconded the motion, motion failed (3-3). Chairperson Kee and Commissioners Joseph and Rektorik were in opposition.

10. 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.)

Principal Planner Prochazka presented the rezoning and recommended denial.

Veronica Morgan, 3204 Earl Rudder Freeway South, College Station, Texas, reviewed the meritorious modifications and the rezoning request in general.

Tony Jones, 6022 August Circle, College Station, Texas, applicant, stated that this development would be close to grocery stores, restaurants, and a medical facility making it a good location. He said that he feels a development like this is needed in the City even though it may not be the highest and best use for the property.

Chairperson Kee opened the public hearing.

Jeff Leatherwood, 4618 Midsummer Lane, College Station, Texas, asked that the item be tabled so the surrounding property owners would have more time to review the request.

Chairperson Kee closed the public hearing.

There was general discussion amongst the Commission regarding the rezoning.

Commissioner Oldham motioned to recommend denial of the applicant's request. Commissioner Ross seconded the motion, motion passed (6-0).

11. 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.)

Principal Planner Prochazka presented the ordinance amendment and recommended approval.

Chairperson Kee opened the public hearing.

No one spoke during the public hearing.

Chairperson Kee closed the public hearing.

Commissioner Joseph motioned to recommend approval of the ordinance amendment. Commissioner Rektorik seconded the motion, motion passed (6-0).

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.

There was no discussion regarding future agenda items.

13. Adjourn

The meeting adjourned at 9:50 p.m.

Approved:

Attest:

Jane Kee, Chairperson
Planning & Zoning Commission

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services

MINUTES
PLANNING & ZONING COMMISSION
Workshop Meeting
March 5, 2015, 6:30 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

COMMISSIONERS PRESENT: Jane Kee, Barry Moore, Kirk Joseph, and Jodi Warner

COMMISSIONERS ABSENT: Casey Oldham, Jim Ross, and Jerome Rektorik

CITY COUNCIL MEMBERS PRESENT: Karl Mooney

CITY STAFF PRESENT: Lance Simms, Alan Gibbs, Jennifer Prochazka, Jason Schubert, Danielle Singh, Erika Bridges, Kevin Ferrer, Jessica Bullock, Mark Bombek, Madison Thomas, Robin Cross, Lauren Basey, and Brittany Caldwell

1. Call the meeting to order.

Chairperson Kee called the meeting to order at 6:30 p.m.

2. Discussion of consent and regular agenda items.

There was general discussion regarding Consent Agenda Item 4.4.

3. Discussion on Minor and Amending plats approved by Staff.
*Final Plat ~ Minor Plat ~ College Hills Estates Lots 5A & 6A Block

Principal Planner Schubert reviewed the Minor Plat approved by Staff.

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

There was no discussion.

5. Presentation, possible action, and discussion regarding the development of the draft 2015 P&Z Plan of Work (see attached). (J. Schubert)

Principal Planner Schubert reviewed the draft 2015 P&Z Plan of Work.

There was general discussion regarding the Plan of Work.

6. Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
* Thursday, March 12, 2015 ~ Joint Meeting with City Council ~ Council Chambers ~ 5:30 p.m.
* Thursday, March 19, 2015 ~ Planning & Zoning Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.

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

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

Chairperson Kee gave an update regarding the Design Review Board.

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

Commissioner Moore asked for a future agenda item regarding the Municipal Utility District.

Chairperson Kee requested that the development map be linked to future agendas, if possible.

Commissioner Joseph asked that along with development maps, other important documents be readily available when viewing packets on an iPad.

11. Adjourn.

The meeting was adjourned at 6:57 p.m.

Approved:

Jane Kee, Chairperson
Planning & Zoning Commission

Attest:

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services

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

COMMISSIONERS PRESENT: Jane Kee, Barry Moore, Kirk Joseph, and Jodi Warner

COMMISSIONERS ABSENT: Casey Oldham, Jim Ross, and Jerome Rektorik

CITY COUNCIL MEMBERS PRESENT: Karl Mooney

CITY STAFF PRESENT: Lance Simms, Alan Gibbs, Jennifer Prochazka, Jason Schubert, Danielle Singh, Erika Bridges, Kevin Ferrer, Jessica Bullock, Mark Bombek, Madison Thomas, Robin Cross, Lauren Basey, and Brittany Caldwell

1. **Call Meeting to Order**

Chairperson Kee called the meeting to order at 7:00 p.m.

2. **Pledge of Allegiance**

3. **Hear Citizens**

No citizens spoke.

4. **Consent Agenda**

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

*Jodi Warner ~ February 19, 2015

*Casey Oldham ~ March 5, 2015

*Jerome Rektork ~ March 5, 2015

*Kirk Joseph ~ March 19, 2015

*Jim Ross ~ March 19, 2015

4.2 Presentation, possible action, and discussion regarding a Preliminary Plan for DMR Acres consisting of two lots on approximately six acres located at 12234 North Dowling Road, generally located near the intersection of North Dowling Road and Rock Prairie Road West in the City of College Station's Extraterritorial Jurisdiction. Case #14-00900287 (J. Bullock)

4.3 Presentation, possible action, and discussion regarding a Preliminary Plan for Dove Crossing consisting of 87 residential lots on approximately 29 acres located at 3706 Dove Hollow Lane, generally located Graham Road and Alexandria Avenue. Case #15-00900023 (J. Bullock)

4.4 Presentation, possible action, and discussion regarding a Final Plat for Indian Lakes Phase 25 consisting of ten residential lots on approximately 31.520 acres located at 18581 Indian Lakes Drive, generally located west of State Highway 6 in the City of College Station's Extraterritorial Jurisdiction. Case # 14-00900201 (M. Bombek)

- 4.5 Presentation, possible action, and discussion regarding a Final Plat for Castlegate II Section 206 consisting of 52 single-family lots on approximately 24 acres located at 2600 Somerton Court, generally located near the intersection of Norwich Drive and Greens Prairie Road West. Case #14-00900291 (J. Bullock)
- 4.6 Presentation, possible action, and discussion regarding a Final Plat for Creek Meadows Section 3 Phase 3 consisting of 21 residential lots on approximately four acres located at 15600 Shady Brook Lane, generally located at the north corner of the intersection of Royder Road and Greens Prairie Trail. Case #14-00900204 (J. Bullock)
- 4.7 Presentation, possible action, and discussion regarding a Final Plat for Creek Meadows Subdivision consisting of 34 residential lots on approximately nine acres located at 4100 Wild Creek Court, generally located near the southeast intersection of Royder Road and Greens Prairie Trail in the Creek Meadows Subdivision. Case #14-00900192 (J. Bullock)

Commissioner Moore motioned to recommend approval of Consent Agenda Items 4.1 – 4.7. Commissioner Joseph seconded the motion, motion passed (4-0).

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 the Unified Development Ordinance Section 12-8.3.E.7 'Cul-de-Sac' and presentation, possible action, and discussion regarding a Preliminary Plan for Creek Meadows consisting of 438 lots on approximately 115 acres located at 1500 Creek Meadow Boulevard North, generally located at the entrance of Creek Meadows Subdivision at the intersection of Greens Prairie Road West and Creek Meadows Boulevard North. Case #15-00900010 (J. Bullock)

Staff Planner Bullock presented the waiver request to the Cul-de-Sac requirements and recommended approval of the Preliminary Plan if the waiver request was approved.

There was general discussion amongst the Commission regarding the Preliminary Plan.

Rabon Metcalf, RME Engineering, answered general questions from the Commission.

Commissioner Warner motioned to approve the discretionary item and waiver request as recommended by Staff. Commissioner Moore seconded the motion, motion passed (4-0).

Commissioner Warner motioned to approve the Preliminary Plan. Commissioner Joseph seconded the motion, motion passed (4-0).

7. Public hearing, presentation, possible action, and discussion regarding a Final Plat for the Cottages of College Station Phase 2 being a replat of a portion of Lot 2R, Block 1, The Cottages of College Station and including 12.84 acres of the TLS Properties, LTD. tract

remainder consisting of 1 lot on approximately 32 acres located at 2365 Market Street, generally located south of Holleman Drive South and Harvey Mitchell Parkway South. Case #14-00900269 (J. Bullock)

Staff Planner Bullock presented the replat and recommended approval.

Chairperson Kee opened the public hearing.

No one spoke during the public hearing.

Chairperson Kee closed the public hearing.

Commissioner Moore motioned to approve the replat. Commissioner Warner seconded the motion, motion passed (4-0).

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 the property being a portion of a called 2.68 acre tract in the Crawford Burnett, A-7, in the City of College Station, Brazos County, Texas, and as conveyed in a gift deed in Volume 1620, Page 70, save and except that portion conveyed to the State of Texas in the road right-of-way line for F.M. 2154, as recorded in Volume 6520, Page 247, of the Official Records of Brazos County, Texas. Case #15-00900028 (M.Bombek) (Note: Final action on this item is scheduled for the March 26, 2015 City Council meeting - subject to change.)

Staff Planner Bombek presented the rezoning and recommended approval.

Chairperson Kee opened the public hearing.

No one spoke during the public hearing.

Chairperson Kee closed the public hearing.

Commissioner Warner motioned to recommend approval of the rezoning. Commissioner Joseph seconded the motion, motion passed (4-0).

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

There was no discussion regarding future agenda items.

10. Adjourn

The meeting adjourned at 7:13 p.m.

Approved:

Jane Kee, Chairperson
Planning & Zoning Commission

Attest:

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services



Legislation Details (With Text)

File #: 15-0140 **Version:** 1 **Name:** Brentwood Extension- Conditional Use Permit
Type: Rezoning **Status:** Agenda Ready
File created: 3/9/2015 **In control:** Planning and Zoning Commission Regular
On agenda: 3/19/2015 **Final action:**

Title: Public hearing, presentation, possible action, and discussion regarding a Conditional Use Permit for a major wireless transmission facility on approximately 0.0148 acres being the location of a 648 square foot wireless tower lease tract at Southwest Place, Block 1, Lot 2A-1B, generally located at 2504 Texas Avenue South. Case # 15-00900035 (M. Bombek) (Note: Final action on this item is scheduled for the April 9, 2015 City Council meeting - subject to change)

Sponsors: Mark Bombek

Indexes:

Code sections:

Attachments: [Staff Report](#)
[Application](#)
[Conditional Use Permit Plan](#)

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding a Conditional Use Permit for a major wireless transmission facility on approximately 0.0148 acres being the location of a 648 square foot wireless tower lease tract at Southwest Place, Block 1, Lot 2A-1B, generally located at 2504 Texas Avenue South. Case # 15-00900035 (M. Bombek) (Note: Final action on this item is scheduled for the April 9, 2015 City Council meeting - subject to change)



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

**CONDITIONAL USE PERMIT
FOR
2504 Texas Avenue South
15-00900035**

REQUEST: 70-foot tall wireless telecommunications facility

SCALE: Approximately 0.0148 acres

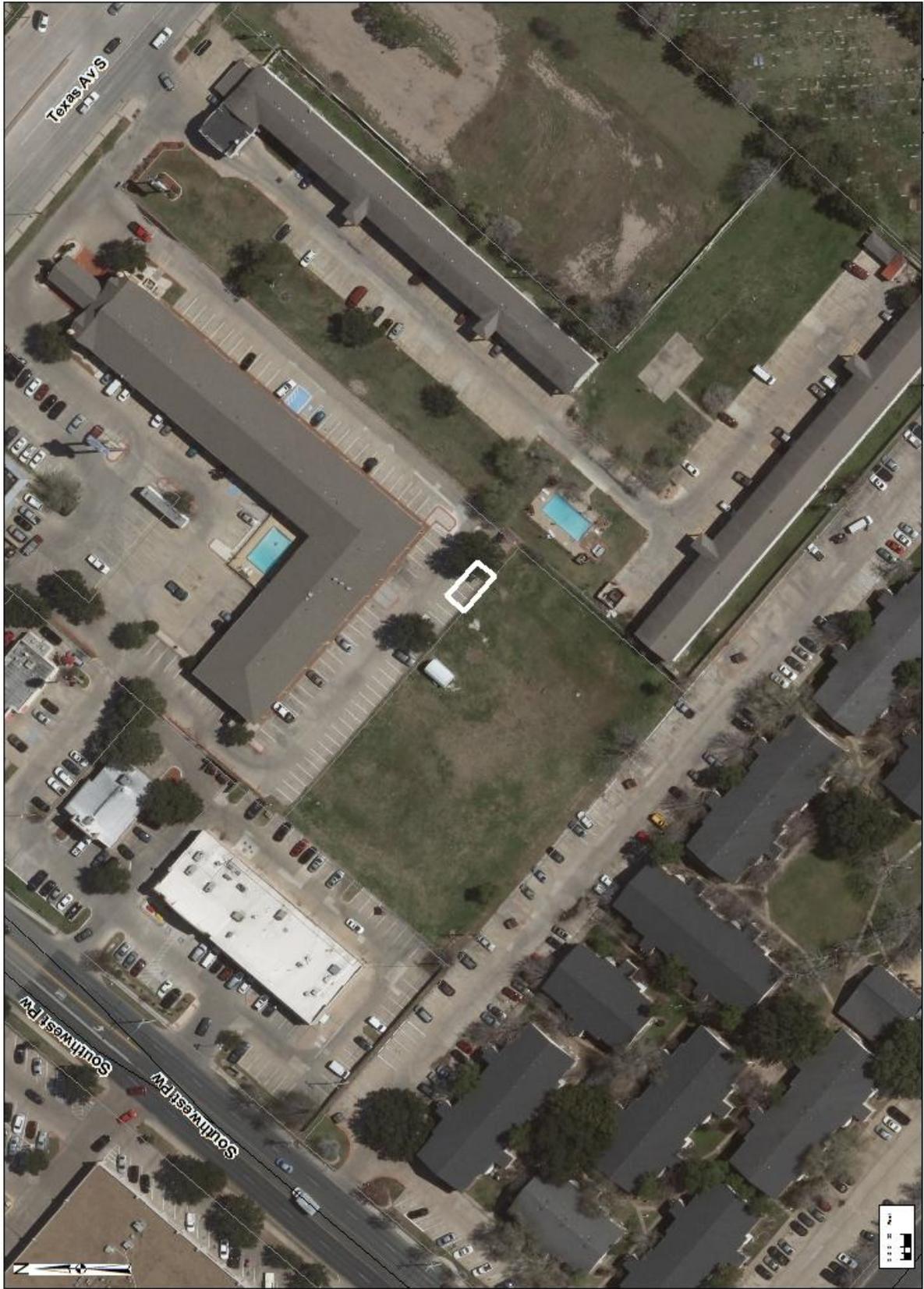
LOCATION: 2504 Texas Avenue South,

APPLICANT: Dale Shumaker

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

SUMMARY: The applicant has a lease agreement with the property owner of 2504 Texas Avenue South. The proposal is to extend an existing 35-foot tall wireless telecommunications facility to a height of 70 feet.

