



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, May 19, 2016

6:00 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. [16-0302](#) Discussion of Minor and Amending Plats approved by Staff.
*Final Plat ~ Minor Plat ~ Prairie View Heights Block 4, Lots 2R & 23R~ Case # FP2016-000006 (Bombek)
5. [16-0309](#) Presentation, possible action, and discussion regarding the consideration of the 2016 Draft P&Z Plan of Work (see attached)

Sponsors: Bombek
Attachments: [2016 Plan of Work Draft](#)
6. [16-0288](#) Presentation and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance" of the Code of Ordinances of the City of College Station, Texas by the creation of Wellborn Zoning Districts in compliance with the Wellborn Community Plan.

Sponsors: Bullock
Attachments: [Memo](#)
[Fact Sheets](#)
[Wellborn Community Plan Land Use Map](#)
[Proposed Zoning Districts Map](#)
7. [16-0301](#) Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
*Thursday, June 9, 2016 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:30 p.m. and Regular 7:00 p.m. (Liaison - Warner)
*Thursday, June 16, 2016 ~ P&Z 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 May 13, 2016 at 5:00 p.m.

City Secretary

This building is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are asked to contact the City Secretary's Office at (979) 764-3541, TDD at 1-800-735-2989, or email adaassistance@cstx.gov at least two business days prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least two business days prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

Penal Code § 30.07. Trespass by License Holder with an Openly Carried Handgun.

"Pursuant to Section 30.07, Penal Code (Trespass by License Holder with an Openly Carried Handgun) A Person Licensed under Subchapter H, Chapter 411, Government Code (Handgun Licensing Law), may not enter this Property with a Handgun that is Carried Openly."

Codigo Penal § 30.07. Traspasar Portando Armas de Mano al Aire Libre con Licencia.

"Conforme a la Seccion 30.07 del codigo penal (traspasar portando armas de mano al aire libre con licencia), personas con licencia bajo del Sub-Capitulo H, Capitulo 411, Codigo de Gobierno (Ley de licencias de arma de mano), no deben entrar a esta propiedad portando arma de mano al aire libre."



Legislation Details (With Text)

File #: 16-0302 **Version:** 2 **Name:** Minor / Amending Plats
Type: Updates **Status:** Agenda Ready
File created: 5/11/2016 **In control:** Planning and Zoning Commission Workshop
On agenda: 5/19/2016 **Final action:**
Title: Discussion of Minor and Amending Plats approved by Staff.
*Final Plat ~ Minor Plat ~ Prairie View Heights Block 4, Lots 2R & 23R~ Case # FP2016-000006
(Bombek)

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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Discussion of Minor and Amending Plats approved by Staff.
*Final Plat ~ Minor Plat ~ Prairie View Heights Block 4, Lots 2R & 23R~ Case # FP2016-000006
(Bombek)



Legislation Details (With Text)

File #: 16-0309 **Version:** 2 **Name:** 2016 Draft Plan of Work
Type: Updates **Status:** Agenda Ready
File created: 5/12/2016 **In control:** Planning and Zoning Commission Workshop
On agenda: 5/19/2016 **Final action:**
Title: Presentation, possible action, and discussson regarding the consideration of the 2016 Draft P&Z Plan of Work (see attached)
Sponsors: Mark Bombek
Indexes:
Code sections:
Attachments: [2016 Plan of Work Draft](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussson regarding the consideration of the 2016 Draft P&Z Plan of Work (see attached)

2016 Planning & Zoning Commission Plan of Work

Comprehensive Plan Implementation

Implementation of Adopted Plans	
Summary: Implementation of adopted master plans and neighborhood, district, and corridor plans , namely: Central College Station , Eastgate , Southside Area , Wellborn Community , and South Knoll Area neighborhood plans, and Bicycle, Pedestrian & Greenways , Parks and Recreation , Water , Waste Water , Medical District , and Economic Development master plans.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:
<u>Annexation</u> Task Force Implementation	
Summary: Implement the City's future annexation policy as identified in the revised Growth Management and Capacity chapter of the Comprehensive Plan.	Project Dates:
Staff Assigned: L. Simms	Anticipated Initiation:
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: J. Bullock	Anticipated Initiation:

Economic Development

Impact Fees for Water, Wastewater, and Roadways	
Summary: Engineering consultants have been engaged and impact fee studies are underway. Council recently appointed the P&Z Commission as the Impact Fee Advisory Committee (IFAC) with additional members for representation from the ETJ (water/wastewater), and Home Builders Association, as well as citizens/neighborhoods. Several presentations and findings are forthcoming to the IFAC and Council over the next few months for review and consideration. The IFAC will eventually be asked to advise the Council on Impact Fees.	Project Dates:
Staff Assigned: City Staff	Anticipated Completion:

Update on Wastewater Master Plan	
Summary: This plan is intended to provide a holistic look at the City's wastewater system and provide information on potential solutions and costs so that Wastewater System Capital Improvement Projects can be planned in the future by City Staff.	Project Dates:
Staff Assigned: City Staff	Anticipated Completion:

Economic Development Update	
Summary: Receive regular updates from the Economic Development Department regarding the vision and implementation of the commercialization of TAMU research-related output, including examples of successful efforts elsewhere. Additionally, receive an update on the recent announcement regarding plans for the TAMU System Riverside Campus revitalization effort.	Project Dates:
Staff Assigned: City Staff	Anticipated Initiation:

Neighborhood Integrity

Traffic Calming Toolkit	
Summary: Receive information regarding the current traffic calming policy, including updates as recommended by the Council Transportation and Mobility Committee.	Project Dates:
Staff Assigned: Danielle Singh	Anticipated Initiation:

Traffic Impact Analysis for Single-Family Development	
Summary: Review the Traffic Impact Analysis ordinance and consider a recommendation to require TIAs for Single-Family Residential development.	Project Dates:
Staff Assigned: Danielle Singh	Anticipated Completion:

Student Housing in Established Single-Family Neighborhoods	
Summary: Research best practices from other communities regarding the management of student housing in single-family neighborhoods.	Project Dates:
Staff Assigned:	Anticipated Completion

Update on Landscaping Requirements for Single-Family Developments	
Summary: Provide an update on the City's landscaping requirements for single-family development and recommend adjustments as deemed necessary.	Project Dates:
Staff Assigned:	Anticipated Completion:

Research, Education, and Other Items

Review of Adopted Plans	
Summary: After action review of adopted planning areas, specifically Northgate, BioCorridor , and Medical Districts . This may also include a tour of one of the planning areas mentioned above.	Project Dates:
Staff Assigned: P&DS	Anticipated Initiation:

Sign Ordinance Revisions	
Summary: Review and update the City's sign ordinance in light of the recent Supreme Court decision regarding sign regulations based upon content.	Project Dates:
Staff Assigned: City Staff	Anticipated Initiation:

Update on Off-Street Parking Requirements	
Summary: Provide an update on the City's off-street parking requirements. Receive Information regarding current off-street parking requirements including options that provide flexibility.	Project Dates:
Staff Assigned: City Staff	Anticipated Completion:

Research Multi-Family Zoning Options	
Summary: Research the ability to provide multi-family zoning for market rate units (conventional multi-family) vs. rental by bedroom (student multi-family).	Project Dates:
Staff Assigned:	Anticipated Completion:

Pre-Application Conference Overview	
Summary: Provide an update on the Pre-Application Conference process.	Project Dates:
Staff Assigned:	Anticipated Completion:

Quarterly Review of Pre-Application Conference Surveys	
Summary: Provide an update on the survey results from the Pre-Application Conference process.	Project Dates:
Staff Assigned:	Anticipated Completion:



Legislation Details (With Text)

File #: 16-0288 **Version:** 2 **Name:** Wellborn Zoning Districts
Type: Unified Development Ordinance **Status:** Agenda Ready
File created: 5/6/2016 **In control:** Planning and Zoning Commission Workshop
On agenda: 5/19/2016 **Final action:**
Title: Presentation and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance" of the Code of Ordinances of the City of College Station, Texas by the creation of Wellborn Zoning Districts in compliance with the Wellborn Community Plan.
Sponsors: Jessica Bullock
Indexes:
Code sections:
Attachments: [Memo](#)
[Fact Sheets](#)
[Wellborn Community Plan Land Use Map](#)
[Peoposed Zoning Districts Map](#)

Date	Ver.	Action By	Action	Result
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Presentation and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance" of the Code of Ordinances of the City of College Station, Texas by the creation of Wellborn Zoning Districts in compliance with the Wellborn Community Plan.



MEMORANDUM

DATE: May 19, 2016

TO: The Planning & Zoning Commission

FROM: Jessica Bullock, Senior Planner

SUBJECT: **Wellborn Zoning Districts – WE Wellborn Estate, WRS Wellborn Restricted Suburban, WC Wellborn Commercial**

Item: Presentation and discussion regarding an ordinance amending Chapter 12, “Unified Development Ordinance” of the Code of Ordinances of the City of College Station, Texas by the creation of Wellborn Zoning Districts in compliance with the Wellborn Community Plan.

Objective: Implementation of the Wellborn Community Plan through the creation of three new zoning districts and amendments to the City of College Station Unified Development Ordinance (UDO).

