



College Station, TX

City Hall
1101 Texas Ave
College Station, TX 77840

Meeting Agenda - Final

Planning and Zoning Commission Workshop

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

Thursday, December 17, 2015

6:30 PM

City Hall Council Chambers

1. Call the meeting to order.
2. Discussion of consent and regular agenda items.
3. Discussion of new development applications submitted to the City.
New Development Link: www.cstx.gov/newdev
4. [15-0748](#) Presentation, possible action, and discussion regarding the status of items within the 2015 P&Z Plan of Work.
Sponsors: Schubert
Attachments: [2015 P&Z Plan of Work](#)
5. [15-0743](#) Presentation, possible action, and discussion regarding an overview of the adopted Medical District Master Plan.
Sponsors: Prochazka
Attachments: [Memo](#)
6. [15-0747](#) Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
*Thursday, January 7, 2016 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
*Thursday, January 14, 2016 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:30 and Regular 7:00 p.m. (Liaison - Kee)
6. Discussion, review and possible action regarding the following meetings: Design Review Board, BioCorridor Board, Joint Annexation Task Force
7. Discussion and possible action on future agenda items - A Planning & Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
8. Adjourn.

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 _____, 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 #: 15-0748 **Version:** 1 **Name:** 2015 P&Z Plan of Work Update
Type: Updates **Status:** Agenda Ready
File created: 12/9/2015 **In control:** Planning and Zoning Commission Workshop
On agenda: 12/17/2015 **Final action:**
Title: Presentation, possible action, and discussion regarding the status of items within the 2015 P&Z Plan of Work.
Sponsors: Jason Schubert
Indexes:
Code sections:
Attachments: [2015 P&Z Plan of Work](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding the status of items within the 2015 P&Z Plan of Work.

2015 Planning & Zoning Commission Plan of Work

Comprehensive Plan Implementation

Implementation of Adopted Plans	
<p>Summary:</p> <p>Implementation of adopted master plans and neighborhood, district, and corridor plans, namely: Central College Station, Eastgate, Southside Area, Wellborn Community, and South Knoll Area neighborhood plans, and Bicycle, Pedestrian & Greenways, Parks and Recreation, Water, Waste Water, Medical District, and Economic Development master plans.</p>	<p>Project Dates:</p> <p>3/26/15: Council awarded contract to Freese & Nichols to update the Wastewater Master Plan.</p> <p>3/26/15: Council approved all-way stop at Lincoln Avenue and Tarrow Street (Eastgate Plan).</p> <p>5/28/15: Council awarded construction contract for Eisenhower Street extension between Lincoln Avenue and Ash Street (Eastgate Plan).</p> <p>June 2015: Sidewalk constructed along Normand Drive between Rock Prairie and Pondersoa (Central College Station Plan).</p> <p>June 2015: Bike lanes on Holleman Drive restriped (Southside and South Knoll Area Plans).</p> <p>July 2015: Sidewalk gap filled on Tarrow Street by Fire Station 6 (Eastgate Plan).</p> <p>7/9/15: Council approved all-way stop at Walton Drive and Francis Drive (Eastgate Plan).</p> <p>7/9/15: Council approved Infrastructure and Economic Development Agreement for much of Rock Prairie MMD #2 area (Medical District Master Plan).</p> <p>August 2015: Design complete for a sidewalk on Wellborn Road from Southwest Parkway to Luther Street (Southside Area Plan).</p> <p>8/27/15: Council approved McCulloch Neighborhood Conservation Overlay (Southside Area Plan).</p> <p>9/16/15: Public meeting regarding the design of sidewalk on Guadalupe Drive (South Knoll Area Plan).</p> <p>9/21/15: Council awarded construction contract for intersection improvements at George Bush Drive at Dexter Drive, George Bush Drive at Timber Street, Holleman Drive at Eleanor Street, and Holleman Drive at Welsh Avenue (Southside Area Plan).</p> <p>September 2015: Park improvements in South Knoll area under contract to add benches, bike racks, and picnic units (South Knoll Area Plan).</p>

	<p>September 2015: Design complete for a sidewalk on Dominik Drive from Stallings Drive to Munson Avenue (Eastgate Plan).</p> <p>10/8/15: Council approved an Economic Development Agreement for College Station Science Park (Economic Development Master Plan).</p> <p>10/22/15: Council awarded construction contract for sidewalk on Dominik Drive between Stallings Drive and Munson Avenue. (Eastgate Plan).</p>
Staff Assigned: P&DS Staff	Anticipated Completion: On-going

<u>Five-Year Comprehensive Plan Report</u> Implementation	
<p>Summary:</p> <p>Implementation of general items and tasks identified in the Five-Year Comprehensive Plan Report.</p>	<p>Project Dates:</p> <p>11/19/15: Public hearing and P&Z recommendation on identified text amendments to the Comprehensive Plan</p> <p>12/10/15: Public hearing and Council consideration of identified text amendments to the Comprehensive Plan.</p>
Staff Assigned: J. Prochazka	Anticipated Completion: On-going

<u>Annexation</u> Task Force	
<p>Summary:</p> <p>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.</p>	<p>Project Dates:</p> <p>5/28/15: Council adopted resolution to create Joint Annexation Task Force.</p> <p>6/4/15: P&Z appointed 3 members to Task Force.</p> <p>6/23/15: Initial Task Force meeting held.</p> <p>7/10/15: Task Force meeting.</p> <p>8/14/15: Task Force meeting.</p> <p>8/28/15: Task Force meeting.</p> <p>9/11/15: Task Force meeting.</p> <p>10/9/15: Task Force meeting.</p> <p>10/30/15: Task Force meeting.</p> <p>11/20/15: Task Force meeting.</p> <p>12/14/15: Task Force meeting.</p>
Staff Assigned: L. Simms	Anticipated Initiation: May 2015

Future Land Use and Character Map Assessments	
<p>Summary:</p> <p>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).</p>	<p>Project Dates:</p> <p>11/19/15: Public hearing and P&Z recommendation on assessments and proposed land use changes.</p> <p>12/10/15: Public hearing and Council consideration of assessments and adoption of proposed land use changes.</p>
Staff Assigned: J. Prochazka	Anticipated Completion: December 2015

Harvey Mitchell District Plan	
<p>Summary:</p> <p>Implement the Five-Year Comprehensive Plan Report by initiating the Harvey Mitchell District Plan as identified in the Comprehensive Plan.</p>	<p>Project Dates:</p>
<p>Staff Assigned: J. Prochazka</p>	<p>Anticipated Initiation: Fall 2015</p>

Land Use Inventory/Housing Needs	
<p>Summary:</p> <p>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 future housing needs are being met.</p>	<p>Project Dates:</p> <p>1/21/16: Land use inventory presentation at P&Z Workshop.</p>
<p>Staff Assigned: M. Bombek</p>	<p>Anticipated Initiation: Summer 2015</p>

Non-Residential Architectural Standards	
<p>Summary:</p> <p>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.</p>	<p>Project Dates:</p> <p>April 2015: Public comment period of draft ordinance.</p> <p>5/4/15: BPG Advisory Board recommended approval with minor changes.</p> <p>5/7/15: P&Z recommended approval of proposed ordinance.</p> <p>5/28/15: Council adopted proposed ordinance.</p> <p>12/3/15: P&Z Workshop discussion on requirements for commercial-industrial uses.</p>
<p>Staff Assigned: J. Schubert</p>	<p>Item Completed: May 2015</p>

Thoroughfare Plan	
<p>Summary:</p> <p>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.</p>	<p>Project Dates:</p> <p>9/10/14: Entered into contract with Kimley-Horn and Associates, Inc to update Thoroughfare Plan.</p> <p>11/5/15: Public hearing and P&Z recommendation on ordinance amending Comprehensive Plan Chapter 6 Transportation and the Thoroughfare Plan.</p> <p>12/10/15: Public hearing and Council consideration of ordinance amendment.</p>
<p>Staff Assigned: D. Singh</p>	<p>Anticipated Completion: Fall 2015</p>

Walton Drive Commercial Overlay	
<p>Summary:</p> <p>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.</p>	<p>Project Dates:</p>
Staff Assigned: J. Schubert	Anticipated Completion: Fall 2015

Wellborn Zoning Districts	
<p>Summary:</p> <p>Implement the Wellborn Community Plan by creating new or modified zoning districts as described in the Plan.</p>	<p>Project Dates:</p> <p>11/10/15: Stakeholder meeting regarding zoning concepts at Greens Prairie Elementary.</p>
Staff Assigned: J. Bullock	Anticipated Initiation: Summer 2015

Research, Education, and Other Items

Bicycle, Pedestrian, and Greenways Master Plan Update	
<p>Summary:</p> <p>Receive update on implementation of the plan and its framework for addressing bicycle and pedestrian needs on City-wide and neighborhood scales.</p>	<p>Project Dates:</p> <p>10/1/15: Presentation at P&Z Workshop.</p>
Staff Assigned: V. Garza	Item Completed: October 2015