RECOMMENDATION: Staff recommends approval of the Conditional Use Permit for the major wireless telecommunications facility request.



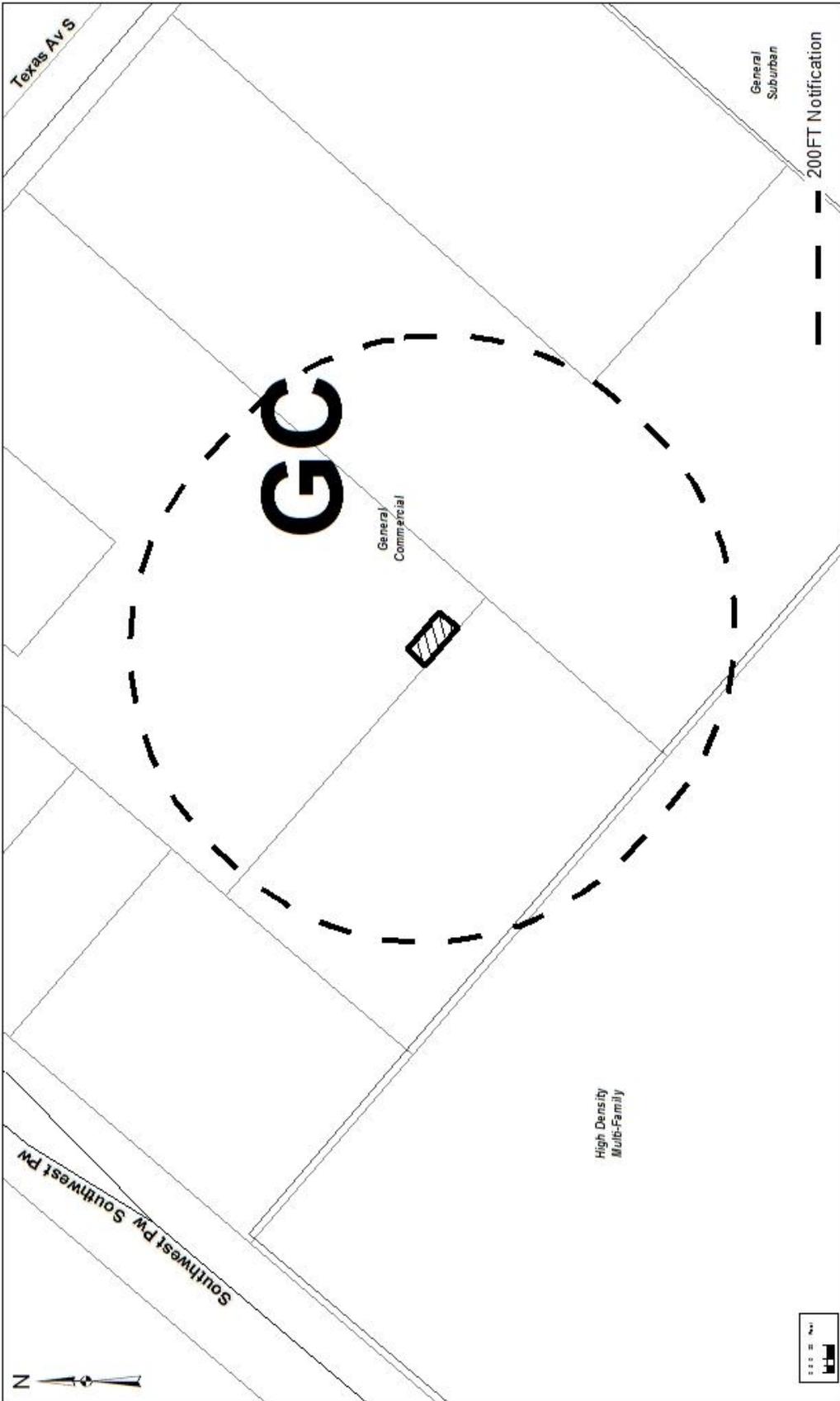
CONDITIONAL USE

Case: 15-35

BRENTWOOD EXTENSION

DEVELOPMENT REVIEW





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



DEVELOPMENT REVIEW

BRENTWOOD EXTENSION

Case: 15-35

CONDITIONAL USE

NOTIFICATIONS

Advertised Commission Hearing Date: March 19, 2015
Advertised Council Hearing Date: April 9, 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:

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

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	General Commercial	GC General Commercial	Retail/Restaurant
South	General Commercial	GC General Commercial	Hotel
East (across Texas Ave)	Urban	GC General Commercial	Retail Shopping Center- Park Place Plaza
West	General Commercial	GC General Commercial	Vacant

DEVELOPMENT HISTORY

Annexation: May 1969
Zoning: District No. 1 First Dwelling House District (1969)
District No. 4 First Business District (1971)
GC General Commercial
Final Plat: June 1982
Site development: Hotel

INFRASTRUCTURE AND FACILITIES

Water: N/A

Flood Plain: N/A

Sewer: N/A

Oversize request: N/A

Streets: Texas Avenue is a Major Arterial

Impact Fees: N/A

Drainage: N/A

REVIEW CRITERIA

1. The proposed use shall meet the purpose and intent of the Unified Development Ordinance (UDO) and meet all minimum standards for this type of use per the UDO.

The applicant has met all minimum standards per the UDO for a major wireless telecommunications tower. The proposal is to extend an existing tower to allow for improved range and service availability related to cellular telecommunications. The tower extension will be constructed to allow for collocation of other telecommunications providers.

2. **The proposed use shall be consistent with the development policies and goals and objectives as embodied in the Comprehensive Plan for development in the City.** The subject tract is shown on the Comprehensive Plan Future Land Use and Character Map as General Commercial. This land use designation is generally for areas that include services for the entire community and its visitors. Enhancing the capability and functionality of an existing service would be meeting the intentions outlined within the Comprehensive Plan.
3. **The proposed use shall not be detrimental to the health, welfare, or safety of the surrounding neighborhood or its occupants, not be substantially or permanently injurious to neighboring property.** The applicant is looking to improve overall coverage including indoor coverage and adding capacity to prevent dropped calls. It is approximately 256 feet away from neighboring R-6 High Density Multi-family zoning and 220 feet from the commercial structures to the north. These distances exceed the minimum requirements of the UDO.
4. **The proposed site plan and circulation plan shall be harmonious with the character of the surrounding area.** The proposed tower is located approximately 455 feet from Texas Avenue with the base being screened by a 6-foot fence. Access is taken from an existing driveway on the site. It is located in a GC General Commercial zoning district allowing it to be harmonious with the character of what would be permitted in the immediate surrounding area.
5. **The proposed use shall not negatively impact existing uses in the area or in the City through impacts on public infrastructure such as roads, parking facilities, electrical, or water and sewer systems, or on public services such as police and fire protection, solid waste collection, or the ability of existing infrastructure and services to adequately provide services.** The proposed tower will be an unmanned facility which will not require either water or wastewater service. The tower will have minimal impact on the surrounding infrastructure or public services.
6. **The proposed use shall not negatively impact existing uses in the area or in the City.** The GC General Commercial zoning district provides land for a multitude of retail, and sales services to meet the needs of the entire community. The tower extension is not expected to negatively impact the existing uses in the area, but is working to improve conditions related to cellular communication services and availability.

STAFF RECOMMENDATION

Staff recommends approval of the Conditional Use Permit for the major wireless telecommunications facility request.

SUPPORTING MATERIALS

1. Application
2. Conditional Use Permit Plan



FOR OFFICE USE ONLY	
CASE NO.:	15-35
DATE SUBMITTED:	02/02/15
TIME:	4:15
STAFF:	[Signature]

CONDITIONAL USE PERMIT APPLICATION MAJOR WIRELESS TELECOMMUNICATIONS FACILITIES

MINIMUM SUBMITTAL REQUIREMENTS

- \$1,165 Conditional Use Permit Application Fee.
- \$932 Site Plan Application Fee.
- \$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) copies of site plan. This site plan will go to City Staff for review, after which ten (10) copies of the revised site plan will be required.
- One (1) folded copy of the landscape plan.
- 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).
- The attached Site Plan checklist with all items checked off or a brief explanation as to why they are not.

The following items in accordance with the procedures and requirements for WTFs in the UDO Section 6.4 Specific Use Standards:

- An inventory of the applicant's existing and future towers. The owner must have on file with the City a master list of all existing tower structures owned or controlled by the owner. The existing towers must be overlaid and shown on the City of College Stations Geographical Information System.
- The linear separation distance from other transmission towers, residentially-zoned properties, residential structures, and applicable thoroughfares.
- A visual impact analysis, presented as color photo simulations, showing the proposed site of the WTF.
- Plans for the antenna and the antenna tower prepared and signed by a licensed professional engineer and designed to withstand sustained winds of at least 90 miles per hour.
- Affidavit confirming compliance with FAA regulations, FCC regulations and regulations of any other agency of the Federal Government with the authority to regulate telecommunication facilities.
- A letter addressed to the City declaring an intent and willingness to construct a proposed tower that would allow additional service providers to locate on the tower.
- Grid Plan (propagation map) of the service area for existing and future structures for a period of not less than 2 years. The submission should include the "search ring" overlaid onto the City of College Station Geographic Information Systems showing aerial photograph, parcel lines, and streets. The "search ring" must be the area required for siting the proposed facility.
- Documentation of need and alternatives.

Date of Optional Preapplication Conference 11/14/2014

NAME OF PROJECT Brentwood Extension

ADDRESS 2504 Texas Avenue South, College Station, TX 77840

LEGAL DESCRIPTION (Lot, Block, Subdivision) _____

TOTAL ACREAGE 0.0148

APPLICANT/PROJECT MANAGER'S INFORMATION (Primary Contact for the Project):

Name Dale Shumaker E-mail Dale.Shumaker@enertechresources.com

Street Address 7500 Rialto Blvd, Suite 110

City Austin State TX Zip Code 78735

Phone Number 512-415-1862 Fax Number _____

PROPERTY OWNER'S INFORMATION:

Name CSTX Hotels, LLC E-mail _____

Street Address 2504 Texas Avenue South

City College Station State Texas Zip Code 77840

Phone Number 979-764-9540 Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

Name Justin Huggins E-mail Justin.Huggins@enertechresources.com

Street Address 7500 Rialto Blvd, Suite 110

City Austin State TX Zip Code 78735

Phone Number 512-963-0331 Fax Number _____

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

Name _____ E-mail _____

Street Address _____

City _____ State _____ Zip Code _____

Phone Number _____ Fax Number _____

PRESENT USE OF PROPERTY Wireless Transmission Facility

CURRENT ZONING OF PROPERTY General Commercial

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

APPLICATION WILL NOT BE CONSIDERED COMPLETE WITHOUT THE FOLLOWING INFORMATION ADDRESSED:

1. Provide a detailed explanation of the proposed use including the height of the tower, tower design, maintenance schedules, etc. (as applicable):

70' tall cellular transmission monopole. Current use is intermediate WTF. Customer seeks to extend 35' pole to 70'.

2. Explain how the proposed conditional use will meet the purpose and intent of the Unified Development Ordinance and how the use will meet all of the minimum standards established in the UDO for this type of use:

The extension of the existing transmission tower will directly benefit the citizens of College Station by improving availability and performance of cellular telephone services. Appropriate research has been conducted in the interest of meeting the public safety, visual impact, zoning and proximity guidelines set forth by the UDO. The proposed additional height will not significantly increase any visual obstruction or shadow impact created by the structure.

3. Explain how the proposed use is consistent with Comprehensive Plan:

The proposed use of this cellular transmission tower coincides to that of the existing structure which has been approved as consistent with the Comprehensive Plan. This installation will simply improve the performance of the existing structure.

4. Explain how the proposed use is compatible with the surrounding areas:

The proposed installation site is currently zoned as "general commercial" and represents an area of high demand for cellular transmission.

5. Explain how the proposed site plan and circulation plan will be harmonious with the character of the surrounding area:

As a commercial area with an existing cellular transmission tower, the extension of the tower will not disrupt any harmony established between the existing site and the character of the surrounding area.

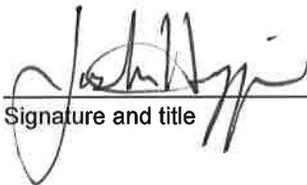
6. Explain how infrastructure impacts will be minimized, including traffic impacts:

No infrastructure impacts are anticipated.

7. Explain the effects of the use will have on the environment:

7. No environmental impacts are anticipated.

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


Signature and title

1.20.15
Date

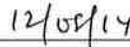
CERTIFICATIONS REQUIRED FOR ALL DEVELOPMENT

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.