Background: The City’s Comprehensive Plan was adopted in 2009 and acts as a guide to ensure the goals and objectives of the City are implemented by acting as a long-range planning and policy structure for future growth of the City. The Wellborn Community Plan was adopted in April 2013 as an amendment to the Comprehensive Plan, establishing land uses for the newly annexed Wellborn Community. The Wellborn Community Plan is the result of a year-long planning process, bringing together various stakeholders to address issues and concerns brought up during the annexation process, and to create a guide for future development in the area.

The Wellborn Community Plan identifies 10 Future Land Use and Character designations and calls for the creation of zoning districts that align with the objectives of the Plan as one means of implementation. Since the adoption of the plan, several zoning districts have been created that can be used city wide that also comply with the vision of the Wellborn Community Plan. Staff has identified 3 land uses that require new zoning districts, unique to the Wellborn Community WE Wellborn Estate, WRS Wellborn Restricted Suburban, and WC Wellborn Commercial.

Item Summary: Using the land uses adopted as part of the Wellborn Community Plan and stakeholder feedback, staff proposes two new residential districts and one new commercial district that will only be permitted in the Wellborn Community Plan Area.

WE Wellborn Estate – This land use designation is generally for areas that, due to public service limitations or a prevailing rural character, should have limited development

activities. These areas will tend to consist of low-density single-family residential lots of two acres or more but may be one acre if clustered around undeveloped open space.

Open space should be provided so that density is not increased when using the cluster option. Open space should be provided against areas of lower residential density through the cluster and open space option or through a buffer requirement.

WRS Wellborn Restricted Suburban – This land use designation is generally for areas that, due to public service limitations or a prevailing rural character, should have limited development activities. These areas will tend to consist of low-density single-family residential lots of two acres or more but may be one acre if clustered around undeveloped open space.

Open space should be provided so that density is not increased when using the cluster option. Open space should be provided against areas of lower residential density through the cluster and open space option or through a buffer requirement.

WC Wellborn Commercial - This district is generally for concentrations of commercial activities that focus primarily on the nearby residents versus the larger community. Such uses shall be limited in size and not accommodate for drive-thru services. Specific design elements should be incorporated into such developments so as to limit the visual impact on the community and enhance the defined character.

Public Input Process – A focus group meeting was held on November 10, 2016 at the Greens Prairie Elementary School and was attended by approximately 27 community members. Information regarding the meeting was mailed to residents, property owners, and business owners within the Wellborn Community Plan Area, and posted along major streets. The purpose of the meeting was to discuss draft concept sheets for the new districts based on the direction of the Wellborn Community Plan. Applicable information gathered during the meeting was used to revise the draft fact sheets and post online for public review. Online review was open from February 18, 2016 to March 11, 2016 and three contacts were received. Staff continued to accept feedback after the review period closed to receive additional input. Due to the amount of comments made, staff primarily used language identified in the Wellborn Community Plan along with some feedback from community members in the creation of the ordinance language.

Attachments:

1. Zoning District Fact Sheets
2. Wellborn Community Plan Land Use Map
3. Proposed Zoning Districts Map

Wellborn Estate Concepts

Purpose Statement

This land use designation is generally for areas that, due to public service limitations or a prevailing rural character, should have limited development activities. These areas will tend to consist of low-density single-family residential lots of two acres or more but may be one acre if clustered around undeveloped open space.

Open space should be provided so density is not increased when using the cluster option. Open space should be provided against areas of lower residential density through the cluster and open space option or through a buffer requirement.

Comprehensive Plan

This zoning is appropriate in areas designated Wellborn Estate and Wellborn Estate - Open in the Comprehensive Plan. The cluster option may be used only in the area designated Wellborn Estate – Open.

Subdivision Design

Lot Area

Minimum lot size: 2 acres

Absolute minimum lot size: 1 acre*

** Only permitted when utilizing cluster option*

Dimensional Standards

Minimum width: 100'

Minimum depth: none

Front setback: 30'

Side setback: 10'

Street side setback: 15'

Rear setback: 20'

Max. height: 35'*

Max du/acre: 0.5 unit/acre

**Public, civic, and institutional structures shall have a 50' maximum height. Single-family height protection applies.*

Minimum setback standards of the district apply around the perimeter of a cluster development. All detached structures within a cluster development must be separated by a minimum distance of 10 feet.

Open Space

Open space is required to ensure that the overall density within the development does not exceed the maximum density allowed by the underlying zoning district.

- The amount of open space provided should be at least 10 percent of the gross area of the development.
- Common open space must be set aside and designated as an area where no development will occur, other than project-related recreational amenities or passive open space areas.