Easterwood Airport Master Plan	
<p>Summary:</p> <p>Receive a report on the Easterwood Airport Master Plan and consider potential implications of any future plans for expansion.</p>	<p>Project Dates:</p> <p>11/13/15: Presentation at Joint P&Z Commission meeting with City of Bryan.</p>
Staff Assigned: M. Hitchcock	Item Completed: November 2015

Economic Development Master Plan Update	
<p>Summary:</p> <p>Receive an update regarding the components of the Economic Development Master Plan and its implementation.</p>	<p>Project Dates:</p> <p>4/16/15: Update provided at P&Z Workshop.</p>
Staff Assigned: N. Ruiz	Item Completed: April 2015

Parkland Dedication Basis	
<p>Summary:</p> <p>Discuss possibilities of revising parkland dedication requirements to be based on a per bedroom basis instead of per dwelling unit.</p>	<p>Project Dates:</p> <p>7/16/15: Discussion at P&Z Workshop. 9/3/15: Discussion at P&Z Workshop. 10/15/15: Joint Workshop discussion with Parks & Recreation Advisory Board. 10/28/15: Stakeholder meeting to present concept of multi-family parkland on a per bedroom basis. 11/10/15: Proposed amendment presented to Parks & Recreation Advisory Board. 11/19/15: Public hearing and P&Z recommendation on proposed ordinance amendment. 12/10/15: Public hearing and Council consideration of on proposed ordinance amendment.</p>
Staff Assigned: J. Prochazka/Legal Staff	Anticipated Completion: Summer 2015

Parkland Dedication Funds	
<p>Summary:</p> <p>Receive an update regarding the tracking and timing of expenditures in the various park zones.</p>	<p>Project Dates:</p> <p>November 2015: Summary memo of park zone account balances sent to P&Z.</p>
Staff Assigned: Parks & Recreation Staff	Item Completed: November 2015

Planning & Development Services Organizational Review	
<p>Summary:</p> <p>Review progress of implementation of the report that included policy discussions, ordinance revisions, and process and service improvements.</p>	<p>Project Dates:</p> <p>7/2/15: Update provided at P&Z Workshop.</p>
Staff Assigned: L. Simms	Item Completed: June 2015

Review of Adopted Plans	
<p>Summary:</p> <p>After action review of adopted planning areas, specifically Northgate, BioCorridor, and Medical Districts.</p>	<p>Project Dates:</p> <p>12/16/15: Overview of Medical District Master Plan at P&Z Workshop.</p>
Staff Assigned: P&DS/Economic Development Staff	Anticipated Initiation: Fall 2015

University Research Commercialization	
<p>Summary:</p> <p>Receive information regarding the vision and implementation of the commercialization of research-related output, including examples of successful efforts elsewhere.</p>	<p>Project Dates:</p>
Staff Assigned: City Staff	Anticipated Completion: Winter 2015



Legislation Details (With Text)

File #: 15-0743 **Version:** 1 **Name:** Medical District Master Plan Presentation
Type: Presentation **Status:** Agenda Ready
File created: 12/7/2015 **In control:** Planning and Zoning Commission Workshop
On agenda: 12/17/2015 **Final action:**
Title: Presentation, possible action, and discussion regarding an overview of the adopted Medical District Master Plan.
Sponsors: Jennifer Prochazka
Indexes:
Code sections:
Attachments: [Memo](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding an overview of the adopted Medical District Master Plan.



MEMORANDUM

December 17, 2015

TO: Members of the Planning & Zoning Commission

FROM: Jennifer Prochazka, AICP, Principal Planner

SUBJECT: **Overview of the Medical District Master Plan**

Item: Presentation, possible action, and discussion regarding an overview of the adopted Medical District Master Plan.

Summary: This workshop item is identified in the Planning & Zoning Commission's 2015 Plan of Work as an informational presentation on the background and implementation of the Medical District Master Plan.

Background: The Medical District Master Plan was adopted in late 2012 and was developed to create additional economic opportunities in College Station and implement the City's Comprehensive Plan vision to create places of distinction. The Medical District focuses on the general area around State Highway 6 and Rock Prairie Road, and includes The Med and the Scott & White Hospital.

The Master Plan includes guiding principles for the development of approximately 1,700 acres in south College Station to accommodate medical facilities, walkable village centers, commercial space, and a variety of residential unit types, all in close proximity to parks, open space, and trails to further the overarching concept of a healthy community focused on wellness.

At the workshop meeting, staff will present an overview of the Medical District Master Plan and highlight significant implementation items since its adoption.



Legislation Details (With Text)

File #: 15-0747 **Version:** 1 **Name:** Upcoming Meetings
Type: Updates **Status:** Agenda Ready
File created: 12/9/2015 **In control:** Planning and Zoning Commission Workshop
On agenda: 12/17/2015 **Final action:**
Title: Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
*Thursday, January 7, 2016 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
*Thursday, January 14, 2016 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:30 and Regular 7:00 p.m. (Liaison - Kee)

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, January 7, 2016 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
*Thursday, January 14, 2016 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:30 and Regular 7:00 p.m. (Liaison - Kee)



College Station, TX

City Hall
1101 Texas Ave
College Station, TX 77840

Meeting Agenda - Final

Planning and Zoning Commission Regular

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

Thursday, December 17, 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** [15-0741](#) Consideration, possible action and discussion on Absence Request from meetings.
~Casey Oldham ~ December 17, 2015
~Barry Moore ~ December 17, 2015

Attachments:

[Casey Oldham](#)

[Barry Moore](#)

- 4.2** [15-0744](#) Consideration, possible action, and discussion to approve meeting minutes.
*December 3, 2015 ~ Workshop
*December 3, 2015 ~ Regular

Attachments: [December 3 2015 Workshop](#)
[December 3 2015 Regular](#)

- 4.3 [15-0739](#) Presentation, possible action, and discussion regarding a Final Plat for Tower Point Phase 9A consisting of two commercial lots on approximately 6.30 acres generally located north of the intersection of Arrington Road and a private drive that is located north of the intersection of Arrington Road and William D. Fitch Parkway. Case #FPCO2015-000004

Sponsors: Walker

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

Regular Agenda

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

6. [15-0740](#) 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-4 Multi-Family to MF Multi-Family for approximately 1.116 acres being Lots 13-16, Block 1 of the Cooner Addition, generally located at 301, 303, 305 & 307 Cooner Street, more generally located north of Cooner Street between Eisenhower Street and Nimitz Street. Case #REZ2015-000031 (Note: Final action on this item is scheduled for the January 14, 2016 City Council meeting - subject to change)

Sponsors: Walker

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

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

8. Adjourn

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 _____, 2015 at 5:00 p.m.

City Secretary

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Legislation Details (With Text)

File #: 15-0741 **Version:** 1 **Name:** Absence Request from Meetings
Type: Absence Request **Status:** Agenda Ready
File created: 12/4/2015 **In control:** Planning and Zoning Commission Regular
On agenda: 12/17/2015 **Final action:**
Title: Consideration, possible action and discussion on Absence Request from meetings.
~Casey Oldham ~ December 17, 2015
~Barry Moore ~ December 17, 2015

Sponsors:

Indexes:

Code sections:

Attachments: [Casey Oldham](#)
[Barry Moore](#)

Date	Ver.	Action By	Action	Result
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Consideration, possible action and discussion on Absence Request from meetings.
~Casey Oldham ~ December 17, 2015
~Barry Moore ~ December 17, 2015



CITY OF COLLEGE STATION
Planning & Development Services

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

Name Casey Oldham

Request Submitted on December 4, 2015

I will not be in attendance at the meeting on December 17, 2015
for the reason specified: (Date)

Jane, I can't make December 17th meeting.

Signature Casey Oldham



CITY OF COLLEGE STATION
Planning & Development Services

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

Name Barry Moore

Request Submitted on December 7, 2015

I will not be in attendance at the meeting on December 17, 2015
for the reason specified: (Date)

Thanks Kristen,

Please mark me as ABSENT for the 12/17 meeting.

Regards,

Barry Moore, CCIM

Signature Barry Moore



Legislation Details (With Text)

File #: 15-0744 **Version:** 1 **Name:** Minutes
Type: Minutes **Status:** Agenda Ready
File created: 12/7/2015 **In control:** Planning and Zoning Commission Regular
On agenda: 12/17/2015 **Final action:**

Title: Consideration, possible action, and discussion to approve meeting minutes.
*December 3, 2015 ~ Workshop
*December 3, 2015 ~ Regular

Sponsors:

Indexes:

Code sections:

Attachments: [December 3 2015 Workshop](#)
[December 3 2015 Regular](#)

Date	Ver.	Action By	Action	Result
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Consideration, possible action, and discussion to approve meeting minutes.
*December 3, 2015 ~ Workshop
*December 3, 2015 ~ Regular

**MINUTES
PLANNING & ZONING COMMISSION
Workshop Meeting
December 3, 2015, 6:00 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas**

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

COMMISSIONERS ABSENT: Jodi Warner

CITY COUNCIL MEMBERS PRESENT: Blanche Brick

CITY STAFF PRESENT: Lance Simms, Molly Hitchcock, Jennifer Prochazka, Jason Schubert, Alan Gibbs, Jessica Bullock, Mark Bombek, Madison Thomas, Laura Walker, Mary Ann Powell, Lauren Basey, and Kristen Hejny

1. Call the meeting to order.

Chairperson Kee called the meeting to order at 6:00 p.m.