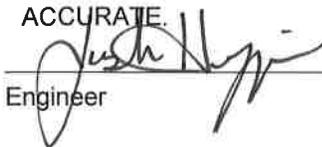
Property Owner(s)



Date

Engineer Certification:

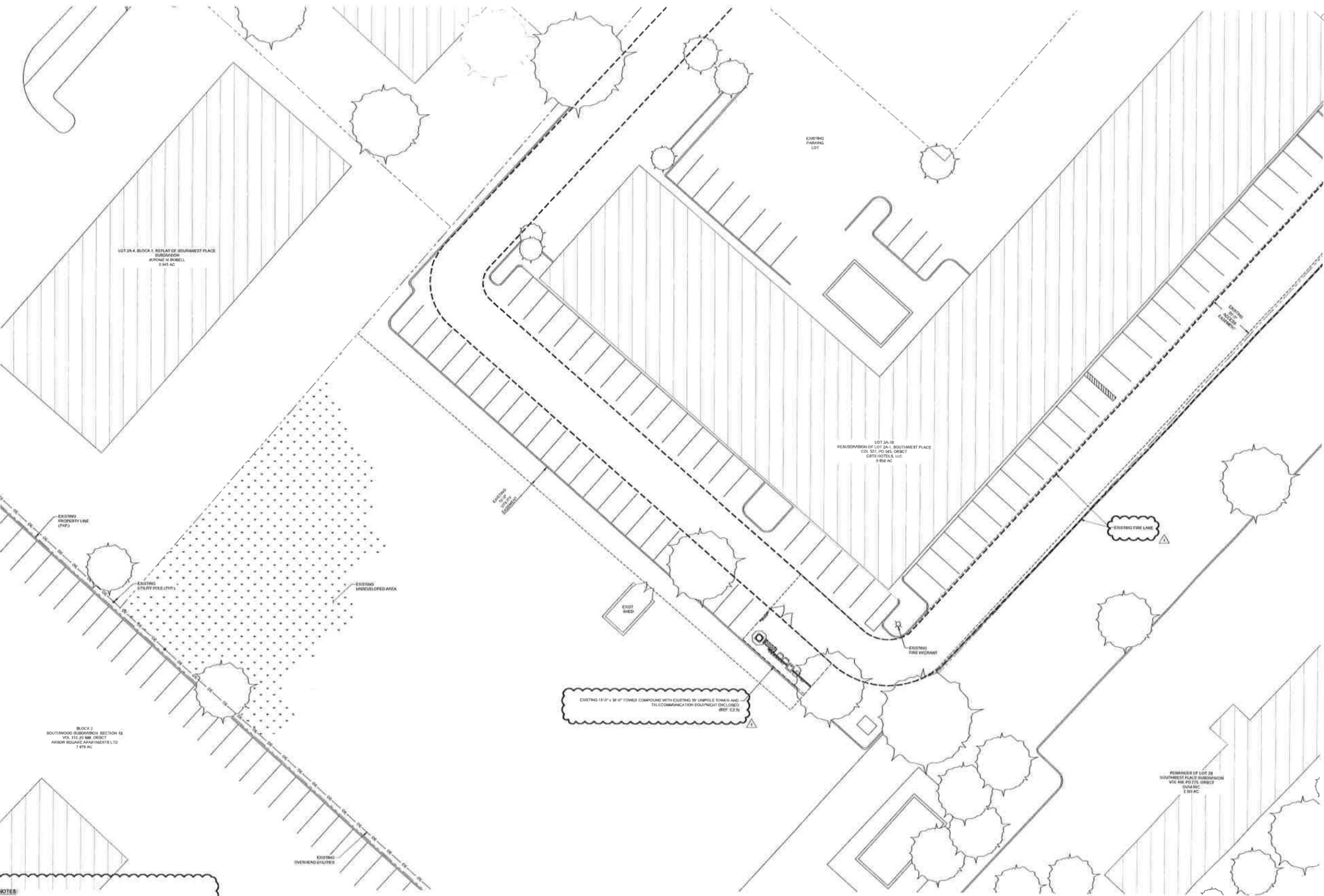
1. The project has been designed to ensure that stormwater mitigation, including detention ponds, proposed as part of the project will be constructed first in the construction sequence.
2. I will obtain or can show compliance with all necessary Local, State and Federal Permits prior to construction including 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.



Engineer



Date



NOTES:

1. TREES OMITTED FOR CLARITY. REFER TO LANDSCAPING PLAN FOR LANDSCAPE REQUIREMENTS.
2. MATERIALS AND/OR EQUIPMENT SHALL NOT BE STORED IN THE FIRE LANE.

1 SITE PLAN
 SCALE: 1" = 20' (24x36) SCALE: 1" = 40' (11x17)
 0 10 20



14-20-0131
 BRENTWOOD



SET ISSUED FOR	DATE
CONCEPTUAL	01/20/15
REVISION	03/05/15

REVISIONS		
NO.	DATE	DESCRIPTION
1	03/05/15	REMOVAL OF THE TERM 'STREATH' INCLUDE FIRE LANE

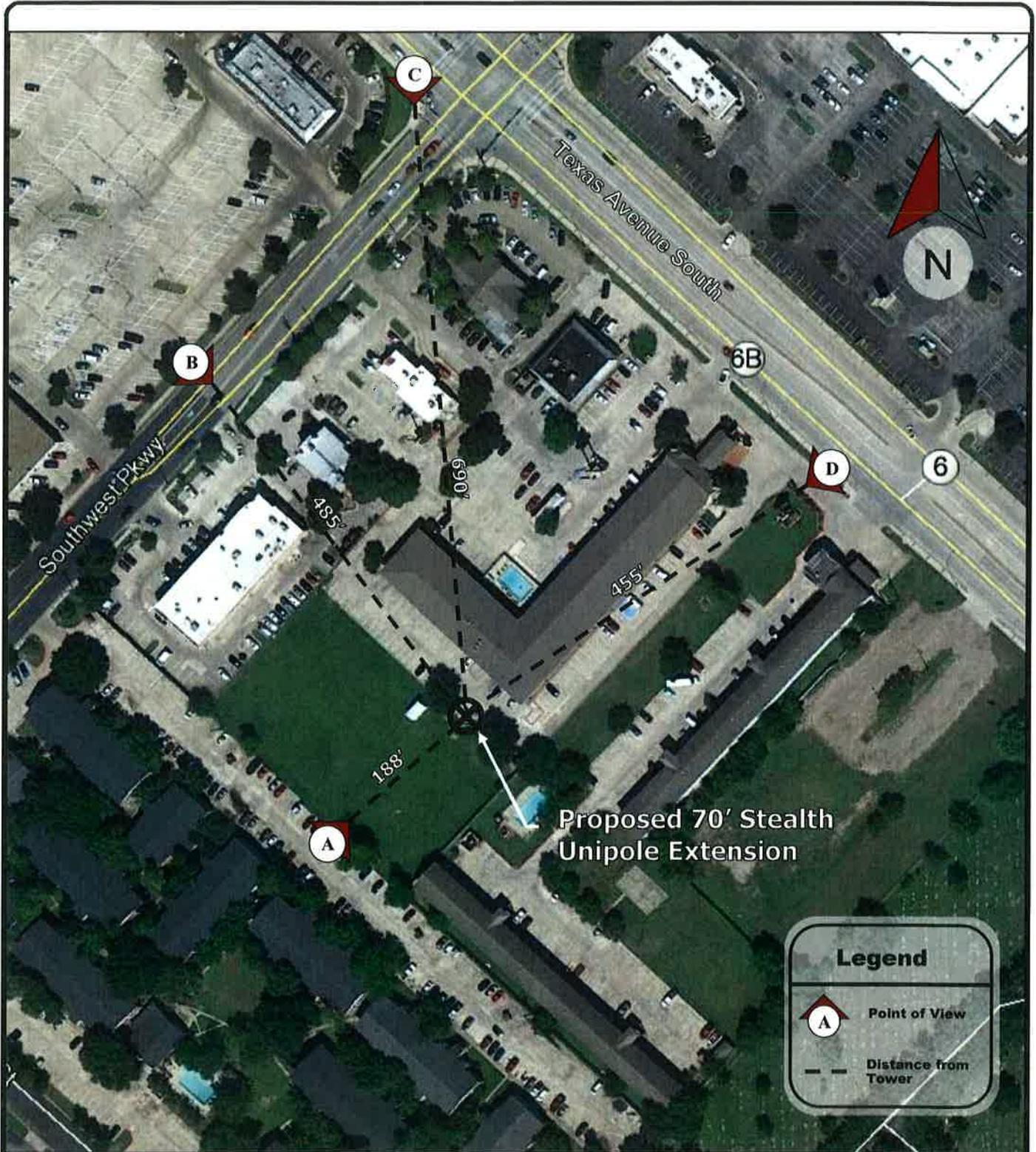
DRAWN BY: JCH
 REVIEWED BY: JCH

SITE PLAN
C2

15.35
 03-04-15
 2:20
 AJ

ATTACHMENT 3
VISUAL IMPACT ANALYSIS





(This photo simulation is for illustrative purposes only.)



Existing View to the Northeast



Stealth Tower Extended to 70'

(This photo simulation is for illustrative purposes only.)

 **ENERTECH**
7500 Rialto Blvd, Suite 110
Austin, Texas 78735
www.enertechresources.com

DIAMOND COMMUNICATIONS, LLC
HX3573
BRENTWOOD

DATE
PRINTED
1/16/15

A



Existing View to the Southeast

(This photo simulation is for illustrative purposes only.)



Stealth Tower Extended to 70'

(This photo simulation is for illustrative purposes only.)

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BRENTWOOD

DATE
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1/16/15

B.2



Existing View to the South



Stealth Tower Extended to 70'

(This photo simulation is for illustrative purposes only.)



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1/16/15

C



Existing View to the Southwest



Stealth Tower Extended to 70'

(This photo simulation is for illustrative purposes only.)



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DATE
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1/16/15

D



Legislation Details (With Text)

File #: 15-0148 **Version:** 1 **Name:** 8500 Earl Rudder Freeway South Rezoning
Type: Rezoning **Status:** Agenda Ready
File created: 3/11/2015 **In control:** Planning and Zoning Commission Regular
On agenda: 3/19/2015 **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 GS General Suburban to GC General Commercial and NAP Natural Areas Protected for approximately 16 acres being the property situated in the Morgan Rector League Abstract Number 46, College Station Brazos County, Texas, being 0.248 and 1.237 acre tracts being portions of the remainder of a called 38.65-acre tract as described by a deed to Clint Albert Bertrand and Ruth Marie Porter Bertrand recorded in Volume 9862, Page 136 of the Official Public Records of Brazos County, Texas, a 3.922-acre portion of the remainder of a called 10.40-acre tract as described by a deed to Dan Clancy and Susan Clancy recorded in Volume 467, Page 314 of the Deed Records of Brazos County, Texas, a 4.799-acre being all of a called 4.802 acre tract as described by a deed to L.A. Ford, Jr. recorded in Volume 2532, Page 271 of the Official Public Records of Brazos County, Texas, and a 5.997-acre portion of the remainder of a called 10.40 acre tract as described by a deed to Dan Clancy and Susan Clancy recorded in Volume 467, Page 314 of the Deed Records of Brazos County, Texas, generally located at 8500 Earl Rudder Freeway South, more generally located at the northwest intersection of Harvey Mitchell Parkway South and Earl Rudder Freeway South. Case #14-00900308 (J. Bullock) (Note: Final action on this item is scheduled for the April 9, 2015 City Council meeting - subject to change)

Sponsors: Jessica Bullock

Indexes:

Code sections:

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

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 GS General Suburban to GC General Commercial and NAP Natural Areas Protected for approximately 16 acres being the property situated in the Morgan Rector League Abstract Number 46, College Station Brazos County, Texas, being 0.248 and 1.237 acre tracts being portions of the remainder of a called 38.65-acre tract as described by a deed to Clint Albert Bertrand and Ruth Marie Porter Bertrand recorded in Volume 9862, Page 136 of the Official Public Records of Brazos County, Texas, a 3.922-acre portion of the remainder of a called 10.40-acre tract as described by a deed to Dan Clancy and Susan Clancy recorded in Volume 467, Page 314 of the Deed Records of Brazos County, Texas, a 4.799-acre being all of a called 4.802 acre tract as described by a deed to L.A. Ford, Jr. recorded in Volume 2532, Page 271 of the Official Public Records of Brazos County, Texas, and a 5.997-acre portion of the remainder of a called 10.40 acre tract as described by a deed to Dan Clancy and Susan Clancy recorded in Volume 467, Page 314 of the Deed Records of Brazos

County, Texas, generally located at 8500 Earl Rudder Freeway South, more generally located at the northwest intersection of Harvey Mitchell Parkway South and Earl Rudder Freeway South. Case #14-00900308 (J. Bullock) (Note: Final action on this item is scheduled for the April 9, 2015 City Council meeting - subject to change)



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

**REZONING REQUEST
FOR
8500 EARL RUDDER FREEWAY SOUTH
14-00900308**

REQUEST: GS General Suburban to 12.281 acres of GC General Commercial and 3.922 acres of NAP Natural Areas-Protected