Permitted Uses

Agricultural Use, Barn or Stable for Private Stock

Wellborn Estate Concepts

Agricultural Use, Farm or Pasturage

Single-Family Detached

Educational Facility, Primary & Secondary

Educational Facility, Outdoor Instruction (C)

Government Facilities (P*)

Parks

Places of Worship (P*)

Country Club

Utility (P*)

WTF – Unregulated

- C - Conditional Use Permit Required

- P* - Please refer to supplemental standards [Unified Development Ordinance Section 12-6.4](#)

Wellborn Restricted Suburban Concepts

Purpose Statement

This district is generally for areas that should have a moderate level of development activities. These areas will tend to consist of medium-density single-family residential lots (minimum 20,000 square feet) and may be clustered for reduced lot sizes (minimum 8,000 square feet). When using the cluster option, open space should be provided so density is not increased. Such open space should be in addition to a minimum open space requirement of 15% of the developing area.

Comprehensive Plan

This zoning is appropriate in areas designated Wellborn Restricted Suburban on the Comprehensive Plan.

Subdivision Design

Lot Area

Average minimum lot size: 20,000 sf

Absolute minimum lot size: 8,000 sf*

** Only permitted when utilizing cluster option*

Dimensional Standards

Minimum width: 70'

Minimum depth: none

Front setback: 25'

Side setback: 7.5'

Street side setback: 15'

Rear setback: 20'

Max. height: 35'*

Max du/acre: 2 units/acre

**Public, civic, and institutional structures shall have a 50' maximum height*

Minimum setback standards of the district apply along the perimeter of a cluster development. All detached structures within a cluster development must be separated by a minimum distance of 10 feet.

Open Space

When the cluster option is used, open space is required to ensure that the overall density within the development does not exceed the maximum density allowed by the underlying zoning district.

- The amount of open space provided should be at least 15 percent of the gross area of the development.
- Additional open space should be provided so density is not increased.
- Common open space must be set aside and designated as an area where no development will occur, other than project-related recreational amenities or passive open space areas.

Permitted Uses

Single-Family Detached
Educational Facility, Primary & Secondary
Government Facilities (P*)
Parks
Places of Worship (P*)
Country Club

Utility (P*)

WTF – Unregulated

- P* - Please refer to supplemental standards [Unified Development Ordinance Section 12-6.4](#)

Wellborn Commercial Concepts

Purpose Statement

This district is generally for concentrations of commercial activities that focus primarily on the nearby residents versus the larger community. Such uses shall be limited in size and not accommodate for drive-thru services. Specific design elements should be incorporated into such developments so as to limit the visual impact on the community and enhance the defined character.

Comprehensive Plan

This zoning is appropriate in areas designated Wellborn Commercial on the Comprehensive Plan.

Subdivision Design

Dimensional Standards

Minimum width:	50'
Minimum depth:	100'
Front setback:	25'
Side setback:	7.5'
Street side setback:	15'
Rear setback:	20'
Max. height:	2 Stories/35'*

**Public, civic, and institutional structures shall have a 50' maximum height*

Architectural Standards

Building Entry Design

- a. In order to provide a sense of arrival and shelter, public building entrances are to feature a protected entry through the use of an awning, canopy, porte-cochere, recessed entry or other similar architectural element.

Building Mass and Orientation

- a. Gross Floor Area of a single structure shall not exceed 10,000 square feet in area.
- b. All buildings that have frontage on Wellborn Road and/or Live Oak Street Buildings shall have a public entry facing both rights-of-way.
- c. In cases where more than two facades require a public entrance, the administrator may determine which two facades require entrances.

Building Material

The following minimum amount of fired brick, natural stone, marble, granite, or any concrete product so long as it has an integrated color and is textured or patterned (not aggregate material) to simulate brick, stone, marble, or granite shall be provided:

- a. A minimum of 10 percent on any façade visible from a public right-of-way or public way;
- b. A minimum of 20 percent on primary entrance façades (single or multiple tenant building) that exceed 200 feet in horizontal length;
- c. A minimum of 20 percent on any façade facing a public right-of-way of a street classified as a major collector on the Thoroughfare Plan; and
- d. A minimum of 30 percent on any façade facing a public right-of-way of a street classified as a minor arterial or greater on the Thoroughfare Plan.