2. Discussion of consent and regular agenda items.

There was general discussion regarding regular agenda items #6, #7, #8 and #9.

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

There was no discussion.

4. Discussion of Minor and Amending Plats approved by Staff.

*Final Plat ~ Minor Plat ~ CSISD Greens Prairie ~ Case #FPCO2015-000008 (Bullock)

*Final Plat ~ Minor Plat ~ College Hills Woodlands Lots 84A & 84B ~ Case #FP2015-000027 (Walker)

There was no discussion.

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

Principal Planner Schubert gave an update regarding the 2015 P&Z Plan of Work.

There was general discussion amongst the Commission.

6. Presentation, possible action, and discussion regarding the application of the non-residential architectural standards to lower intensity commercial and other industrial-related uses.

Principal Planner Schubert presented a review of recent changes to the non-residential architectural (NRA) standards and possible options regarding Commercial-Industrial uses.

There was general discussion amongst the Commission.

Commissioner Oldham suggested using the plans for a building that was going to be constructed on Associates Drive as a case study. He stated that he could provide the plans and work with staff to see if the building would comply with the recently-amended NRA standards.

Staff agreed the case study could be brought back to P&Z in February.

Chairperson Kee asked if applicants can still submit applications to the Design Review Board (DRB).

Principal Planner Schubert responded that the DRB is still an option.

7. Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
 - * Thursday, December 10, 2015 ~ City Council Meeting ~ Council Chambers ~ Workshop 3:30 p.m. and Regular 7:00 p.m.
 - * Thursday, December 17, 2015 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.

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

8. Presentation, possible action, and discussion regarding an update on the following item:
 - *A Rezoning for approximately 3 acres to remove the OV Overlay generally located at 1181 William D. Fitch Parkway. The Planning & Zoning Commission heard this item on November 5, 2015 and voted (4-0) to recommend approval. The City Council heard this item on November 23, 2015 and voted (7-0) to approve the request.
 - *A Rezoning of approximately 14.61 acres from R Rural to MF Multi-Family generally located at 3120 Holleman Drive South. The Planning & Zoning Commission heard this item on November 5, 2015 and voted (4-0) to recommend approval. The City Council heard this item on November 23, 2015 and voted (6-0-1) to approve the request.
 - *An Ordinance Amendment regarding the location and placement of sidewalks and street trees and the required screening of transformers, panels, and related electrical service equipment in Northgate areas. The Planning & Zoning Commission heard this item on November 5, 2015 and voted (4-0) to recommend approval. The City Council heard this item on November 23, 2015 and voted (7-0) to approve the request.

There was no discussion.

9. Discussion, review and possible action regarding the following meetings: Design Review Board, BioCorridor Board, Joint Annexation Task Force.

There was no discussion.

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

Commissioner Oldham requested that the NRA discussions for CI Commercial Industrial zoning designations be reviewed by Planning & Development Services, P&Z and Economic Development.

11. Adjourn.

The meeting was adjourned at 7:00 p.m.

Approved:

Jane Kee, Chairperson
Planning & Zoning Commission

Attest:

Kristen Hejny, Admin. Support Specialist
Planning & Development Services

MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting
December 3, 2015, 7:00 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

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

COMMISSIONERS ABSENT: Jodi Warner

CITY COUNCIL MEMBERS PRESENT: Blanche Brick

CITY STAFF PRESENT: Lance Simms, Molly Hitchcock, Jennifer Prochazka, Jason Schubert, Alan Gibbs, Carol Cotter, Jessica Bullock, Mark Bombek, Mary Ann Powell, Lauren Basey, and Kristen Hejny

1. Call Meeting to Order

Chairperson Kee called the meeting to order at 7:04 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.

*Jim Ross ~ November 19, 2015

*Casey Oldham~ November 19, 2015

*Jodi Warner ~ December 3, 2015

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

* November 19, 2015 ~ Workshop

* November 19, 2015 ~ Regular

Commissioner Ross motioned to approve Consent Agenda Items 4.1 – 4.2. Commissioner Rektorik seconded the motion, motion passed (5-0).

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 discretionary item to Unified Development Ordinance Section 12-8.3.K.5.b 'Fee in Lieu of Construction' and presentation, possible action, and discussion regarding a Preliminary Plan for Aspen Heights Subdivision consisting of one multi-family residential lot on approximately 28.546 acres located at 3055 Holleman Drive South, generally located along Holleman Drive South across from Saddle Lane and the Quail Run Subdivision. Case # PP2015-000011

Staff Planner Bombek presented the discretionary item and Preliminary Plan, and recommended approval.

Applicant David Belsey, 1722 Broadmoor, Bryan, Texas, was available to answer questions from the Commission.

There was general discussion amongst the Commission.

Commissioner Moore motioned to approve the discretionary item with the criteria stating 'Existing streets constructed to rural section that are not identified on the Thoroughfare Plan with an Estate/Rural context'. Commissioner Rektorik seconded the motion, motion passed (5-0).

Commissioner Rektorik motioned to approve the Preliminary Plan. Commissioner Moore seconded the motion, motion passed (5-0).

7. Presentation, possible action, and discussion regarding a waiver request to Subdivision Regulations Section 12-K.2 'Block Length' and presentation, possible action, and discussion regarding a Preliminary Plan for the Meadows Phase 1 consisting of 30 lots on approximately 67 acres located at 19626 State Highway 6 South, generally located one mile east of Indian Lakes Subdivision, approximately one mile north of FM 159 in the College Station Extraterritorial Jurisdiction. Case # PP2015-000005

Staff Planner Bullock presented the waiver request and Preliminary Plan and recommended approval. Ms. Bullock also stated that if the waiver request was denied, the Preliminary Plan should also be denied.

Applicant Chad Murphy, 19888 State Highway 6 South, College Station, Texas was available to answer questions from the Commission.

There was general discussion amongst the Commission.

Commissioner Oldham motioned to recommend approval of the waiver request stating that the waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant. Commissioner Rektorik seconded the motion, motion passed (5-0)

Commissioner Rektorik motioned to approve the Preliminary Plan as presented by staff. Commissioner Oldham seconded the motion, motion passed (5-0).

8. Public hearing, presentation, possible action and discussion regarding an ordinance amending Chapter 12, “Unified Development Ordinance,” Section 12-4.2, “Official Zoning Map,” of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to SC Suburban Commercial for approximately 2 acres being situated in the Samuel Davidson League, Abstract No. 13, Brazos County, Texas. Said tract being a portion of the remainder of a called 33.70 acre tract described as third tract by a deed to Keren Edison recorded in Volume 300, Page 609 of the deed records of Brazos County, Texas, generally located between Wellborn Road (FM 2154) and Royder Road, near Greens Prairie Road West. Case # REZ2015-000016 (Note: Final action on this item is scheduled for the January 14, 2016 City Council meeting – subject to change)

Staff Planner Bullock presented the Rezoning and recommended approval.

Commissioner Oldham asked for the use projection on this property.

Staff Planner Bullock responded that the use is currently projected as commercial.

Chairperson Kee opened the public hearing.

No One Spoke.

Chairperson Kee closed the public hearing.

Commissioner Ross motioned to recommend approval of the Rezoning. Commissioner Oldham seconded the motion, motion passed (5-0).

9. 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 PDD Planned Development District to PDD Planned Development District to amend the Concept Plan and uses for approximately 4.56 acres being Lot 1 Block 11 of the Barron Crossing Subdivision, generally located at 410 William D. Fitch Parkway, more generally located south of William D. Fitch Parkway between Barron Road and Victoria Avenue. Case #REZ2015-000023 (Note: Final action on this item is scheduled for the December 10, 2015 City Council meeting – subject to change)

Staff Planner Bombek presented the Rezoning and recommended approval.

Applicant Veronica Morgan, 3204 Earl Rudder Freeway South, College Station, Texas was available to answer questions from the Commission.

Chairperson Kee opened the public hearing.

Fiona Lockhart Meyer, 3180 Barron Road, College Station, Texas spoke in opposition of the rezoning with concerns for neighborhood integrity.

Chairperson Kee closed the public hearing.

Ms. Morgan made a brief presentation to the Commission.

Chairperson Kee reopened the public hearing.

Ms. Meyer spoke regarding the rezoning stating her concerns were alleviated by the presentation.

Chairperson Kee closed the public hearing.

Commissioner Rektorik motioned to recommend approval of the Rezoning. Chairperson Kee seconded the motion, motion passed (4-1) with Commissioner Ross in opposition.

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

There was no discussion.

11. Adjourn

The meeting adjourned at 7:50 p.m.