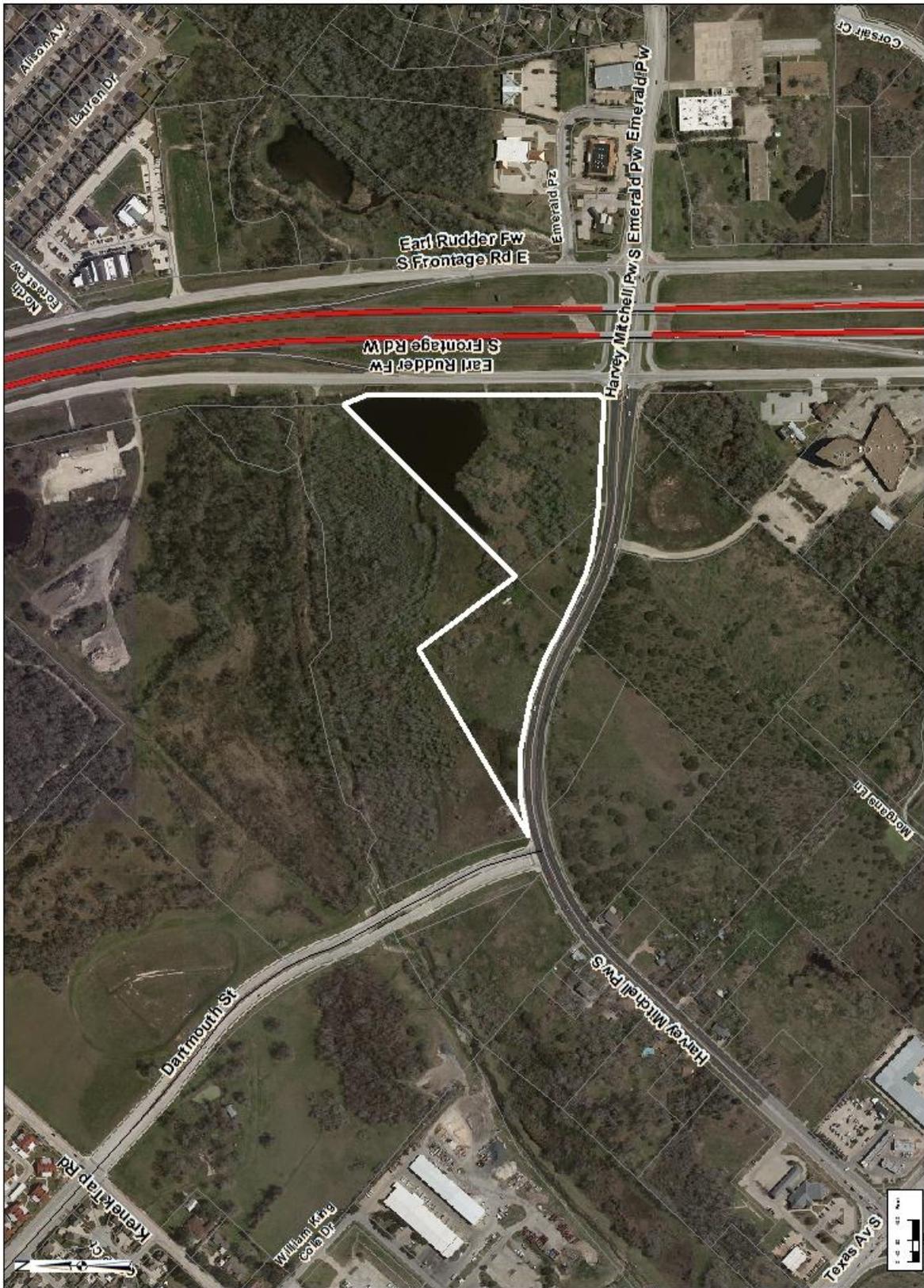
SCALE: Approximately 16 acres

LOCATION: 8500 Earl Rudder Freeway South,
For the property situated in the Morgan Rector League Abstract Number 46, College Station Brazos County, Texas, being 0.248 and 1.237 acre tracts being portions of the remainder of a called 38.65-acre tract as described by a deed to Clint Albert Bertrand and Ruth Marie Porter Bertrand recorded in Volume 9862, Page 136 of the Official Public Records of Brazos County, Texas, a 3.922-acre portion of the remainder of a called 10.40-acre tract as described by a deed to Dan Clancy and Susan Clancy recorded in Volume 467, Page 314 of the Deed Records of Brazos County, Texas, a 4.799-acre being all of a called 4.802 acre tract as described by a deed to L.A. Ford, Jr. recorded in Volume 2532, Page 271 of the Official Public Records of Brazos County, Texas, and a 5.997-acre portion of the remainder of a called 10.40 acre tract as described by a deed to Dan Clancy and Susan Clancy recorded in Volume 467, Page 314 of the Deed Records of Brazos County, Texas, generally located at 8500 Earl Rudder Freeway South, more generally located at the northwest intersection of Harvey Mitchell Parkway South and Earl Rudder Freeway South.

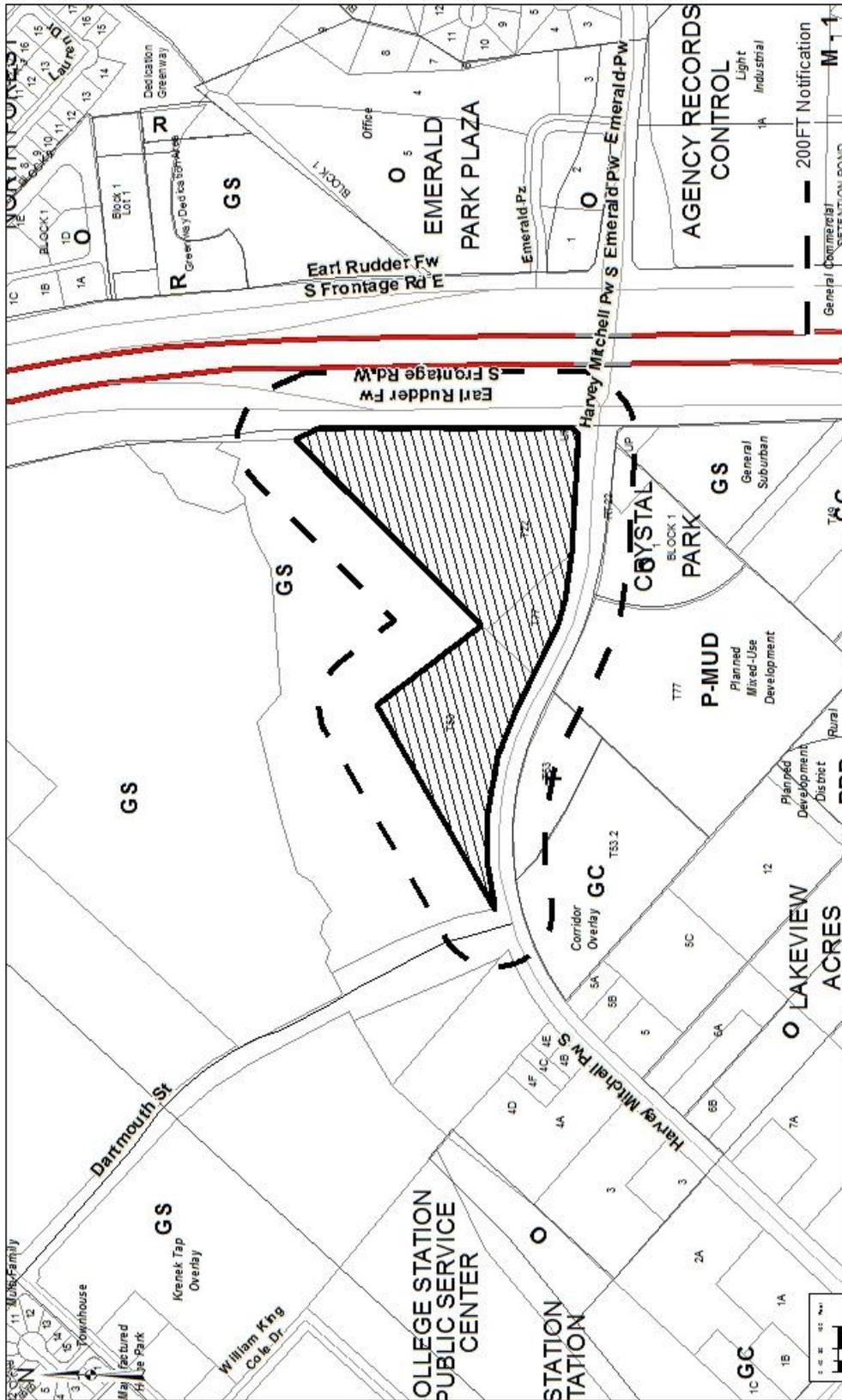
APPLICANTS: Veronica Morgan, Mitchell & Morgan

PROJECT MANAGER: Jessica Bullock, Staff Planner
Jbullock@cstx.gov

RECOMMENDATION: Staff recommends approval of the rezoning request with the condition that the impacts of any floodplain alterations be contained within the subject property.



REZONING	Case: 14-308
8500 EARL RUDDER FWY S	
DEVELOPMENT REVIEW	



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	NG-1 - Core Northgate
RS - Restricted Suburban	MHP - Manufactured Home Park	C-3 - Light Commercial	NG-2 - Transitional Northgate	NG-3 - Residential Northgate
GS - General Suburban	O - Office	M-1 - Light Industrial	OV - Corridor Overlay	RDD - Redevelopment District
R-1B - Single Family Residential	SC - Suburban Commercial	M-2 - Heavy Industrial	KO - Krenek Tap Overlay	
D - Duplex	GC - General Commercial	C-U - College and University		
T - Townhouse	CI - Commercial/Industrial	R & D - Research and Development		
	BP - Business Park	P-MUD - Planned Mixed-Use Development		



DEVELOPMENT REVIEW

8500 EARL RUDDER FWY S

REZONING

Case: 14-308

NOTIFICATIONS

Advertised Commission Hearing Date: March 19, 2015
Advertised Council Hearing Date: April 9, 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:
None

Property owner notices mailed: 13
Contacts in support: None
Contacts in opposition: None
Inquiry contacts: None

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Natural Areas - Reserved	GS General Suburban	Vacant
South (across Harvey Mitchell Parkway)	Urban and Natural Areas-Reserved	O Office, P-MUD Planned Mixed Use District, T Townhome, and GC General Commercial with OV Corridor Overlay	Vacant
East (east of Earl Rudder Freeway South)	Natural Areas-Reserved and Suburban Commercial	O Office and GS General Suburban	Offices
West	Natural Areas-Reserved	GS General Suburban	Vacant

DEVELOPMENT HISTORY

Annexation: 1971
Zoning: GS General Suburban (upon annexation)
Final Plat: Unplatted
Site development: Vacant

REVIEW CRITERIA

1. Consistency with the Comprehensive Plan: A Comprehensive Plan amendment was recently approved in December 2013 changing the designation from Suburban Commercial and Natural Areas Reserved to General Commercial and Natural Areas-Reserved. This rezoning is in compliance with the Comprehensive Plan Future Land Use and Character Map.

2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:

The existing zoning of the property is GS General Suburban which is intended for single-family residential. This is not compatible with the existing zoning of nearby property which consists of Office, Urban, and General Commercial zoning districts. The property directly to the north is privately owned, zoned GS General Suburban and unplatted. The land north and northwest of that is land owned by the City of College Station, which is currently being used as parkland and greenway. There are no other single-family homes in the immediate area and the applicant believes it is unlikely they will develop. As this property is located near the intersection of two regionally significant roads (arterials and freeways), it is more suitable for GC General Commercial.

3. Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment:

The subject tracts are a suitable location for GC General Commercial. It is located with the entire frontage along a major arterial. It is a concentrated node and not spread out as a strip. It does not have existing surrounding single-family residential uses, although there is adjacent single-family zoned property, it is owned by the City of College Station. A portion of this property is undeveloped and planned for the Municipal Center District per the Comprehensive Plan while the other portion is parkland serving as Steven C. Beachy Central Park. According to the applicant, this zoning amendment will also promote private development in a distinct district bounded by Harvey Mitchell Parkway and the Bee Creek floodplain.

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 subject tracts, with its proximity to Earl Rudder Freeway South and Harvey Mitchell Parkway, are not highly suitable for single-family as there are no other single-family developments within the immediate vicinity. The land that is just north and northwest of the subject tracts is zoned GS General Suburban, however is owned by the City of College Station and will not develop as single-family. The Comprehensive Plan also designates the area to the north as Natural Areas - Reserved.

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 has stated that the development of this project could potentially include the design of a hotel, restaurants, and/or a variety of retail stores. "The property is not of the size to handle a 'big box' retailer, so fears of 'big box' at this location are unfounded".

6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use: Water service to the tract may be provided by existing 12- and 24-inch water mains running along the north side of Harvey Mitchell Parkway South. There is a proposed master waterline which will connect to the existing water main along Harvey Mitchell Parkway South and run north along the Earl Rudder Freeway South Frontage Road. Domestic and fire flow demands may necessitate future water main extensions at the time of site development. There is currently an 18-inch sanitary sewer main along the east side of the tract adjacent to the Earl Rudder Freeway South Frontage Road available to serve the property. The sanitary sewer master plan has identified this sanitary sewer line as needing to be upsized in the future. The proposed GC General Commercial zoning may create more intensity; however, preliminary analysis of the system has indicated that there is available capacity to serve this type of development.

The subject tract is located in the Bee Creek drainage basin and contains FEMA Special Flood Hazard Area. No mitigation or analysis has been submitted for the proposed floodplain encroachment to date. Development of the subject tract will be required to meet the City's "No Adverse Impact" requirements of the Flood Ordinance and B/CS Unified Storm Water Design Guidelines. Site development impacts on the drainage system will be evaluated further at that time.

STAFF RECOMMENDATION

Staff recommends approval of the rezoning request with the condition that the impacts of any floodplain alterations be contained within the subject property.