Wellborn Commercial Concepts

The following building materials are allowed on all façades subject to the following limitations:

- a. Wood or cedar siding, stucco, EIFS, high build textured paint on concrete to simulate the appearance of stucco, split-face concrete masonry that does not simulate brick or stone, fiber cement siding, or any material equivalent in appearance and quality as determined by the Design Review Board, shall not cover more than 75 percent of any façade.
- b. Stainless steel, chrome, standing seam metal, premium grade architectural metal, reflective glass, or architecturally finished metal panels (not corrugated metal) shall not cover more than 30 percent of any façade.
- c. Tile or smooth face, tinted concrete blocks shall only be used as an accent and shall not cover more than 10 percent of any façade.
- d. Painted metal panel siding is allowed without limitation on a rear façade of a building when the façade is not visible from a right-of-way, parkland, greenway, or any residential area.
- e. Galvanized steel and painted steel are allowed on doors, including roll-up doors.
- f. Metal, standing seam metal, architectural metal or steel may be used as a roof and or canopy/awnings with no limitation on percentage.

Architectural Elements of Relief

All buildings shall be required to provide a covered front porch along the full length of the public entry façade, projecting a minimum 4 feet from the face of the building.

In addition, any primary façade or façade visible from the public right-of-way, shall use at least one design element for every 25 horizontal feet, or part thereof, of façade length. Facades requiring architectural relief shall provide a minimum of two different types of relief elements per façade.

- a. Decorative window shutters;
- b. Covered front porch (extending along at least 50% of building façade and projecting a minimum of 4 feet from the face of the building) if it is used on a façade where this feature is not already required;
- c. Eaves in excess of 18 inches if it is used on a façade that does not have a covered front porch;
- d. Window planter boxes;
- e. Window canopy;
- f. Dormers;
- g. Transom windows;
- h. Decorative façade light fixtures;
- i. Chimneys or cupolas.
- j. Cross gables
- k. Horizontal articulation (minimum 4-foot depth)

Permitted Uses

Animal Care Facility, Indoor

Art Studio/Gallery

Commercial Amusements (C)

Commercial Day Care

Dry Cleaners/laundry (P*)

Educational Facility, Indoor Instruction

Educational Facility, Outdoor Instruction

Educational Facility, Primary & Secondary

Educational Facility, Tutoring

Government Facilities (P*)

Health Care, Medical Clinics

Health Club/Sports Facility, Indoor

Wellborn Commercial Concepts

Offices

Parks

Personal Service Shop

Places of Worship (P*)

Printing/Copy Shop

Restaurants (P*)

Retail Sales & Service (P*)

Storage, Self Service (P*)

Utility (P*)