Approved:

Jane Kee, Chairman
Planning & Zoning Commission

Attest:

Kristen Hejny, Admin. Support Specialist
Planning & Development Services

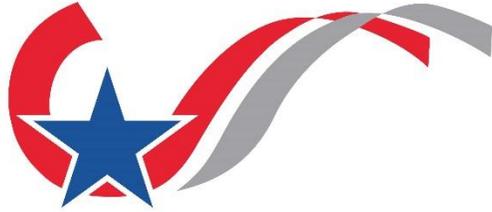


Legislation Details (With Text)

File #: 15-0739 **Version:** 1 **Name:** Tower Point Phase 9A Final Plat
Type: Final Plat **Status:** Agenda Ready
File created: 12/3/2015 **In control:** Planning and Zoning Commission Regular
On agenda: 12/17/2015 **Final action:**
Title: Presentation, possible action, and discussion regarding a Final Plat for Tower Point Phase 9A consisting of two commercial lots on approximately 6.30 acres generally located north of the intersection of Arrington Road and a private drive that is located north of the intersection of Arrington Road and William D. Fitch Parkway. Case #FPCO2015-000004
Sponsors: Laura Walker
Indexes:
Code sections:
Attachments: [Staff Report](#)
[Application](#)
[Final Plat](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding a Final Plat for Tower Point Phase 9A consisting of two commercial lots on approximately 6.30 acres generally located north of the intersection of Arrington Road and a private drive that is located north of the intersection of Arrington Road and William D. Fitch Parkway. Case #FPCO2015-000004



CITY OF COLLEGE STATION

FINAL PLAT
for
Tower Point Subdivision Phase 9A
FPCO2015-000004

SCALE: Two commercial lots on 6.30 acres

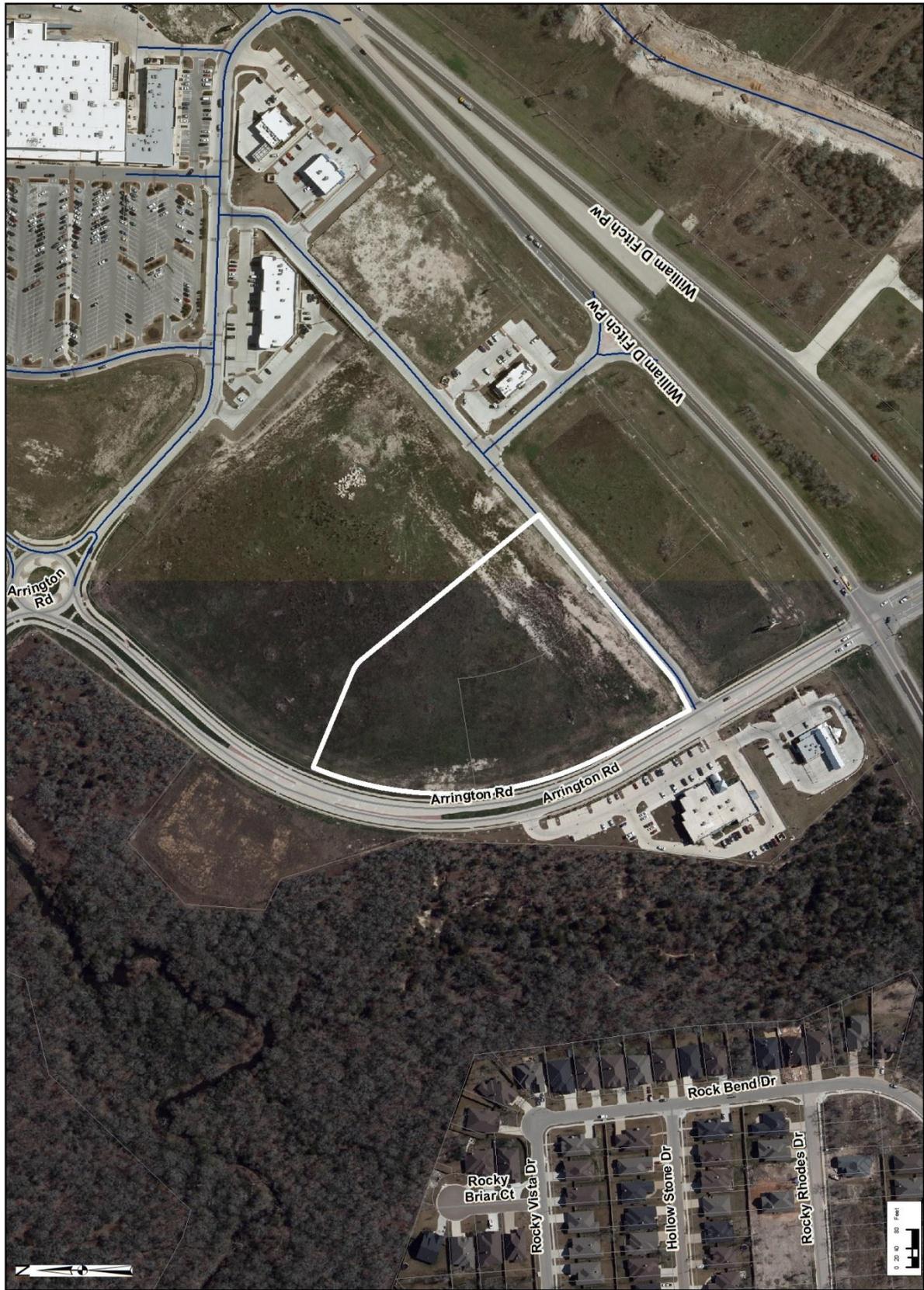
LOCATION: Generally located north of the intersection of Arrington Road and a private drive that is located north of the intersection of Arrington Road and William D Fitch Parkway.

ZONING: GC General Commercial with OV Corridor Overlay

APPLICANT: Chuck Ellison

PROJECT MANAGER: Laura Walker, Staff Planner
lwalker@cstx.gov

RECOMMENDATION: Staff recommends approval of the Final Plat.



Case: FINAL PLAT COMMERCIAL
 FPCO2015-000004

TOWER POINT PH 9A

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

Annexation: 1983
Zoning: A-O Agricultural Open upon annexation
A-O Agricultural Open to C-1 General Commercial (2001); OV
Corridor Overlay added (2006); C-1 General Commercial renamed
to GC General Commercial (2012)
Preliminary Plan: Approved in December 2012
Site Development: Vacant

COMMENTS

Parkland Dedication: N/A
Greenways: N/A
Pedestrian Connectivity: Sidewalks already exist along Arrington Road.
Bicycle Connectivity: There is an existing bike lane along Arrington Road.
Impact Fees: The subject tract is located within the Spring Creek Sanitary
Sewer Impact Fee Area.

REVIEW CRITERIA

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

STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



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

FINAL PLAT APPLICATION

(Check one) Minor (\$700) Amending (\$700) Final (\$932) Vacating (\$932) Replat (\$932)

Is this plat in the ETJ? Yes No Is this plat Commercial or Residential

MINIMUM SUBMITTAL REQUIREMENTS:

- \$700-\$932 Final Plat Application Fee (see above).
- \$233 Waiver Request to Subdivision Regulations Fee (if applicable).
- \$600 (minimum) Development Permit Application / Public Infrastructure Review and Inspection Fee. Fee is 1% of acceptable Engineer's Estimate for public infrastructure, \$600 minimum (if fee is > \$600, the balance is due prior to the issuance of any plans or development permit).
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Six (6) folded copies of plat. (A signed mylar original must be submitted after approval.)
- Two (2) copies of the grading, drainage, and erosion control plans with supporting drainage report.
- Two (2) copies of the Public infrastructure plans and supporting documents (if applicable).
- Copy of original deed restrictions/covenants for replats (if applicable).
- Title report for property current within ninety (90) days or accompanied by a Nothing Further Certificate current within ninety (90) days. The report must include applicable information such as ownership, liens, encumbrances, etc.
- Paid tax certificates from City of College Station, Brazos County and College Station I.S.D.
- The attached Final Plat checklist with all items checked off or a brief explanation as to why they are not.

NOTE: A mylar of the approved preliminary plan must be on file before a final plat application will be considered complete. If the mylar is submitted with the final plat application, it shall be considered a submittal for the preliminary plan project and processed and reviewed as such. Until the mylar has been confirmed by staff to be correct, the final plat application will be considered incomplete.

Date of Optional Preapplication or Stormwater Management Conference _____

NAME OF PROJECT Tower Point Subdivision Phase 9A Lots 24 and 25, Block 3 - 6.30 acres

ADDRESS Arrington Road

SPECIFIED LOCATION OF PROPOSED PLAT:

Arrington Road

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

Name Charles A. (Chuck) Ellison E-mail chuck@ellisonlaw.com

Street Address 302 Holleman Drive East, Suite 76

City College Station State TX Zip Code 77840

Phone Number 979-696-9889 Fax Number 979-693-8819

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

Name College Station Marketplace, L.P. E-mail andyweiner@rockstepcap.com
Street Address 1445 North Loop West, Suite 625
City Houston State TX Zip Code 77008
Phone Number 713-623-0188 Fax Number 713-623-0178

ARCHITECT OR ENGINEER'S INFORMATION:

Name Civil Engineering Consultants E-mail skling@cectexas.com
Street Address 4101 S. Texas Avenue, Suite A
City Bryan State TX Zip Code 77802
Phone Number 979-846-6212 Fax Number 979-846-8252

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

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

Total Acreage 6.30 acres Total No. of Lots 2 R-O-W Acreage none

Existing Use vacant Proposed Use commercial use

Number of Lots By Zoning District 2 / gc&ov _____ / _____ / _____

Average Acreage Of Each Residential Lot By Zoning District:

n/a / _____ _____ / _____ _____ / _____ _____ / _____

Floodplain Acreage none

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

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

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

Yes

No

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

Project Name: Tower Point Subdivision

City Project Number (if known): 09-169

Date / Timeframe when submitted: January, 2012

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

none

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

n/a

Regarding the waiver request, explain how:

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

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

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

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

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

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

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

Detailed explanation of condition identified above:

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

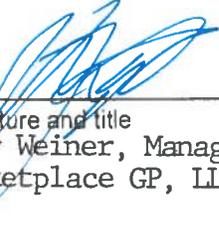
Requested Oversize Participation _____

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

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

COLLEGE STATION MARKETPLACE, L.P.