SUPPORTING MATERIALS

1. Application
2. Rezoning map



FOR OFFICE USE ONLY	
CASE NO.:	14-508
DATE SUBMITTED:	12/20/13
TIME:	3:45
STAFF:	[Signature]

ZONING MAP AMENDMENT (REZONING) APPLICATION GENERAL

MINIMUM SUBMITTAL REQUIREMENTS:

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

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

Date of Optional Preapplication Conference May 2013

NAME OF PROJECT The Water's Edge

ADDRESS FM 2818 - between SH6 and Dartmouth Drive

LEGAL DESCRIPTION (Lot, Block, Subdivision) see attached owner information

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:
North side of FM2818 between Dartmouth Drive and FM2818

TOTAL ACREAGE 16.14 Acres

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

Name Mitchell & Morgan 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 See attached Owner Information E-mail _____

Street Address _____

City _____ State _____ Zip Code _____

Phone Number _____ Fax Number _____

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

Name N/A E-mail N/A

Street Address N/A

City N/A State N/A Zip Code N/A

Phone Number N/A Fax Number N/A

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

Existing Zoning General Suburban (GS) Proposed Zoning General Commercial (GC)

Present Use of Property Vacant - Undeveloped

Proposed Use of Property Restaurants / Hotel / Retail

REZONING SUPPORTING INFORMATION

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

There are several changed or changing conditions in the area or City that make this zoning change necessary most notably is the increased Hotel Demand since TAMU moved to the SEC Conference, and the Development of the Medical District Master Plan which was adopted in October 2012 and will have an impact on this property. This property has great development potential as support uses to the Medical District area.

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

The Comprehensive Plan's current land use for this property is General Commercial (GC). This zoning change is in accordance with the Comprehensive Plan.

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

The existing zoning of the property is General Suburban (GS), which is intended for Single-Family residential. This is not compatible with the existing zoning of nearby property which consist of a mixture of Office, Urban, Light Industrial and Commercial zoning districts to the Northeast, Southeast and Southwest. The property to the North and Northwest is land owned by the City of College Station, which is currently being used as parkland and undeveloped land that is planned for the Municipal Center District that has been identified in the Comprehensive Plan. There are currently no other Single-Family homes in the immediate area nor that will likely develop. As this property is located near the intersection of two regionally significant roads (arterials and freeways), it is more suitable for General Commercial.

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

This property is a prime location for General Commercial. It is located with the entire frontage located along a major arterial. It is a concentrated node and not spread out as a strip. It does not have existing surrounding Single-Family residential uses, although there is adjacent Single-Family zoned property, it is owned by the City of College Station. A portion of this property is undeveloped and planned for the Municipal Center District per the Comprehensive Plan while the other portion is parkland serving as Steven C. Beachy Central Park. This zoning amendment will also promote private development in a distinct district bounded by FM2818 and the Bee Creek floodplain.

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

The property with its proximity to State Highway 6 and FM2818 is not suitable for Single-Family as there are no other Single-Family developments within the immediate vicinity. The land that is just north and northwest of the property is currently zoned General Suburban, however, is owned by the City of College Station and most likely will not develop as Single-Family. The General Commercial category shown on the Land Use Plan is the most appropriate land use for this property.

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

The development of this project could potentially include the design of a hotel, restaurants, and/or a variety of retail stores. Hotels and restaurants are highly desirable in the College Station market place.

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

This property is not of the size to handle a "big box" retailer – so fears of "big box" at this location are unfounded.

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.

Please see attached ownership Supplemental Sheet.

Signature and title

Date

Ownership Supplemental Sheet

SKF Enterprises for LA Ford Family Trust
C/O L A Ford III (AKA Trey Ford)
3700 Sierra Dr
Bryan, TX 77802
Trey.ford@skf.com

Property: Harvey Mitchell Parkway South
Called 4.802 Acre Tract
A004601, M Rector (ICL), Tract 53.3

Deed: Dated: 10/21/1997 Description: Conversion
Dated: 12/28/1995 Description: Warranty Deed Volume: 2515, 2532 Page: 222, 271

Signature

Date

Danny & Susan Clancy
P.O. Box 800667
Houston, TX 77280
D.clancy@south.com

Property: 8500 Earl Rudder Freeway South
9.88 Acre Tract
A004601, M Rector (ICL), Tract 22
Portion of Remained of 10.40 Acres

Deed: Dated: 3/5/1993 Description: Conversion Volume: 1734 Page: 337




Signature



Date

Ownership Supplemental Sheet

SKF Enterprises for LA Ford Family Trust

C/O L A Ford III (AKA Trey Ford)

3700 Sierra Dr

Bryan, TX 77802

Treylaford@yahoo.com

Property: Harvey Mitchell Parkway South
Called 4.802 Acre Tract
A004601, M Rector (ICL), Tract 53.3

Deed: Dated: 10/21/1997 Description: Conversion
Dated: 12/28/1995 Description: Warranty Deed Volume: 2515, 2532 Page: 222, 271

Trey Ford III and
Signature
MARKEY FORD BEILUE
MARKEY FORD BEILUE
Sandra K. Ford Trustee

12-3-14
Date

Danny & Susan Clancy

P.O. Box 800667

Houston, TX 77280

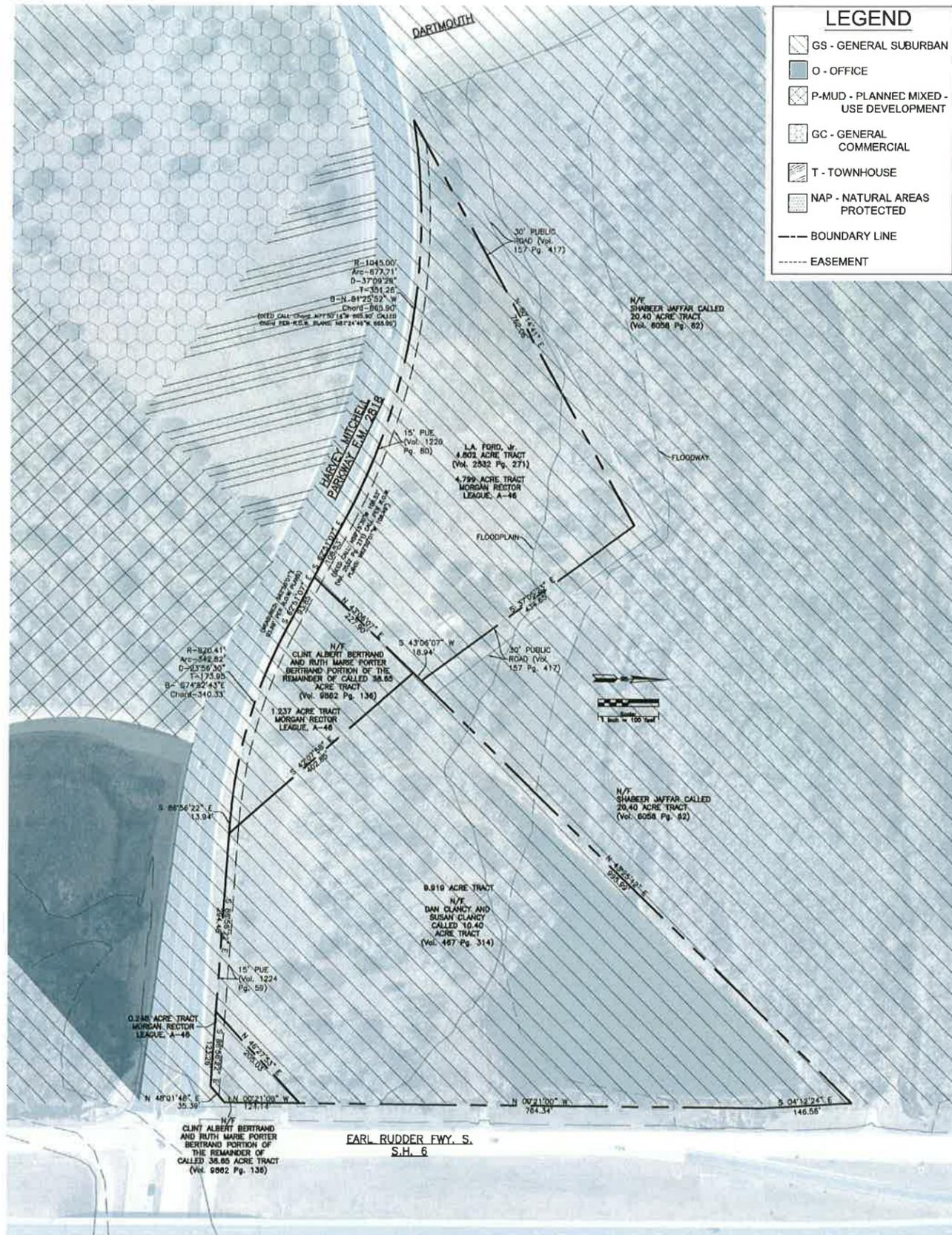
Danny.Susie@gmail.com

Property: 8500 Earl Rudder Freeway South
9.88 Acre Tract
A004601, M Rector (ICL), Tract 22
Portion of Remained of 10.40 Acres

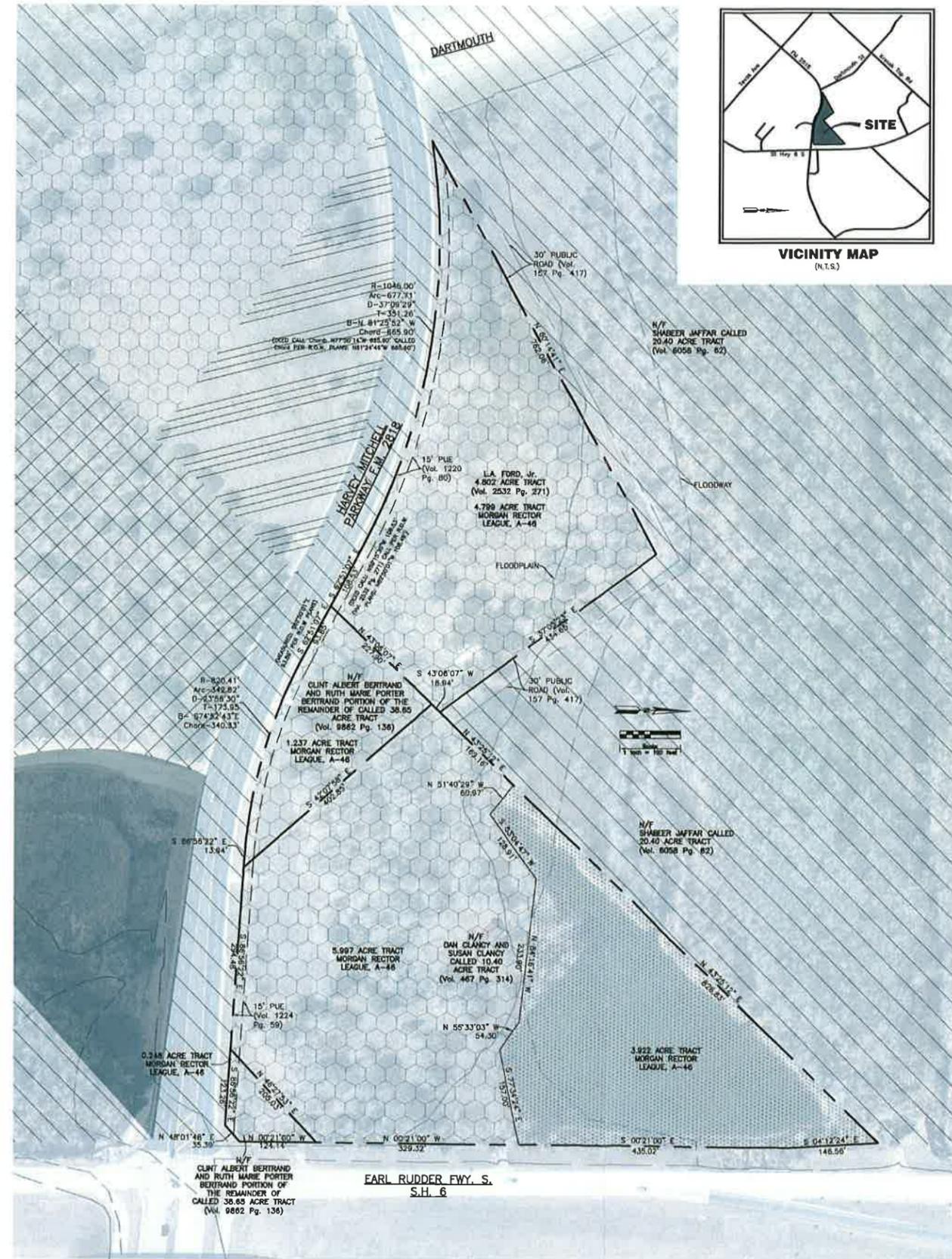
Deed: Dated: 3/5/1993 Description: Conversion Volume: 1734 Page: 337

Signature

Date



EXISTING ZONING



PROPOSED ZONING

MITCHELL MORGAN
 T. 979.260.6963
 F. 979.260.3564
 TX. FIRM # F-1329
 3304 East Rudder Fwy S
 COLLEGE STATION, TX 77840
 PLAN & DESIGN SPECIALISTS IN
 CIVIL ENGINEERING + HYDRAULICS
 HYDROLOGY + UTILITIES + STREETS
 SITE PLANS + SUBDIVISIONS
 www.mitchellmorgan.com
 For Bidding: Owners Only
 Plans Available for Review
 10 Business Days Prior to
 Opening of Proposals
 Monday - Friday
 8:00 AM - 5:00 PM
 (CST)

DEC 2014
 Designed By: VJBM
 Drawn By: KB
 Checked By: VJBM, JJ

Prepared For:
 Ruth Bertrand
 Bertrand Estate
 10000 Lakeside Dr.
 Lake Dallas, TX 75065

Revisions

ZONING MAP
 College Station, Texas

14-308
 3/2/15
 3.02
 G-2

EX



Legislation Details (With Text)

File #:	15-0153	Version:	1	Name:	Capstone Development Rezoning
Type:	Rezoning	Status:		Status:	Agenda Ready
File created:	3/12/2015	In control:		In control:	Planning and Zoning Commission Regular
On agenda:	3/19/2015	Final action:		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 amending the PDD Planned Development District for the property being situated in the Crawford Burnett League, Abstract No. 7, College Station, Brazos County, Texas being a 24.523 acre tract being a portion of the remainder of a called 120.76 acre tract as described by a deed to Capstone-CS, LLC recorded in Volume 8900, Page 148 of the Official Records of Brazos County, Texas, generally located south of Market Street between Holleman Drive South and North Dowling Road. Case #15-00900013 (J. Schubert) (Note: Final action on this item is scheduled for the April 9, 2015 City Council meeting - subject to change)				
Sponsors:	Jason Schubert				
Indexes:					
Code sections:					
Attachments:	Staff Report Application Rezoning Map Proposed Concept Plan Existing Concept Plan				