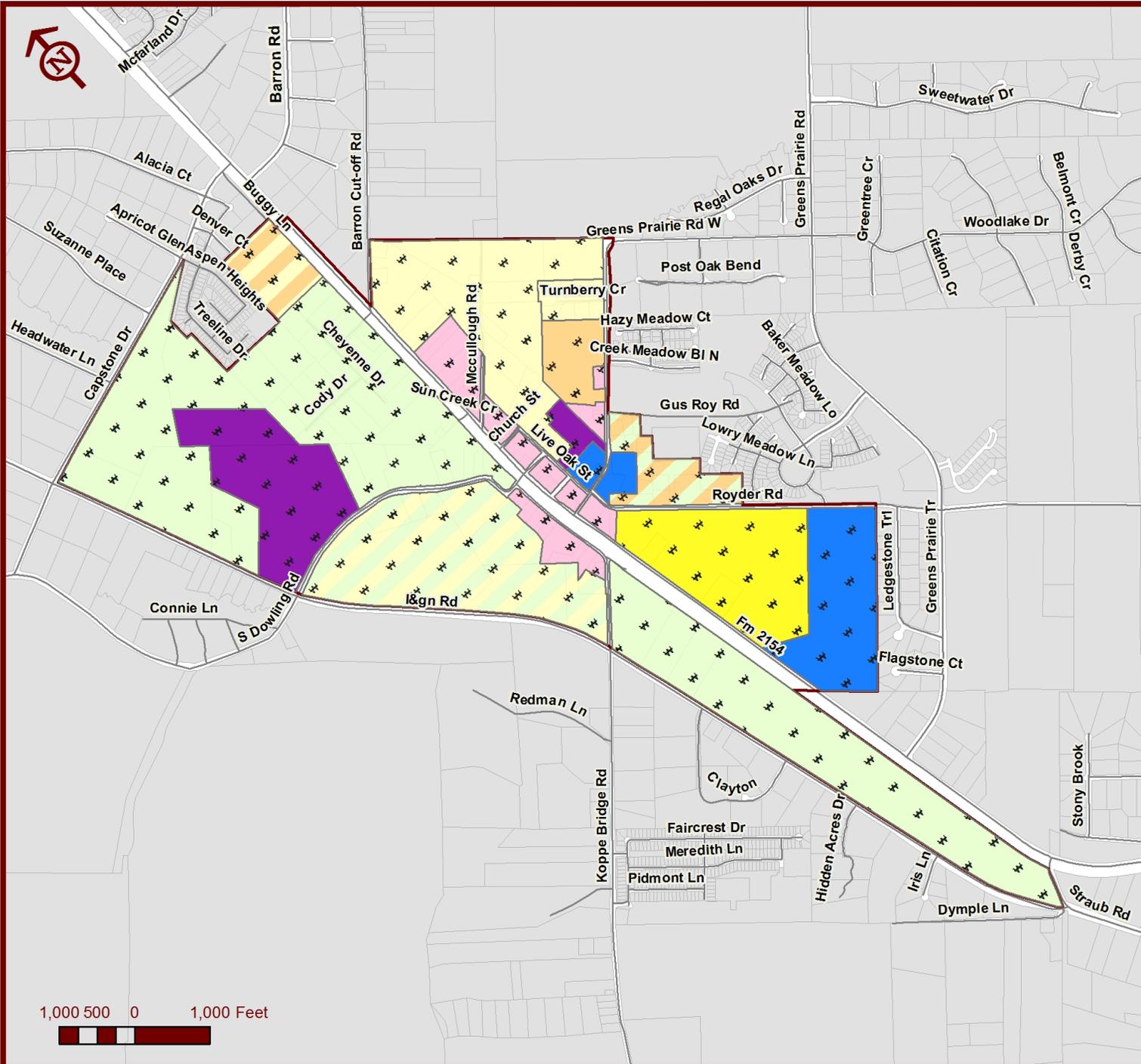
WTF – Unregulated

- *C – Conditional Use Permit Required*
- *P* - Please refer to supplemental standards [Unified Development Ordinance Section 12-6.4](#)*

Wellborn Community Plan

Map 2.1

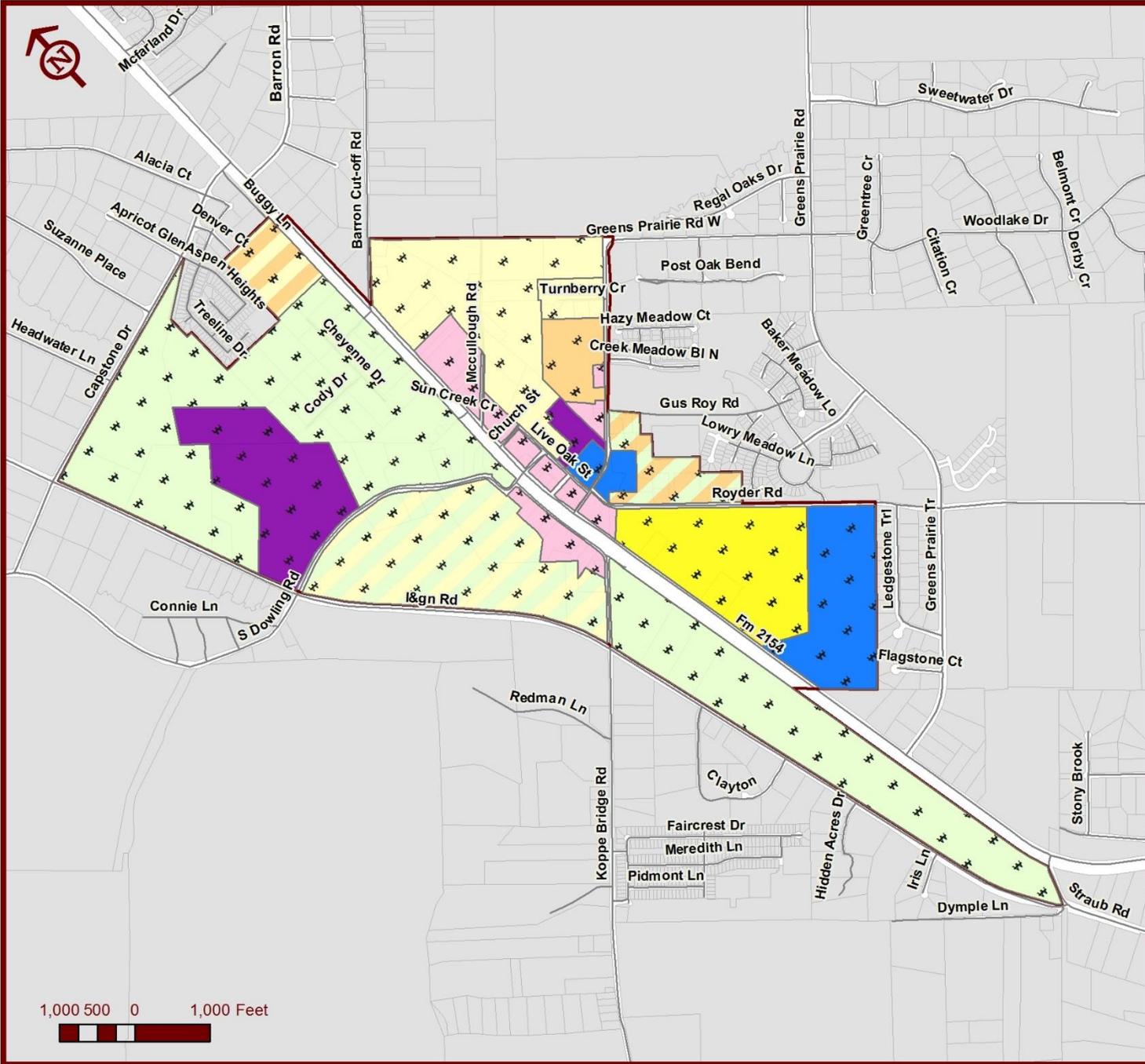
Proposed Future Land Use & Character Map