By: 
 Signature and title
 Andy Weiner, Manager of College Station Marketplace GP, LLC, its general partner

Date: 6/11/15

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. COLLEGE STATION MARKETPLACE, L.P.

By: _____

Property Owner(s) Andy Weiner, Manager of _____ Date 6/11/15
College Station Marketplace GP, LLC, its general partner

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

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

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

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

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

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

Engineer

Date

Initial

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

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

B. I, _____, certify to the following:

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

Engineer

Date

Additional certification for Floodway Encroachments:

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

Engineer

Date

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

Residential Structures:

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

Engineer / Surveyor

Date

Commercial Structures:

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

Engineer / Surveyor

Date

OR

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

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

Engineer / Surveyor

Date

Conditions or comments as part of approval: _____

**FINAL PLAT MINIMUM REQUIREMENTS
(ALL CITY ORDINANCES MUST BE MET)
INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
(Requirements based on field survey and marked by monuments and markers.)**

- Drawn on 24" x 36" sheet to scale of 100' per inch.
 - Vicinity map which includes enough of surrounding area to show general location of subject property in relationship to College Station and its City Limits. No scale required but include north arrow.
 - Title Block with the following information:
 - Name and address of subdivider, recorded owner, planner, engineer and surveyor.
 - Proposed name of subdivision. (Subdivision name & street names will be approved through Brazos County 911.)
 - Date of preparation.
 - Engineer's scale in feet.
 - Total area intended to be developed.
 - North Arrow.
 - Subdivision boundary indicated by heavy lines.
 - n/a If more than 1 sheet, an index sheet showing entire subdivision at a scale of 500 feet per inch or larger.
 - All applicable certifications based on the type of final plat.
 - Ownership and Dedication
 - Surveyor and/or Engineer
 - City Engineer (and City Planner, if a minor plat)
 - Planning and Zoning Commission (delete if minor plat)
 - Brazos County Clerk
 - Brazos County Commissioners Court Approval (ETJ Plats only)
 - n/a If submitting a replat where there are existing improvements, submit a survey of the subject property showing the improvements to ensure that no encroachments will be created.
 - n/a If using private septic systems, add a general note on the plat that no private sewage facility may be installed on any lot in this subdivision without the issuance of a license by the Brazos County Health Unit under the provisions of the private facility regulations adopted by the Commissioner's Court of Brazos County, pursuant to the provisions of Section 21.084 of the Texas Water Code.
 - n/a Location of the 100-Year Floodplain and floodway, if applicable, according to the most recent available data.
 - Lot corner markers and survey monuments (by symbol) and clearly tied to basic survey data.
 - Matches the approved preliminary plan or qualifies as minor amendments (UDO Section 3.3.E.2).
 - The location and description with accurate dimensions, bearings or deflection angles and radii, area, center angle, degree of curvature, tangent distance and length of all curves for all of the following: (Show existing items that are intersecting or contiguous with the boundary of or forming a boundary with the subdivision, as well as, those within the subdivision).
- | | | |
|-------------------------------------|-------------------------------------|---|
| Existing | Proposed | |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Streets. Continuous or end in a cul-de-sac, stubbed out streets must end into a temp turn around unless they are shorter than 100 feet. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Public and private R.O.W. locations and widths. (All existing and proposed R.O.W.'s sufficient to meet Thoroughfare Plan.) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Street offsets and/or intersection angles meet ordinance. |

Existing Proposed

n/a

 n/a

- Alleys.
- Easements.
- A number or letter to identify each lot or site and each block (numbered sequentially).
- Parkland dedication/greenbelt area/park linkages. All proposed dedications must be reviewed by the Parks and Recreation Advisory Board and documentation of their recommendation provided prior to being scheduled for P&Z Commission consideration.

n/a

- Construction documents for all public infrastructure drawn on 24" x 36" sheets and properly sealed by a Licensed Texas Professional Engineer that include the following:
 - Street, alley and sidewalk plans, profiles and sections. One sheet must show the overall street, alley and/or sidewalk layout of the subdivision. (may be combined with other utilities).
 - Sewer Design Report.
 - Sanitary sewer plan and profile showing depth and grades. One sheet must show the overall sewer layout of the subdivision. (Utilities of sufficient size/depth to meet the utility master plan and any future growth areas.)
 - Water Design Report and/or Fire Flow Report.
 - Water line plan showing fire hydrants, valves, etc. with plan and profile lines showing depth and grades. One sheet must show the overall water layout of the subdivision. (Utilities of sufficient size/depth to meet the utility master plan and any future growth areas.)
 - Storm drainage system plan with contours, street profile, inlets, storm sewer and drainage channels, with profiles and sections. Drainage and runoff areas, and runoff based on 5, 10, 25, 50 and 100 year rain intensity. Detailed drainage structure design, channel lining design & detention if used. One sheet must show the overall drainage layout of the subdivision.
 - Detailed cost estimates for all public infrastructure listed above sealed by Texas P.E.
 - Letter of completion for public infrastructure or guarantee / surety in accordance with UDO Section 8.6.
 - Drainage Report with a Technical Design Summary.
 - Erosion Control Plan (must be included in construction plans).

All off-site easements necessary for infrastructure construction must be shown on the final plat with a volume and page listed to indicate where the separate instrument easements were filed. Separate instrument easements must be provided in recordable form to the City prior to being scheduled for P&Z Commission consideration.

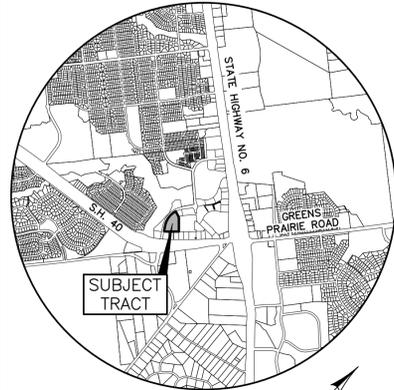
Are there impact fees associated with this development? Yes No
Impact fees must be paid prior to building permit.

Will any construction occur in TxDOT rights-of-way? Yes No
If yes, TxDOT permit must be submitted along with the construction documents.

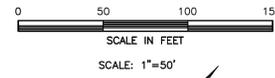
NOTE:

1. We will be requesting the corrected Final Plat to be submitted in digital form if available prior to filing the plat at the Courthouse.
2. If the construction area is greater than 5 acres, EPA Notice of Intent (NOI) must be submitted prior to issuance of a development permit.