Date	Ver.	Action By	Action	Result
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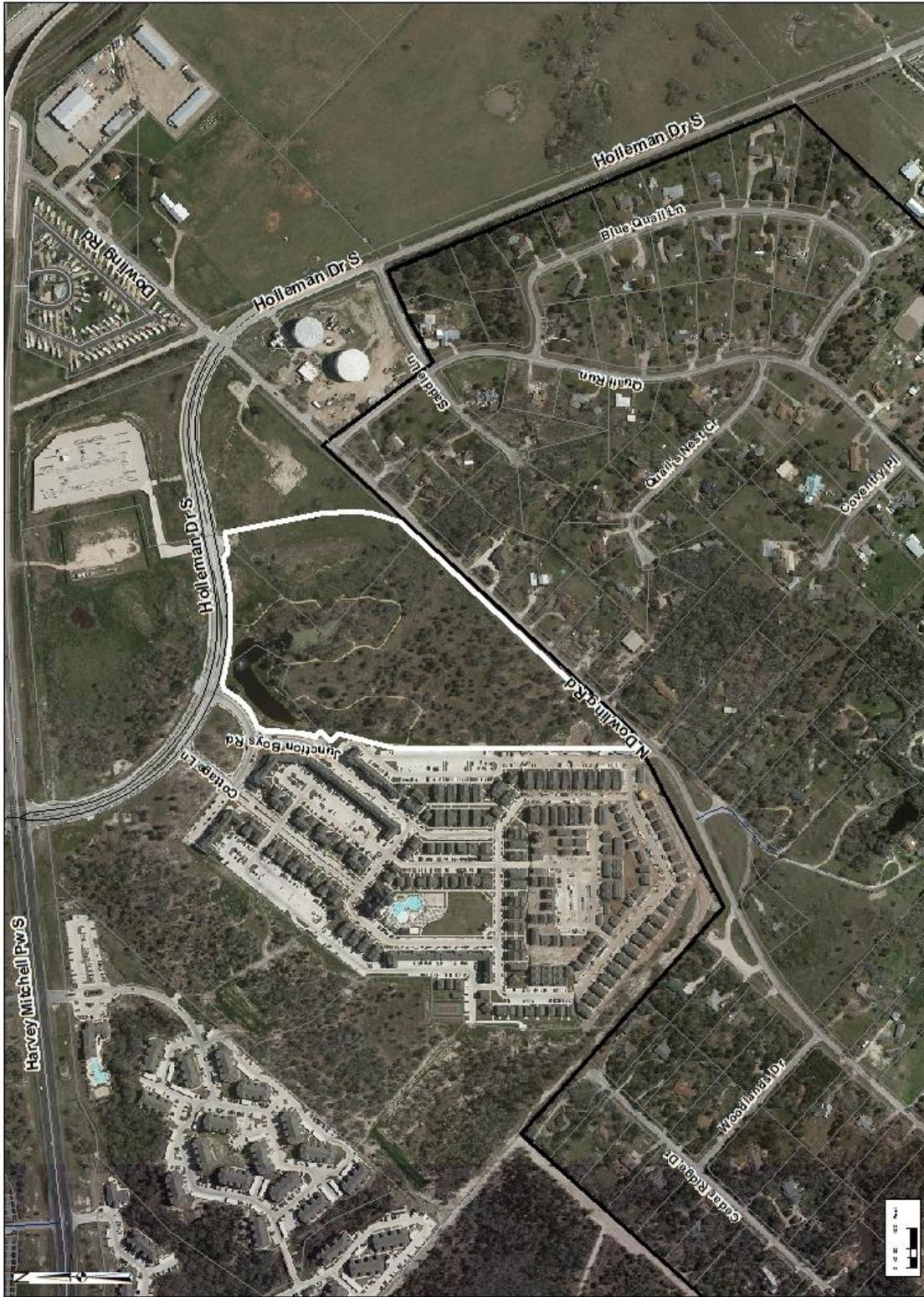
Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by amending the PDD Planned Development District for the property being situated in the Crawford Burnett League, Abstract No. 7, College Station, Brazos County, Texas being a 24.523 acre tract being a portion of the remainder of a called 120.76 acre tract as described by a deed to Capstone-CS, LLC recorded in Volume 8900, Page 148 of the Official Records of Brazos County, Texas, generally located south of Market Street between Holleman Drive South and North Dowling Road. Case #15-00900013 (J. Schubert) (Note: Final action on this item is scheduled for the April 9, 2015 City Council meeting - subject to change)



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

**REZONING REQUEST
FOR
CAPSTONE DEVELOPMENT
15-00900013**

- REQUEST:** Amend the PDD Planned Development District to remove a commercial pad site and realign the proposed driveways and roadways.
- SCALE:** 24.523 acres
- LOCATION:** 1120 Holleman Drive South, generally located south of Market Street between Holleman Drive South and North Dowling Road, the property being situated in the Crawford Burnett League, Abstract No. 7, College Station, Brazos County, Texas, being a 24.523 acre tract being a portion of the remainder of a called 120.76 acre tract as described by a deed to Capstone-CS, LLC recorded in Volume 8900, Page 148 of the Official Records of Brazos County, Texas.
- APPLICANT:** Mitchell & Morgan, LLP
- PROJECT MANAGER:** Jason Schubert, AICP, Principal Planner
jschubert@cstx.gov
- RECOMMENDATIONS:** At their March 10, 2015 meeting, the Parks and Recreation Advisory Board recommended approval of the additional parkland fees as one of the proposed community benefits to help offset the proposed meritorious modifications. Staff recommends approval of the rezoning request.

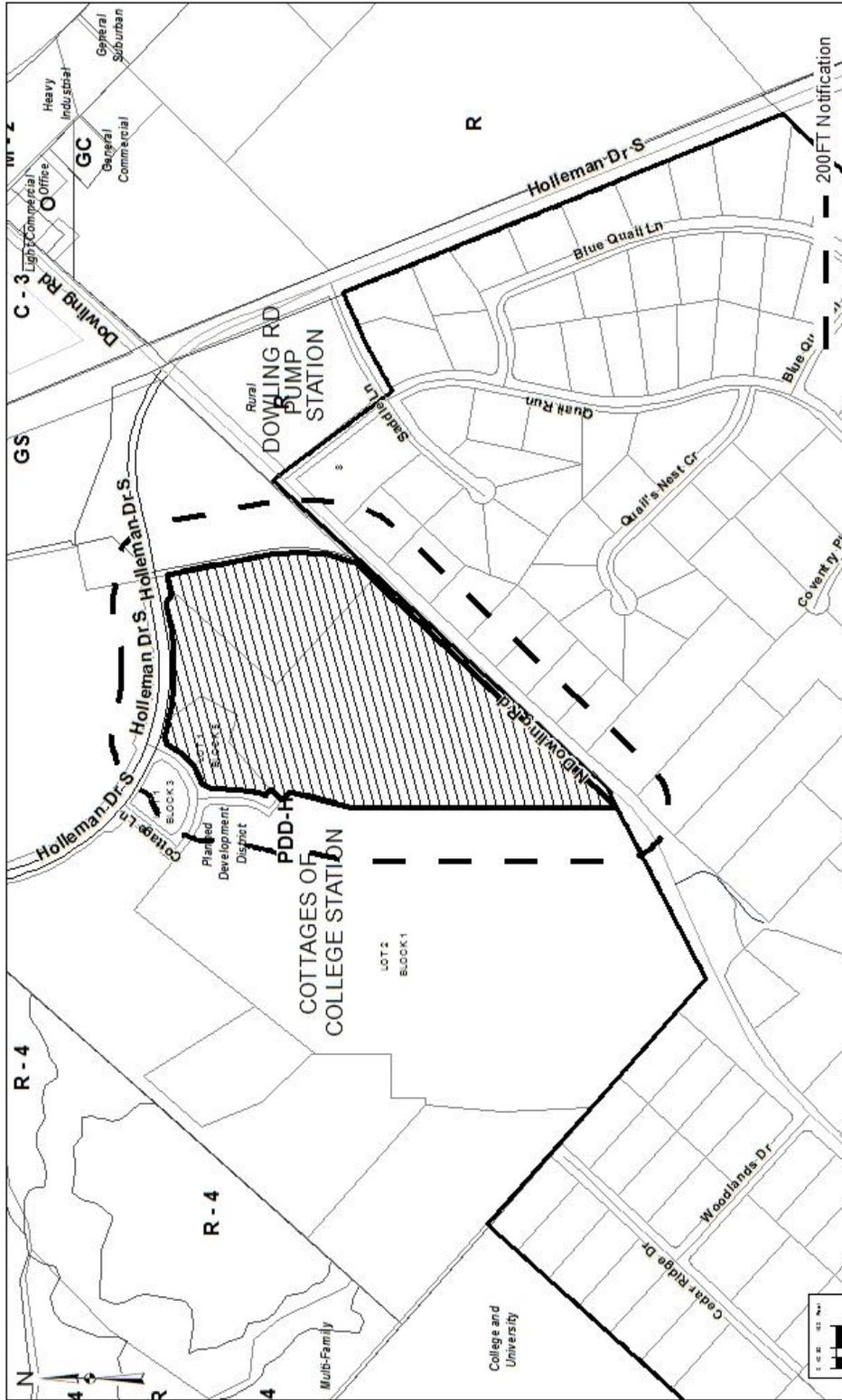


REZONING
Case: 15-13

CAPSTONE DEVELOPMENT

DEVELOPMENT REVIEW





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	WFC	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 Tap Overlay

	DEVELOPMENT REVIEW	CAPSTONE DEVELOPMENT	REZONING
Case: 15-13			

NOTIFICATIONS

Advertised Commission Hearing Date: March 19, 2015

Advertised Council Hearing Date: April 9, 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:

None

Property owner notices mailed: 14
Contacts in support: None
Contacts in opposition: None
Inquiry contacts: One

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North (across Holleman Drive South)	Urban Natural Areas Reserved	PDD Planned Development District	Planned commercial
South (across North Dowling Road)	Rural	N/A (ETJ)	Acreage single- family lots
East	Utilities	R Rural	Vacant
West	Urban Natural Areas Reserved	PDD Planned Development District	Multi-family

DEVELOPMENT HISTORY

Annexation: 2002
Zoning: A-O Agricultural Open (upon annexation), rezoned PDD Planned Development District (2008) for multi-family and commercial uses.
Final Plat: Unplatted
Site development: Vacant with walking paths and a pond used for irrigation.

REVIEW CRITERIA

- 1. Consistency with the Comprehensive Plan:** The subject area is designated on the Comprehensive Plan Future Land Use and Character Map as Urban and Natural Areas Reserved and is located in Growth Area VI. The Urban designation is generally for areas that should have a very intense level of development activities. These areas will tend to consist of townhomes, duplexes, and high-density apartments. General commercial and office uses, business parks, and vertical mixed-use may also be permitted within growth and redevelopment areas. The Natural Areas Reserved designation is generally for areas that represent a constraint to development and that should be preserved for their natural function or open space qualities. These areas include floodplains and riparian buffers, as well as recreation facilities. The proposed zoning permits multi-family and retains natural open space in an existing pond area and floodplain. The proposed land use is 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 subject tract is part of an existing PDD

Planned Development District that has other multi-family and commercial uses. The property to the east is owned by the City of College Station and is anticipated to be used for expansion of the existing water facilities. The property to the south across North Dowling Road is developed as rural residential lots. The Concept Plan retains a 35-foot buffer area along North Dowling Road that includes landscaping, fence, and berm to help mitigate the intensity of the development with the less intense development to the south.

- 3. Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment:** The proposed PDD zoning allows for multi-family uses and the retains the existing pond area. Multi-family development is suitable for the subject tract in that it has a relative proximity to the Texas A&M University campus and is located in an area of largely other multi-family developments.
- 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 existing PDD Planned Development District allows for multi-family uses and a small commercial site along Holleman Drive South. The subject tract is suitable for these 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 states the marketability of the multi-family is still very viable though the small commercial area is very difficult. Commercial areas tend to develop following residential development.
- 6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** The subject property is located adjacent to a 12-inch water main along Holleman Drive South and an 8-inch water main at the intersection of Junction Boys Road and Brownstone Drive. An 8-inch sanitary sewer main stubs to the tract from the property to the west. New water mains and sanitary sewer lines will be extended through the property to support future development. The existing utilities appear to be adequate to support the proposed zoning on the property.

The subject property is located in the Whites Creek Drainage Basin and development of the subject property is required to meet the minimum standards of the City's Storm Water Design Guidelines. The subject property is encroached by FEMA Special Flood Hazard Area - Zone A, in which no base flood elevations have been determined.

The subject property is located adjacent to two roadways identified on the Thoroughfare Plan, Holleman Drive South (4-lane major collector) and North Dowling Road (2-lane major collector). The alignment of the proposed public roadway would allow for the potential realignment of North Dowling Road to Holleman Drive South at the intersection with Market Street. A Traffic Impact Analysis (TIA) was submitted with the rezoning. The signalization of the existing intersection of Holleman Drive South and Market Street would likely be warranted and has been identified as mitigation with development in the area. Final traffic mitigation measures will be determined prior to site development.