- Landuse
- Wellborn Business Park
 - Wellborn Commercial
 - Wellborn Institutional/Public
 - Wellborn Rural
 - Wellborn Preserve
 - Wellborn Preserve - Open
 - Wellborn Estate
 - Wellborn Estate - Open
 - Wellborn Restricted Suburban
 - Wellborn Suburban
 - Planning Area

Proposed Zoning Districts

-  **R Rural**
Average 3 acres
Minimum 2 acres
-  **Wellborn Estate**
Average 2 acres
Minimum 2 acres
-  **Wellborn Estate (Cluster Option)**
Average 2 acres
Minimum 1 acre
-  **E Estate**
Average 1 acre
Minimum 1 acre
-  **E Estate (Cluster Option)**
Average 1 acre
Absolute minimum 20,000 square feet
-  **Wellborn Restricted Suburban**
Average 20,000 square feet
Absolute minimum 8,000 square feet
-  **GS General Suburban**
Average 5,000 square feet
Minimum 5,000 square feet
-  **Wellborn Commercial**
-  **BP Business Park**





Legislation Details (With Text)

File #: 16-0301 **Version:** 1 **Name:** Upcoming Meetings
Type: Updates **Status:** Agenda Ready
File created: 5/11/2016 **In control:** Planning and Zoning Commission Workshop
On agenda: 5/19/2016 **Final action:**
Title: Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
*Thursday, June 9, 2016 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:30 p.m. and Regular 7:00 p.m. (Liaison - Warner)
*Thursday, June 16, 2016 ~ P&Z 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, June 9, 2016 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:30 p.m. and Regular 7:00 p.m. (Liaison - Warner)
*Thursday, June 16, 2016 ~ P&Z 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 - Final

Planning and Zoning Commission Regular

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

Thursday, May 19, 2016

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** [16-0305](#) Consideration, possible action, and discussion on Absence Requests from meetings.
*Jim Ross ~ May 19, 2016

Attachments: [Jim Ross](#)

- 4.2** [16-0304](#) Consideration, possible action, and discussion to approve meeting minutes.
*May 5, 2016 ~ Workshop
*May 5, 2016 ~ Regular

Attachments: [May 5 2016 Workshop](#)
[May 5 2016 Regular](#)

- 4.3** [16-0289](#) Presentation, possible action, and discussion regarding a

Preliminary Plan for Indian Lakes Phases 29, 30, & 31 consisting of 20 lots and 2 Common Areas on approximately 64.56 acres, generally located south of Cherokee Drive and southeast of Indian Lakes Drive. Case # PP2015-000013

Sponsors: Paz

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

Regular Agenda

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

6. [16-0293](#) Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan-Future Land Use & Character Map from Suburban Commercial to Urban for approximately 4.74 acres located at 404 Harvey Mitchell Parkway South, more generally located at the corner of Harvey Mitchell Parkway South and Raymond Stotzer Parkway. Case #CPA2016-000001 (Note: Final action on this item is scheduled for the June 9, 2016 City Council meeting - subject to change)

Sponsors: Thomas

Attachments: [Staff Report](#)
[Application](#)
[Comprehensive Plan Map](#)

7. [16-0294](#) Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan - Future Land Use & Character Map from Restricted Suburban to General Commercial and Suburban Commercial for approximately nine acres located at 15797 FM 2154, more generally located north of the Crossroad Woods Subdivision near intersection of Wellborn Road (FM 2154) and Greens Prairie Trail. Case #CPA2016-000002 (Note: Final action on this item is scheduled for the June 9, 2016 City Council meeting - subject to change)