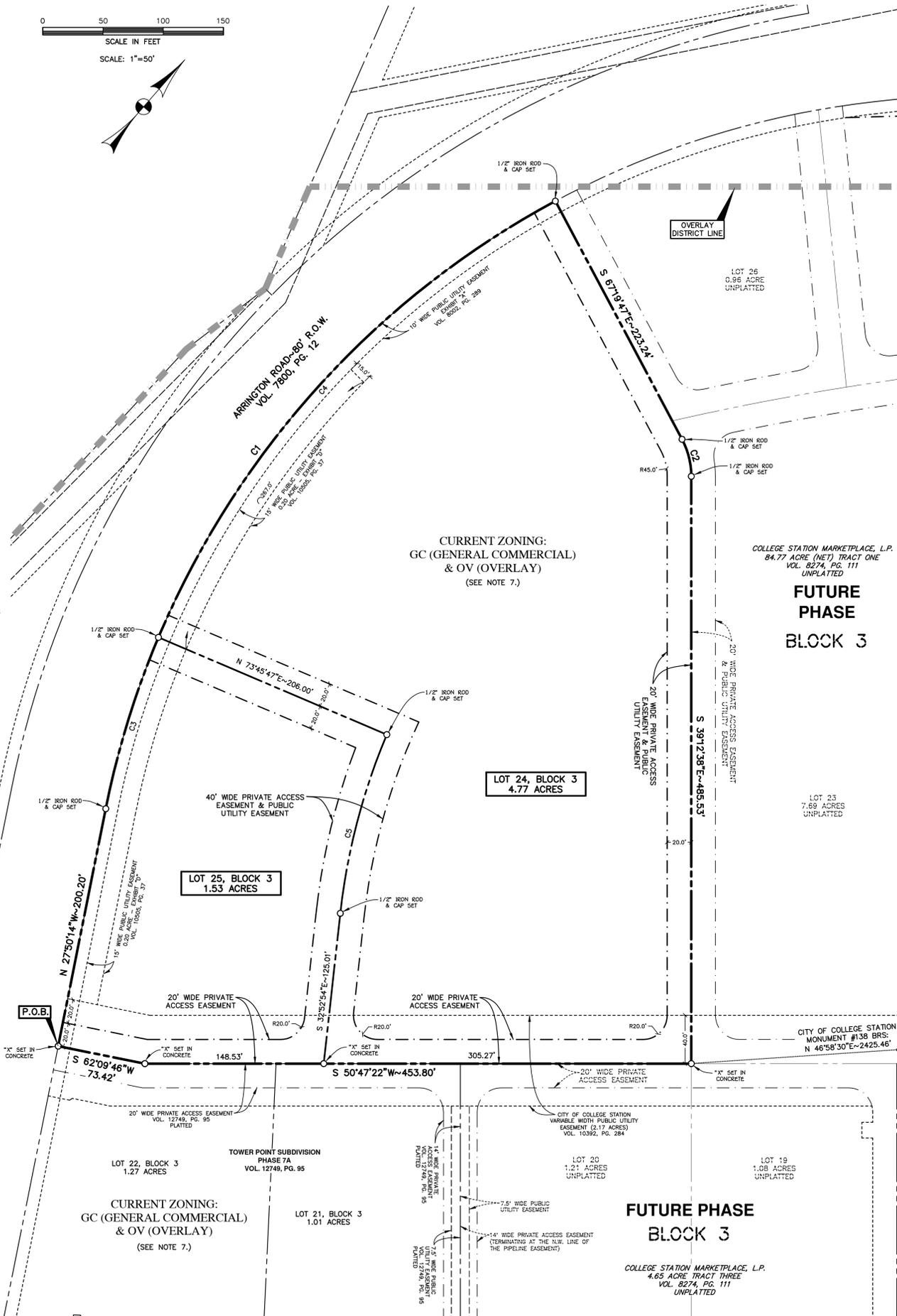
Print Form



VICINITY MAP
NOT TO SCALE



- NOTES:
1. BASIS OF BEARINGS IS THE RE-ESTABLISHED NORTHEAST RIGHT OF WAY LINE OF ARRINGTON ROAD ACCORDING TO THE PLAT RECORDED IN VOL. 7800, PG. 12 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, RECORD BEARING: N 27°50'14"W
 2. CURRENT TITLE APPEARS TO BE VESTED IN COLLEGE STATION MARKETPLACE, L.P. BY VIRTUE OF DEED RECORDED IN VOL. 8274, PG. 111 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
 3. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480083, PANEL NO. 0325E, MAP NO. 48041C0325E, EFFECTIVE DATE: MAY 16, 2012 AND AS REVISED PER LMR CASE NO. 12-06-1841P, EFFECTIVE DATE: MAY 18, 2012.
 4. 1/2" IRON RODS & CAP SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.
 5. THIS PROPERTY IS WITHIN THE SANITARY SEWER IMPACT FEE AREA 97-01 (SPRING CREEK).
 6. LOTS 24 & 25, BLOCK 3 ARE PART OF BUILDING PLOT e.) AS SHOWN ON THE PRELIMINARY PLAT OF TOWER POINT SUBDIVISION; BUILDING PLOT e.) IS AS FOLLOWS:
e.) LOTS 7-11, 20-27, BLOCK 3
THE BUILDING PLOT IS FOR THE PURPOSES OF SIGNAGE, LANDSCAPING, AND NON-RESIDENTIAL ARCHITECTURAL STANDARDS AS APPLICABLE TO BUILDING PLOTS BETWEEN 20,000 SQUARE FEET AND 48,000 SQUARE FEET.
THIS BUILDING PLOT WILL BE REQUIRED TO MEET PEDESTRIAN CONNECTIVITY REQUIREMENTS FOUND IN THE NON-RESIDENTIAL ARCHITECTURAL STANDARDS OF THE UNIFIED DEVELOPMENT ORDINANCE WHICH ARE APPLICABLE TO BUILDING PLOTS OVER 50,000 SQUARE FEET.
 7. CURRENT ZONING: GC (GENERAL COMMERCIAL) & OVERLAY DISTRICT ORDINANCE NO. 2911 (JULY 13, 2006).



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, College Station Marketplace L.P., a Texas limited partnership, owners and developers of the land shown on this plat, and designated herein as Final Plat of Lots 24 & 25, Block 3, Tower Point Subdivision Phase 9A to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

COLLEGE STATION MARKETPLACE, L.P.,
a Texas limited partnership

By: College Station Marketplace GP, LLC
a Texas limited liability company,
one of its general partners

By: _____
Charles A. Ellison,
Authorized Agent

By: Crowley Development Corporation
a Texas corporation, one of its general partners

By: _____
Charles A. Ellison,
Authorized Agent

THE STATE OF TEXAS §
COUNTY OF BRAZOS §

Before me, the undersigned authority, on this day personally appeared Charles A. Ellison known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 2015.

THE STATE OF TEXAS §
COUNTY OF BRAZOS §

Notary Public, Brazos County, Texas

Before me, the undersigned authority, on this day personally appeared Charles A. Ellison known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 2015.

Notary Public, Brazos County, Texas

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the _____ day of _____, 2015, in the Official Records of Brazos County, Texas, in Volume _____ Page _____.

WITNESS my hand and official Seal, at my office in Bryan, Texas.

County Clerk,
Brazos County, Texas

CERTIFICATE OF CITY ENGINEER

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

City Engineer
City of College Station

CERTIFICATE OF PLANNING AND ZONING COMMISSION

I, _____, Chairman of the Planning and Zoning Commission of the City of College Station, hereby certify that the attached plat was duly approved by the Commission on the day of _____, 2015.

Chairman

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, S. M. Kling, Registered Professional Land Surveyor No. 2003, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.

S. M. Kling, R.P.L.S. No. 2003

College Station Marketplace, L.P.
6.30 Acre Tract
Lots 24 & 25, Block 3
Tower Point Subdivision, Phase 9A
Robert Stevenson Survey, A-54
College Station, Brazos County, Texas

Field notes of a 6.30 acre tract or parcel of land, lying and being situated in the Robert Stevenson Survey, Abstract No. 54, College Station, Brazos County, Texas, and being part of the called 84.77 acre (net - 89.42 acres less 4.65 acres) Tract One and part of the called 4.65 acre - Tract Three, described in the deed from Timothy J. Crowley, to College Station Marketplace, L.P. as recorded in Volume 8274, Page 111, of the Official Records of Brazos County, Texas, and said 6.30 acre tract being more particularly described as follows:

BEGINNING at the "X" set in concrete marking the northwest or west corner of Tower Point Subdivision, Phase 7A, according to the plat recorded in Volume 12749, Page 95, of the Official Records of Brazos County, Texas, same being in the easterly right-of-way of Arrington Road - 80' wide right-of-way as shown on the Right-of-way Dedication, Arrington Road and 80' Decatur Drive, according to the plat recorded in Volume 7800, Page 12, of the Official Records of Brazos County, Texas;

THENCE along the easterly right-of-way line of the beforementioned Arrington Road - 80' wide right-of-way, as follows:

N 27° 50' 14" W at a distance of 23.16 feet, pass the west or northwest corner of the beforementioned 4.65 acre tract, same being the westerly south or southwest corner of the beforementioned 84.77 acre tract, continue on, for a total distance of 200.20 feet to a 1/2" iron rod and cap set at the beginning of a curve, concave to the east, having a radius of 733.54 feet,

Northerly along said curve for an arc length of 646.63 feet to a 1/2" iron rod and cap set, the chord bears N 02° 35' 01" W - 625.90 feet;

THENCE through the interior of the beforementioned 84.77 acre and 4.65 acre tracts, as follows:

S 67° 19' 47" E for a distance of 223.24 feet to a 1/2" iron rod and cap set at the beginning of a curve concave to the southwest, having a radius of 65.00 feet,

Southeasterly along said curve for an arc length of 31.90 feet to a 1/2" iron rod and cap set at the end of this curve, the chord bears S 53° 16' 12" E - 31.58 feet,

S 39° 12' 38" E for a distance of 485.53 feet to an "X" set in concrete,

S 50° 47' 22" W at a distance of 191.83 feet, pass the north corner of the beforementioned Tower Point Subdivision, Phase 7A, continue on, along the northwest line of the Tower Point Subdivision, Phase 7A, for a total distance of 453.80 feet to an "X" set in concrete for angle point;

THENCE S 62° 09' 46" W continuing along the northwest line of the beforementioned Tower Point Subdivision, Phase 7A, for a distance of 73.42 feet to the **PLACE OF BEGINNING**, containing 6.30 acres of land, more or less.