REVIEW OF CONCEPT PLAN

The Concept Plan provides an illustration of the general layout of the proposed building and parking areas as well as other site related features. In proposing a PDD, an applicant may also

request variations to the general platting and site development standards provided that those variations are outweighed by demonstrated community benefits of the proposed development. The Unified Development Ordinance provides the following review criteria as the basis for reviewing PDD Concept Plans:

1. The proposal will constitute an environment of sustained stability and will be in harmony with the character of the surrounding area;
2. The proposal is in conformity with the policies, goals, and objectives of the Comprehensive Plan, and any subsequently adopted Plans, and will be consistent with the intent and purpose of this Section;
3. The proposal is compatible with existing or permitted uses on abutting sites and will not adversely affect adjacent development;
4. Every dwelling unit need not front on a public street but shall have access to a public street directly or via a court, walkway, public area, or area owned by a homeowners association;
5. The development includes provision of adequate public improvements, including, but not limited to, parks, schools, and other public facilities;
6. The development will not be detrimental to the public health, safety, welfare, or materially injurious to properties or improvements in the vicinity; and
7. The development will not adversely affect the safety and convenience of vehicular, bicycle, or pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonably anticipated in the area considering existing zoning and land uses in the area.

General

The Concept Plan is mainly multi-family with some open spaces areas. The commercial pad site identified on the existing PDD (area B3) has been removed from the proposed Concept Plan. The potential future realignment of North Dowling Road has been moved to the west to allow it to occur at the existing Market Street intersection with Holleman Drive South, which is planned to be signalized with the development in the area.

The proposed multi-family will remain based on R-4 Multi-Family zoning district requirements which has a maximum density of 20 units per acre. The multi-family areas are proposed to be gated with main entry/exit boulevard driveways along the proposed Junction Boys Road and an exit only driveways on Holleman Drive South and North Dowling Road. The maximum height of buildings will be limited to three stories and architecture elements that may be as tall as 70 feet. These heights are the same as the existing PDD and similar to other multi-family developments in the area.

A multi-use path is proposed along the proposed public road through the tract and the private hike/bike trail along the portion of North Dowling Road carries over from the existing PDD. The hike/bike trail systems is intended to provide connection between the residential and commercial areas of the original PDD as well as provide recreational opportunities for the residents.

A 35-foot to 50-foot wide buffer area remains proposed along the existing North Dowling Road to buffer the proposed multi-family areas from the adjacent single-family and rural areas. This buffer area will consist of a separating berm averaging 4 feet in height with a fence located on

the development side of the berm and landscaping. The berm transition up and down so as to along 70 percent of North Dowling Road's frontage. The buffer will serve as a community benefit as multi-family developments are not required to buffer along rights-of-way and this will help transition the developments to the existing single-family and rural area outside of the City.

Meritorious Modifications

The applicant has requested the following meritorious modifications:

- *Allow for block length variances along North Dowling Road.* This modification request carries forward from the existing PDD approved in 2008. The current block length requirement is 660 feet for areas designated Urban in the Comprehensive Plan. A public roadway is proposed to bisect the tract and there are few alternatives to this remaining portion of the original PDD area.
- *Allow for 20-foot curb radii at intersections to create a more pedestrian friendly environment.* This modification request carries forward from the existing PDD approved in 2008. The allowable range of curb return radii is between 25 and 30 feet. The tighter radii will shorten the distance for pedestrians to cross an intersection and create a more pedestrian friendly environment.
- *Allow for cottages (single detached units) and duplexes to be constructed within the PDD (R-4 based) category.* This modification request carries forward from the existing PDD approved in 2008. The new MF Multi-Family district adopted in December 2014 allows this by right though the applicant has chosen to retain the R-4 Multi-Family district as the base district that does not allow these units on the same lot as multi-family units.
- *Allow five-bedroom units types to allow up to five unrelated individuals in a dwelling unit.* This modification has been added to clarify what was already anticipated with the existing PDD approved in 2008. A mix of three, four, and five-bedroom units with an average of 4.31 bedrooms per unit is proposed with the development. The applicant has included more explanation as part of their application and is proposing to provide additional parkland dedication fees for the additional bedrooms over the average of four bedrooms per unit as described in the Community Benefits section.

Community Benefits

The applicant has identified the following community benefits to offset the proposed meritorious modifications:

- The detention will be provided in the irrigation pond area. This feature along Holleman Drive South provides for a nice view corridor from the street.
- There is a hike/bike trail along the internal public street that the public will be able to enjoy.
- There is only one access driveway from the residential area as well as the one connection of the public road to North Dowling Road. Keeping this number to a minimum will help ease the North Dowling Road traffic concerns that may arise from the adjacent single family residential properties.
- Additional parkland dedication fees to pay the cost differential between having all four bedroom units and the additional bedrooms provided as a result of having five-bedroom units. The development currently anticipates an average of 4.31 bedrooms per unit. The Parks and Recreation Advisory Board recommended approval of this community benefit at their March 10, 2015 meeting.

STAFF RECOMMENDATION

Staff recommends approval of the rezoning request.

SUPPORTING MATERIALS

1. Application
2. Rezoning Map
3. Proposed Concept Plan
4. Existing Concept Plan



FOR OFFICE USE ONLY	
CASE NO.:	<u>15-13</u>
DATE SUBMITTED:	<u>01/14/15</u>
TIME:	<u>4:55</u>
STAFF:	<u>AJ</u>

ZONING MAP AMENDMENT (REZONING) APPLICATION PLANNED DISTRICTS

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

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

MINIMUM SUBMITTAL REQUIREMENTS:

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

NAME OF PROJECT Capstone Development

ADDRESS Unknown at this Time

LEGAL DESCRIPTION (Lot, Block, Subdivision) Crawford Burnett, Tract 81, 81.21

GENERAL LOCATION OF PROPERTY IF NOT PLATTED:

Near the intersection of Holleman Drive and Dowling Road.

TOTAL ACREAGE 24.5 Acres

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

Name Mitchell & Morgan, LLP, C/O Veronica Morgan, PE E-mail v@mitchellandmorgan.com
Street Address 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 Capstone-CS, LLC C/O Rob Howland, COO E-mail rhowland@capstonemail.com
Street Address 431 Office Park Drive
City Birmingham State Alabama Zip Code 35223
Phone Number 205-414-6400 Fax Number 205-414-6405

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

Name Capstone-CS, LLC C/O Amanda Wallis E-mail awallis@capstonemail.com
Street Address 431 Office Park Drive
City Birmingham State Alabama Zip Code 35223
Phone Number 205-414-6400 Fax Number 205-414-6405

This property was conveyed to owner by deed dated 12/15/2008 and recorded in Volume 8900, Page 148 of the Brazos County Official Records.

Existing Zoning PDD Proposed Zoning PDD

Present Use of Property Irrigation Pond & Vacant-Undeveloped

Proposed Use of Property Irrigation/Retention Pond & Multi-Family

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

Irrigation/Retention Pond & Multi-Family

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: Not applicable.

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.

Originally the Concept Plan had commercial at the corner of Holleman and future Dowling Road. This commercial was very small in size and with the removal/relocation of Dowling Road this isn't a hard corner any longer. Because of this and the location this far off FM2818, the commercial is not desirable at this location.

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 with the Plan. The approved Comprehensive Plan shows this area as Urban Land Use and this project is in compliance with an Urban designation.

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

The present zoning is PDD with a mix of multi-family and commercial uses shown. The zone change request is only to remove the B-3 commercial tract on Holleman Drive and replace it with multi-family.

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

The property location is suitable for multi-family development as shown on the request. The location on Holleman Drive near the FM2818 intersection is ideal for this higher density development. These uses were permitted and deemed suitable with the initial PDD zoning case. The only modification is to remove the B-3 commercial.

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

Multi-family is suitable with the existing PDD zoning. The B-3 tract will be difficult to develop as commercial.

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

The marketability of the multi-family is still very viable. The marketability of this small commercial piece on Holleman Drive will be very difficult. Being off the major thoroughfare (FM2818) along with its size make it difficult to market.

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

This zone change is only requesting that the small commercial portion B-3 on Holleman Drive be deleted. This is a very minor amendment to the current PDD zoning.

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

Purpose and intent of the proposed development is to provide multi-family housing.

CONCEPT PLAN SUPPORTING INFORMATION

1. What is the range of future building heights?

Maximum of three-stories with architectural elements as tall as 70-feet above ground level.

2. Provide a general statement regarding the proposed drainage.

This project will contribute runoff to the existing irrigation/retention pond.

3. List the general bulk or dimensional variations sought.

These are the same as the originally approved PDD.

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

Not applicable.

5. Explain how the concept plan proposal will constitute an environment of sustained stability and will be in harmony with the character of the surrounding area.

The surrounding properties are currently developed as multi-family developments. This project will be compatible with these adjacent uses.

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

The Comprehensive Plan clearly states that it is desirable to locate multi-family projects in close proximity to Texas A&M University and to major thoroughfares that are sized to handle the increased traffic loads.

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 surrounding properties are currently developed as multi-family developments. This project will be compatible with these adjacent uses.

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

All of the dwelling units will have access to a public street via private internal parking lots and drive aisles. Access will be to Holleman, Brownstone Drive and North Dowling Road.

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

The development will be paying parkland dedication fees.

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.

Removal of the retail on Holleman will lessen the traffic activity at this location. The remaining development is in compliance with the current zoning.

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 modification being requested (i.e. removal of commercial B-3) will lessen the traffic activity on Holleman.

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.

Rob Howland, C.O.O.

Signature and title

1/5/15

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:
 - ~~N/A~~ Parking areas
 - ~~N/A~~ Building sites and an indication of their use
 - ~~N/A~~ Artificially lit areas
 - Open spaces/conservation areas
 - ~~N/A~~ Greenways
 - Streets and access
 - ~~N/A~~ Parks
 - ~~N/A~~ Schools
 - Trails
 - ~~N/A~~ Buffer areas (or a statement indicating buffering proposed)
 - Other special features *100 YEAR FLOOD/RETENTION POND*
- Approximate accessways, pedestrian and bikeways.
- Common and open space areas.



Jason Schubert, AICP
City of College Station
Planning and Development Services
P.O. Box 9960
College Station, TX 77842

March 9, 2015

Re: CAPSTONE DEVELOPMENT AT HOLLEMAN DRIVE AND DOWLING ROAD (REZ-PDD)

Dear Jason,

As discussed we have modified our original bulk variance request and have itemized those in this letter.

Listed below are the bulk variances that we are seeking for the Capstone development:

Understanding that we must choose a base zoning district for the residential development upon which we base all variance requests, we have chosen R-4 – Multi-Family (similar to the original rezoning request) as our base district.

Residential Area Bulk Variance Requests:

1. Allow for block length variances along North Dowling Drive. We have indicated a new roadway (Junction Boys Road) to break some of the block length along North Dowling Drive.
2. Allow for 20' curb radii at intersections to create a more pedestrian friendly environment.
3. Allow for cottages (single detached units) and duplexes to be constructed within the PDD (R-4 based) category.
4. Unit Types:

The product we are proposing has a mix of unit types and bedroom counts. It is a mix of building sizes and styles with a bedroom mix ranging from three to five bedroom units with an average of 4.31 bedrooms/unit. There will be several single detached units as well as duplexes and townhomes constructed within this PDD (R-4 based) category. This product is one that is gaining popularity in many college towns. The increased bedroom count allows for a more affordable product for students. In this case, the increased density from these bedrooms is appropriate given the location is within biking distance from the University. The desire in the City of College Station Comprehensive Plan has always been to increase student housing densities closer to campus to help with traffic congestion in the City. This increased bedroom mix will encourage this.

Understanding that some concern may stem from the five bedroom units, we do offer that the original rezoning request to PDD contemplated 5 bedroom units and those indeed were

approved in the 1st phase of this overall phased development. We do understand that another recent rezoning request has perhaps set a precedent for how to handle this extra unit density. To that we offer the following:

1. **Parkland** – given that we would be allowed to have all four bedroom units we would be willing to pay the cost differential from the 4 bedroom/unit basis to our average 4.31 bedroom/unit basis or whatever is ultimately permitted on the site if it is less than the 4.31 bedrooms / unit.

For instance:

Parkland Dedication based upon 4 bedroom units

4 bedrooms * 186 units = 744 bedrooms

186 units * \$731/unit = \$135,966 parkland fees due

Proposed Bedrooms Onsite = 801

801 bedrooms – 744 bedrooms for 186 units = extra 57 bedrooms

Assume all 4 bedroom units

57 bedrooms / 4 bedrooms per unit = an extra 14.25 units to get same # of beds without 5 bed units

15 units * \$731/unit = \$10,965 extra parkland dedication fees

2. **Occupancy Assurance** – similar to the other rezoning case which had a condition placed on it we agree to a condition that each bedroom be limited to 1 occupant

More than 4 Unrelated

Because the requested product is for more than four bedrooms, it makes logical sense that there will be more than four unrelated people in the five bedroom units. Our request for more than four unrelated individuals in a unit is within a PDD zoning category and this product is NOT located close to single family residential property. Although one might argue how many unrelated individuals is too many for a single dwelling unit, it is our opinion that five individuals, when each room is provided with a bathroom facility, is not too much for a shared living and kitchen space. The market which is demanding these higher bedroom count units will also demand that the shared areas be of sufficient size to accommodate the higher student population occupying the space. Really, the cap on the number of unrelated persons per unit in a multi-family development stemmed from a health and safety issue. Namely, could a one bedroom unit with one bathroom handle five people trying to cram into that living space? The type of products offered to student housing have changed over the years and now it is very unusual to have shared bathroom facilities in the multi-family housing developments. We usually find that each bedroom has its own bathroom included.

Rationale for Request

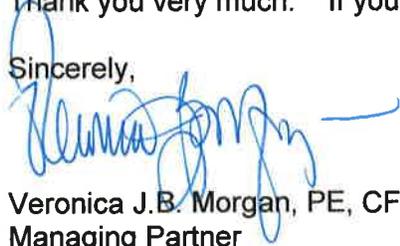
The rationale for the above requests is that we are dealing with an innovative design concept that does not "fit" with the current regulations. Students are showing that they desire living in a complex that is not a "cookie cutter" row after row of apartment buildings. This complex will have a mix of unit types, styles and sizes with centralized green spaces including the large green space shown as pond / common area. In addition, the student housing market is showing that students do not mind sharing a common living space with more students as long as they have their own private living area and bath. Increasing the bedroom density will allow for a more affordable product for the students.