FINAL PLAT
OF
TOWER POINT SUBDIVISION
PHASE 9A
LOTS 24 & 25, BLOCK 3

6.30 ACRES

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

OWNED AND DEVELOPED BY:
COLLEGE STATION MARKETPLACE L.P.
1445 NORTH LOOP W. - SUITE 625
HOUSTON, TX 77008

SCALE: 1"=50' OCTOBER, 2015

PREPARED BY:
CIVIL ENGINEERING CONSULTANTS
4101 S. TEXAS AV. STE A
BRYAN, TX + PH.979/846-6212



CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	646.63'	733.54'	50°30'27"	N 02°35'01"W~625.90'
C2	31.90'	65.00'	28°07'09"	S 53°16'12"E~31.58'
C3	148.52'	733.54'	11°36'02"	N 22°02'14"W~148.26'
C4	498.12'	733.54'	38°54'26"	N 03°13'00"E~488.60'
C5	153.25'	527.54'	16°38'41"	S 24°33'33"E~152.72'



Legislation Details (With Text)

File #: 15-0740 **Version:** 1 **Name:** 301, 303, 305 & 307 Cooner Street Rezoning
Type: Rezoning **Status:** Agenda Ready
File created: 12/3/2015 **In control:** Planning and Zoning Commission Regular
On agenda: 12/17/2015 **Final action:**

Title: Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R-4 Multi-Family to MF Multi-Family for approximately 1.116 acres being Lots 13-16, Block 1 of the Cooner Addition, generally located at 301, 303, 305 & 307 Cooner Street, more generally located north of Cooner Street between Eisenhower Street and Nimitz Street. Case #REZ2015-000031 (Note: Final action on this item is scheduled for the January 14, 2016 City Council meeting - subject to change)

Sponsors: Laura Walker

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 R-4 Multi-Family to MF Multi-Family for approximately 1.116 acres being Lots 13-16, Block 1 of the Cooner Addition, generally located at 301, 303, 305 & 307 Cooner Street, more generally located north of Cooner Street between Eisenhower Street and Nimitz Street. Case #REZ2015-000031 (Note: Final action on this item is scheduled for the January 14, 2016 City Council meeting - subject to change)



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

REZONING REQUEST
for
301, 303, 305, and 307 Cooner Street
REZ2015-000031

REQUEST: R-4 Multi-Family to MF Multi-Family

SCALE: 1.116 acres

LOCATION: 301, 303, 305, and 307 Cooner Street, generally located north of Cooner Street between Eisenhower Street and Nimitz Street.

APPLICANT: Scott Hancock, Hancock Custom Homes, LLC

PROJECT MANAGER: Laura Walker, Staff Planner
lwalker@cstx.gov

RECOMMENDATION: Staff recommends approval of the rezoning request.



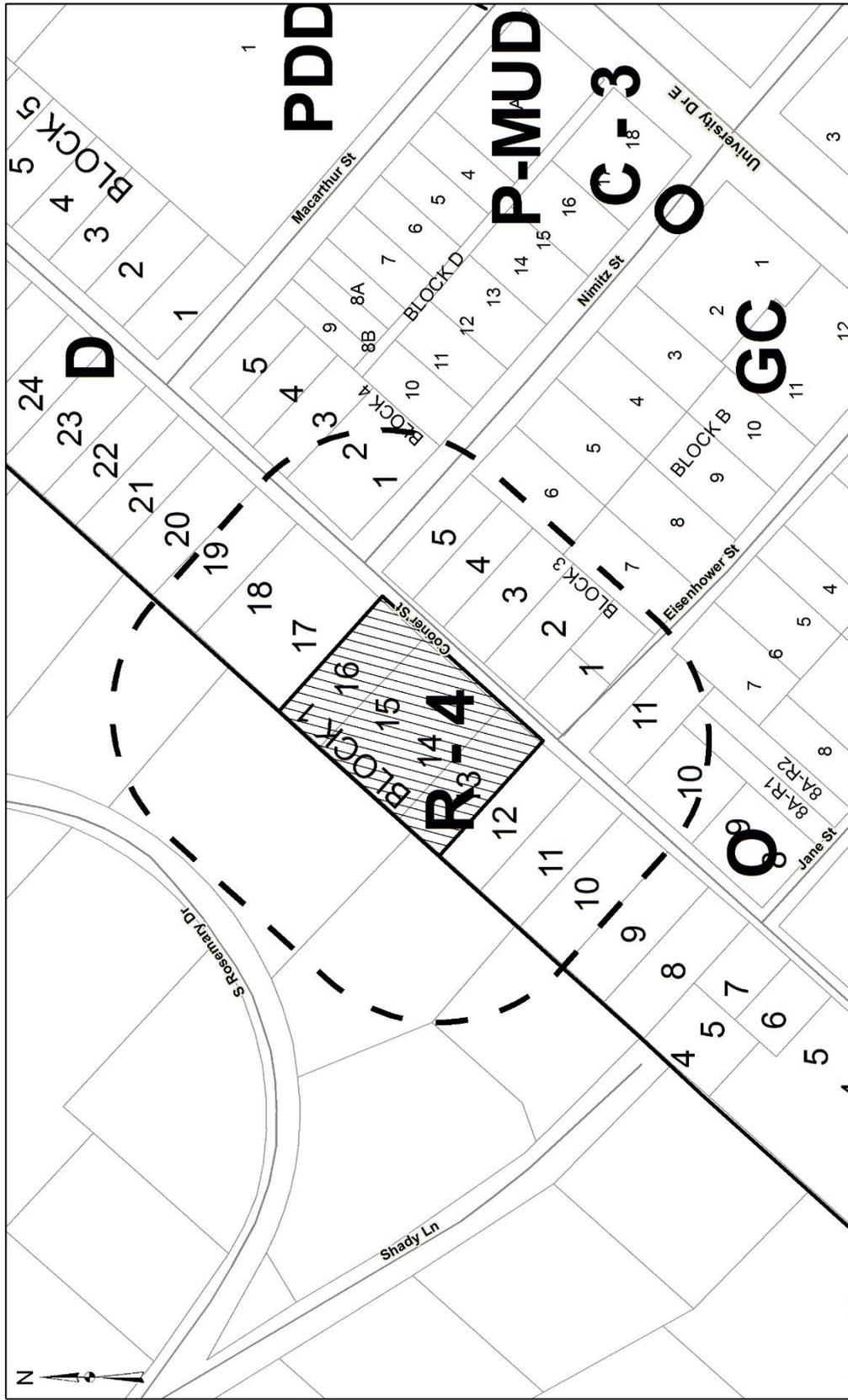
REZONING

Case:
REZ2015-000031

301, 303, 305 & 307 COONER ST

DEVELOPMENT REVIEW





Zoning Districts

R	Rural	PDD	Planned Development District
E	Estate	WPC	Wolf Pen Creek Dev. Corridor
RS	Restricted Suburban	NG-1	Core Northgate
GS	General Suburban	NG-2	Transitional Northgate
	Single Family Residential	NG-3	Residential Northgate
	plex	OV	Corridor Overlay
	inhouse	RDD	Redevelopment District
		KO	Krenek Tap Overlay

BPI	Business Park Industrial	BPI	Business Park Industrial
NAP	Natural Areas Protected	C-3	Natural Areas Protected
C-3	Light Commercial	M-1	Light Commercial
M-1	Light Industrial	M-2	Light Industrial
M-2	Heavy Industrial	C-U	College and University
C-U	College and University	R & D	Research and Development
R & D	Research and Development	P-MUD	Planned Mixed-Use Development
P-MUD	Planned Mixed-Use Development		

DEVELOPMENT REVIEW

301, 303, 305 & 307 COONER ST

Case: REZ2015-000031

REZONING

NOTIFICATIONS

Advertised Commission Hearing Date: December 17, 2015
Advertised Council Hearing Date: January 14, 2016

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: 21
Contacts in support: None at the time of staff report.
Contacts in opposition: None at the time of staff report.
Inquiry contacts: One at the time of staff report.

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
Northwest	City of Bryan	City of Bryan	Single-family estate homes
Northeast	Urban and Redevelopment	R-4 Multi-Family	Multiplexes, duplexes, and single-family homes
Southeast (Across Cooner Street)	Urban and Redevelopment	R-4 Multi-Family	Multiplexes, duplexes, and single-family homes
Southwest	Urban and Redevelopment	R-4 Multi-Family	Multiplexes, duplexes, and single-family homes

DEVELOPMENT HISTORY

Annexation: 1951
Zoning: Properties zoned R-6 Apartment District on or after Annexation
1978 – Rezoned R-5 Apartment District
2003 – R-5 Apartment District consolidated with R-4 Multi-Family
Final Plat: The property is platted as a part of the Cooner Addition subdivision (1940).
Site development: Property is developed with single-family homes and duplexes.

PROPOSAL

The applicant has requested a MF Multi-Family rezoning to allow for more dense multi-family development. The current R-4 Multi-Family zoning allows for 20 units per acre and the requested MF Multi-Family zoning will allow for 30 units per acre.

REZONING 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 Redevelopment. The Comprehensive Plan states that this designation is for areas that should have the most intense level of development consisting of vertical mixed use and other aspects of urban

character. The proposed zoning permits more dense residential uses, allowing the property to be redeveloped consistent with the Comprehensive Plan.

2. **Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** With the exception of the single-family estate homes located in Bryan City Limits to the northwest, most of the other dwellings surrounding these properties are multiplexes, duplexes, or small lot single-family homes. The increase from 20 units per acre to 30 units per acre allowed by this rezoning will remain compatible with the character of the neighborhood.
3. **Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment:** Under MF Multi-Family zoning, a maximum of 30 dwelling units are allowed per acre.
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:** Under R-4 Multi-Family zoning, a maximum of 20 dwelling units are allowed per acre.
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:** There is a large demand for multi-family housing within a close proximity to Texas A&M University. This property is less marketable with the current zoning allowing less density than would be allowed with the proposed MF Multi-Family zoning.
6. **Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** There is an existing 12-inch water main on the north side of Cooner Street available to serve the lots. There is also an existing 24-inch sanitary sewer within Cooner Street that currently has adequate capacity in the downstream system to accommodate the proposed use. Drainage and other public infrastructure required with site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. Existing infrastructure appears to be adequate for the proposed use at this time. Access to the site will be available via Cooner Street.

STAFF RECOMMENDATION

Staff recommend approval of the rezoning request.

SUPPORTING MATERIALS

1. Application
2. Rezoning Map



FOR OFFICE USE ONLY	
CASE NO.:	<u>REZ2015-000031</u>
DATE SUBMITTED:	<u>10/23/15</u>
TIME:	<u>2:45</u>
STAFF:	<u>AJ</u>

ZONING MAP AMENDMENT (REZONING) APPLICATION GENERAL

MINIMUM SUBMITTAL REQUIREMENTS:

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

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

Date of Optional Preapplication Conference 10-21-15

NAME OF PROJECT Ponder Oaks

ADDRESS 305 & 307 Cooner St. College Station, TX 77840 / 301 & 303 Cooner St. College Station, TX 77840

LEGAL DESCRIPTION (Lot, Block, Subdivision) Lot 13 & Lot 14 Block 1 Cooner Addition
Lot 15 & Lot 16 Block 1 Cooner Addition

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:

Property platted - see survey - physical address is 305 & 307 Cooner - phase 1
physical address is 301 & 303 Cooner - phase 2

TOTAL ACREAGE 0.5607-phase 1 / 0.5586-phase 2 ⇒ TOTAL = 1.12 ACRES

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

Name J. Scott Hancock E-mail hancockcustomhomes@gmail.com

Street Address 8452 Lauren Dr

City College Station State TX Zip Code 77845

Phone Number 979-412-6301 Fax Number 979-703-8928

PROPERTY OWNER'S INFORMATION:

Name Don Ponder E-mail keyking@aol.com

Street Address 1536 Bonnie Brae

City Hermosa Beach State CA Zip Code 90254

Phone Number 310-420-6486 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 _____

This property was conveyed to owner by deed dated 3/13/2006 & 4/12/2006 and recorded in Volume 102/124, Page 151/553 of the Brazos County Official Records.

Existing Zoning R-4 Proposed Zoning MF

Present Use of Property Multi-family

Proposed Use of Property Multi-family

REZONING SUPPORTING INFORMATION

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

The area on and around Cooner street has undergone a lot of change in the past year. The streets and underground utilities (water & sewer) were improved by the city as part of a future plan to accommodate the expansive development surrounding the campus of Texas A&M. This development includes multifamily projects like Northpoint Crossing, and commercial projects like the retail strip housing Mad Taco at 404 Jane St, and the proposed development of a hotel between Eisenhower and Nimitz.

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.

In light of the above mentioned development and the intent of the area as communicated in the PAC conference on 10-21-15 this zone 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 current zoning of the area in question is R-4. R-4 allows for multifamily developments with a density of up to 20 units per acre. The proposed change (to MF) will enable a slightly higher level of development of 30 units per acre. A higher density zoning on Cooner St. is compatible with the Comprehensive Plan to increase the development potential for areas that are in a close proximity to campus like NG3 zoning in Northgate. In light of the proposed hotel development, this zoning change is also compatible with character of the neighborhood.

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

As shown on the site plan presented in the PAC conference on 10-2-15, the property which is 0.55 acres is suitable for a multifamily development with 15 units, and is capable of satisfying all requirements necessary to conform with the UDO - including parking, dumpsters, landscaping, single family height protection, etc.

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

Under the current zoning, the property is suitable for a multi-family development with 10 units, but this is (1) inconsistent with past developments (i.e.) the multifamily development of equivalent size on 309 & 401 Cooner supports 14 units; and (2) inconsistent with the Comprehensive Plan to increase the development potential for areas that are in a close proximity to campus. Ultimately, any current development under current zoning would under-utilize the land potential.

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

The demand for student housing that is within a close proximity to the campus of Texas A&M is at an all-time high. Thus, the property is less marketable under current zoning than it would be under the proposed rezoning.

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

The utility infrastructure to support this development is already in place. The demand for luxury student rentals is at an all-time high. The structures on the property in question have almost decayed to the point that they are uninhabitable. The proposed multifamily development would greatly improve the character of the neighborhood.

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.

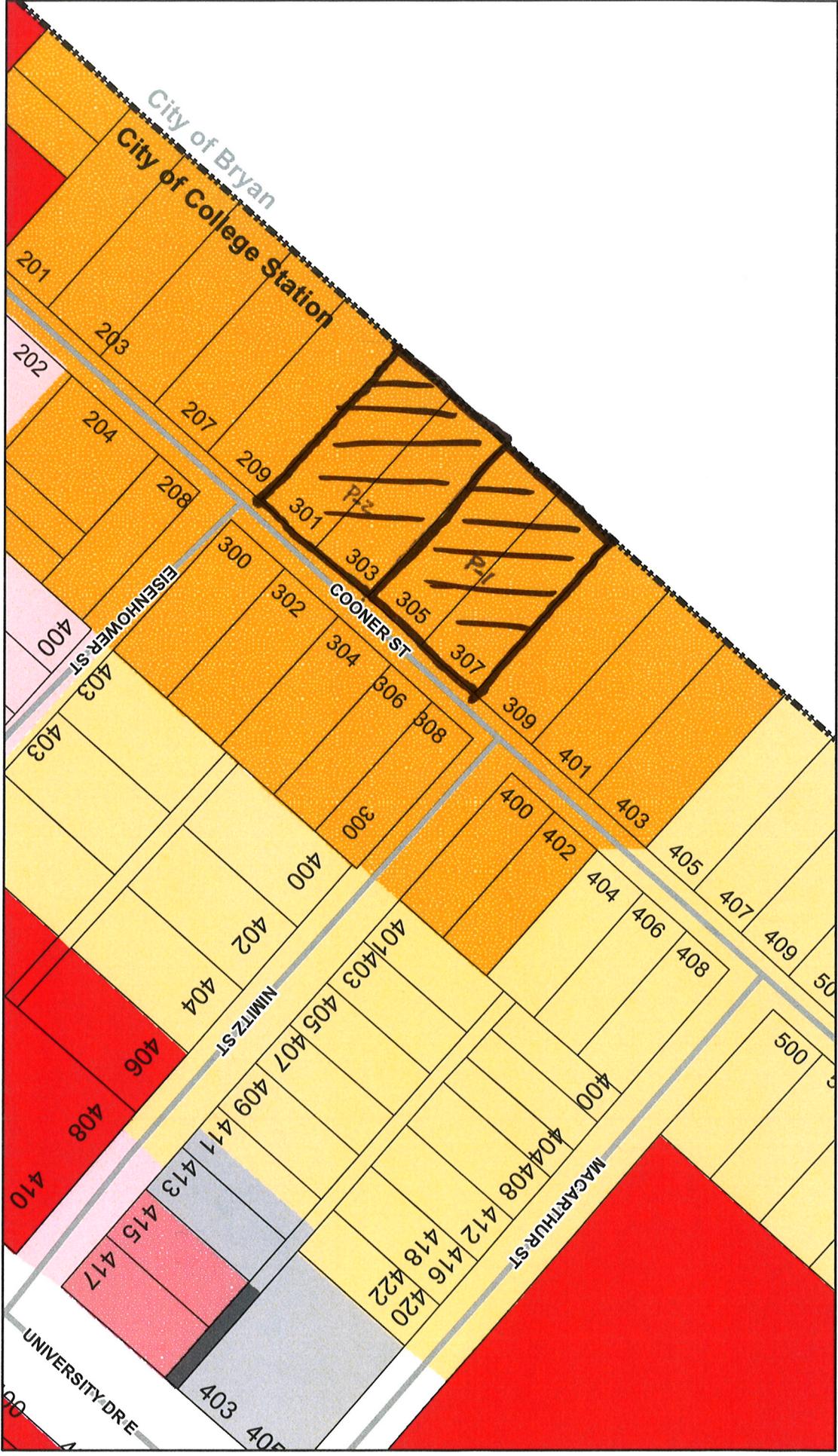
Don F. Paul (owner)

Signature and title

10/23/15

Date

Cooner Street Rezoning



Legend

- D Duplex
- GC General Commercial
- O Office
- P-MUD Planned Mixed-Use Development
- PDD Planned Development District
- R-4 Multi-Family

*Lot 13-16 Block 2
Cooner Addition*