As stated in the UDO, the purpose of the Planned Development district is to promote and encourage innovative development that is sensitive to surrounding land uses and to the natural environment. A PDD may be used to permit new or innovative concepts in land utilization not permitted by other zoning districts. Finally, the PD District allows development to vary from certain development standards so long as there are community benefits which outweigh the requested modifications. We believe that this project offers a unique product and its community benefits certainly outweigh modifications being requested. These community benefits are as follows:

1. The detention will be provided in the irrigation pond area. This feature along Holleman Drive provides for a nice view corridor from the street.
2. There is a hike/bike trail along the internal public street that the public will be able to enjoy.
3. There is only 1 access driveway from the residential area as well as the 1 connection of Junction Boys Road to North Dowling Road. Keeping this number to a minimum will help ease the North Dowling Road traffic concerns that may arise from the adjacent single family residential properties.

Thank you very much. If you have any questions please do not hesitate to call.

Sincerely,



Veronica J.B. Morgan, PE, CFM
Managing Partner

Cc: File
Amanda Wallis, Capstone Collegiate Communities
Erik Lindholm, Dungan-Nequette

NOTES:

1. Roadways behind the entry gates will be Private Drive Aisles and all boulevard entrances to gates will be private.

2. All structures will be a maximum of 3 stories tall and may have architectural elements above three stories that could be as tall as 70 feet above ground level (i.e. cupolas, etc.)

3. The buffer areas shown will be designed as shown in the cross section A-A. Any existing vegetation that is of size and type to obtain landscape points will be retained (as opposed to retaining all existing vegetation which consists mostly of invasive non-desirable species) in the buffer area. The berm will vertically meander and roll along the buffer area to create interest as opposed to creating a "wall". 70% of the N. Dowling frontage will contain the "bermed" buffer.

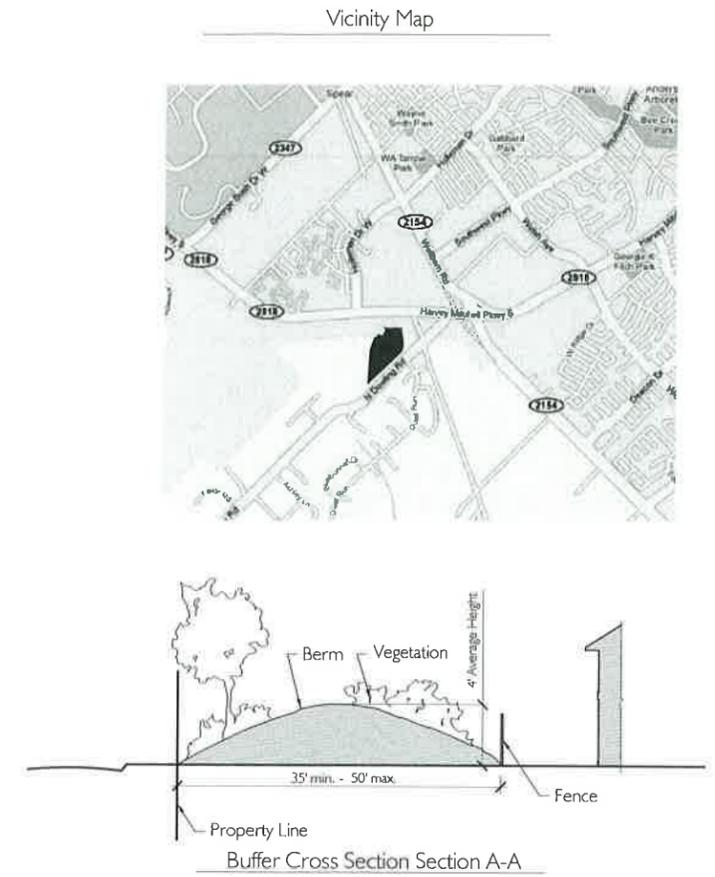
4. A trail system for bike and pedestrian use will connect to The Cottages of College Station development through this property and back to Holleman Drive. This will provide a route for bike and pedestrian traffic from this development and the adjoining development to future retail locations along Holleman. The section of this trail along North Dowling Road will be placed on private property and be privately maintained. The section of this trail along Holleman Drive and Market Street shall be public and publicly maintained.

5. If a trail system is provided around the pond common area it will be privately owned and maintained.

6. The green space / common area / floodplain / detention area shall be privately maintained.

7. A portion of this property is located within a Zone A Special Flood Hazard Area. If portions of this floodplain are filled, a No Adverse Impact drainage analysis and certification must be provided certifying that the fill will not cause flooding to upstream / downstream properties.

8. Lot 1, Block 5 will be replatted with the development of the project to provide additional right-of-way for a potential realignment of North Dowling Road.



-  PARKING/ DRIVE AISLE AREA
-  COTTAGE DEVELOPMENT LIVING UNITS - DEVELOPED UP TO 20 UNITS PER ACRE
-  BIKE HIKE TRAIL WILL BE PUBLIC AND CONSTRUCTED TO PUBLIC STANDARDS.



Developer
 Capstone Development
 431 Office Park Drive
 Birmingham, AL. 35223
 205-414-6400

C3
 COLLEGE STATION, TEXAS
 Concept Plan
 6 FEBRUARY 2015



Applicant
 Mitchell & Morgan, LLP
 3204 EARL RUDDER, FWY SOUTH
 College Station, Texas 77845
 979-260-6963



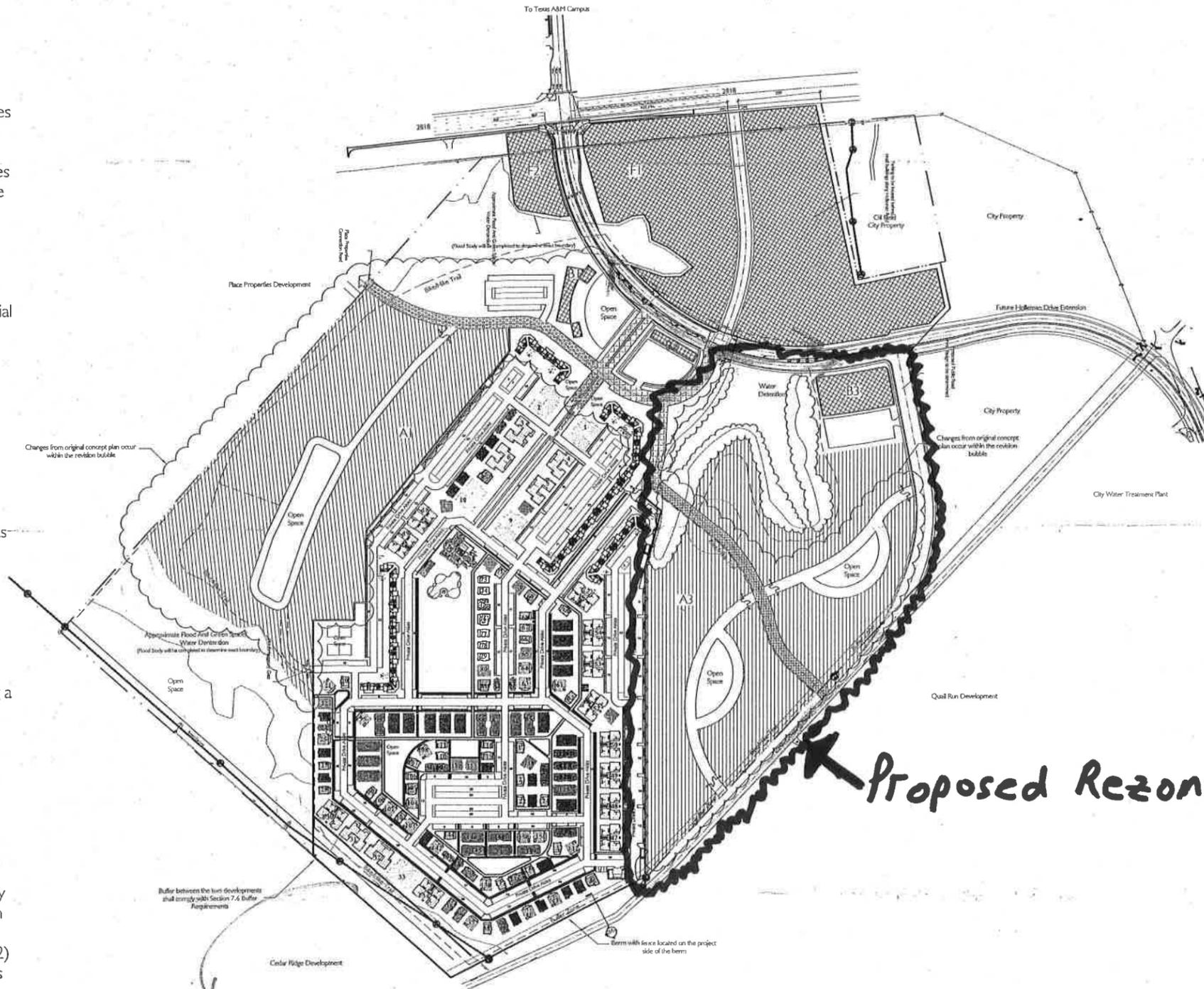
2829 Second Avenue South
 Suite 240
 Birmingham Alabama 35233
 t 205.322.6455
 f 205.322.6167
 duncan-nequette.com
 NUMBER 07063

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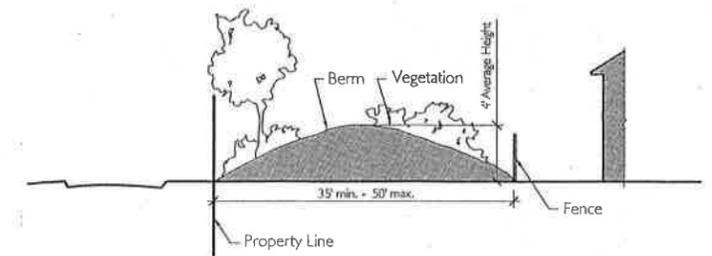
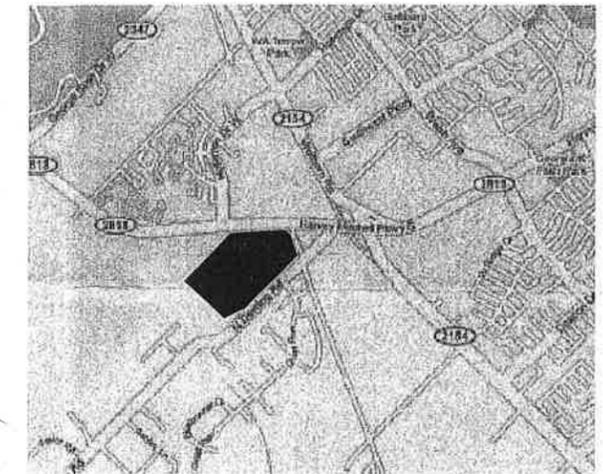
NOTES:

1. Sidewalks within A2 will exist along all private drive aisles and adjacent to all parking locations
2. A trail system will connect each block of A1/A2 and A3 for pedestrian use and will provide a route for both bike and pedestrian traffic to the retail locations
3. Roadways behind the entry gates will be Private Drive Aisles and all boulevard entrances to gates will be private.
4. All structures will be a maximum of 3 stories tall and may have architectural elements above three stories that could be as tall as 70 feet above ground level (i.e. cupolas, etc.)
5. Parking for the commercial areas (F1, B1-B3) shall be located in a manner so as to be located on the interior of the commercial area or at the drive entrances between buildings but not located parallel to Holleman and FM 2818 and in front of the commercial buildings along these roadways.
6. The looped roadway around B1 and B2 will be public and will provide a route for bus service. Parallel parking will be provided on this looped street.
7. The buffer areas shown will be designed as shown in the cross section A-A. Any existing vegetation that is of size and type to obtain landscape points will be retained (as opposed to retaining all existing vegetation which consists mostly of invasive non-desireable species) in the buffer area. The berm will vertically meander and roll along the buffer area to create interest as opposed to creating a "wall". 70% of the N. Dowling frontage will contain the "bermed" buffer.
8. The open space in A2 may be altered in a fashion to create individual neighborhoods surrounding an open space. The total open space area shall be generally of the same size as that shown.
9. The Place Properties connection road may be placed in an alternate alignment other than that shown given that it provides thru access from the town square area (labeled as B1&B2) through or adjacent to Tract A1 and connects to Place Properties.

Existing Concept Plan



Vicinity Map



Buffer Cross Section Section A-A

-  B1-B3 denotes Commercial Structure Locations
* Limited to C-3 zoning uses
-  F1-F2 denotes Commercial Structure Locations
* Limited to C-3 zoning plus restricted C-1 uses (see re-zoning request letter)
-  A1 and A3 - Apartment Structure Developments
- Actual layout to be determined at time of development
- Development up to 20 Units per acre
-  A2 - Cottage Development Living Units Location
- Developed up to 20 units per acre
-  Public Roads
-  Private Roads
-  Entry Gate

3rd revision JP

"Buffer area to consist of berms, vegetation, and a fence located on the project side of berm."
PDD ord # 3137



Developer
Capstone Development
431 Office Park Drive
Birmingham, AL. 35223
205-414-6400

THE COTTAGES OF COLLEGE STATION

COLLEGE STATION, TEXAS

Concept Plan
30 September 2010

Site Area - 120.77 Acres
Site Description - Remainder of a 134.041 acre Tract - Crawford Business 7, page A-7



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Concept update
JP 11-29-10



*Do not get rid of previous concept plans

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10/24/10
11/19/10