Sponsors: Bullock

Attachments: [Staff Report](#)
[Application](#)
[Comprehensive Plan Future Land Use and Character Map](#)

8. [16-0292](#) 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 nine acres being situated in the Samuel Davidson League, Abstract NO. 13, Brazos County, Texas. Said tract being the remainder of a called 5 acre tract of land as described by a deed to Rose E. Logan recorded in Volume 314, Page 708 of the Deed Records of Brazos County, Texas, and being situated in the Samuel Davidson League, Abstract NO. 13, College Station, Brazos County, Texas. Said tract being all of a called 3.78 acre tract of land as described by a deed to South Wellborn, LTD recorded in Volume 7043, Page 90 of the Official Public Records of Brazos County, Texas, generally located at 15797 FM2154, north of the Crossroad Woods Subdivision near intersection of Wellborn Road (FM 2154) and Greens Prairie Trail. Case #REZ2016-000012 (Note: Final action on this item is scheduled for the June 9, 2016 City Council meeting - subject to change)

Sponsors:

Bullock

Attachments:

[Staff Report](#)

[Application](#)

[Rezoning Map](#)

[Concept Plan](#)

9. [16-0290](#)

Public hearing, presentation, possible action, and discussion regarding a recommendation to the City Council on a petition to form Brazos County Municipal Utility District No. 2, generally located along Peach Creek between FM 2154 and State Highway 6 South in the City's Extraterritorial Jurisdiction.

Sponsors:

Simms

Attachments:

[Memo](#)

[Vicinity Map](#)

[Land Use Plan](#)

[MUD Application](#)

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.

11. 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 May 13, 2016 at 5:00 p.m.

City Secretary

This building is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are asked to contact the City Secretary's Office at (979) 764-3541, TDD at 1-800-735-2989, or email adaassistance@cstx.gov at least two business days prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least two business days prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

Penal Code § 30.07. Trespass by License Holder with an Openly Carried Handgun.

"Pursuant to Section 30.07, Penal Code (Trespass by License Holder with an Openly Carried Handgun) A Person Licensed under Subchapter H, Chapter 411, Government Code (Handgun Licensing Law), may not enter this Property with a Handgun that is Carried Openly."

Codigo Penal § 30.07. Traspasar Portando Armas de Mano al Aire Libre con Licencia.

"Conforme a la Seccion 30.07 del codigo penal (traspasar portando armas de mano al aire libre con licencia), personas con licencia bajo del Sub-Capitulo H, Capitulo 411, Codigo de Gobierno (Ley de licencias de arma de mano), no deben entrar a esta propiedad portando arma de mano al aire libre."



Legislation Details (With Text)

File #: 16-0305 **Version:** 1 **Name:** Absence Requests
Type: Absence Request **Status:** Agenda Ready
File created: 5/11/2016 **In control:** Planning and Zoning Commission Regular
On agenda: 5/19/2016 **Final action:**
Title: Consideration, possible action, and discussion on Absence Requests from meetings.
*Jim Ross ~ May 19, 2016

Sponsors:

Indexes:

Code sections:

Attachments: [Jim Ross](#)

Date	Ver.	Action By	Action	Result
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Consideration, possible action, and discussion on Absence Requests from meetings.
*Jim Ross ~ May 19, 2016



CITY OF COLLEGE STATION
Planning & Development Services

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

Name Jim Ross

Request Submitted on May 11, 2016

I will not be in attendance at the meeting on May 19, 2016
for the reason specified: (Date)

I am out of town on business and cannot attend this meeting. Thank you.

Signature Jim Ross



Legislation Details (With Text)

File #: 16-0304 Version: 1 Name: Minutes
Type: Minutes Status: Agenda Ready
File created: 5/11/2016 In control: Planning and Zoning Commission Regular
On agenda: 5/19/2016 Final action:
Title: Consideration, possible action, and discussion to approve meeting minutes.
*May 5, 2016 ~ Workshop
*May 5, 2016 ~ Regular

Sponsors:

Indexes:

Code sections:

Attachments: [May 5 2016 Workshop](#)
[May 5 2016 Regular](#)

Date	Ver.	Action By	Action	Result
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Consideration, possible action, and discussion to approve meeting minutes.
*May 5, 2016 ~ Workshop
*May 5, 2016 ~ Regular

MINUTES
PLANNING & ZONING COMMISSION
Workshop Meeting
May 5, 2016 5:30 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

COMMISSIONERS PRESENT: Jane Kee, Jodi Warner, Jerome Rektorik, Barry Moore, Jim Ross, Casey Oldham and Johnny Burns

CITY COUNCIL MEMBERS PRESENT: John Nichols, Blanche Brick, Julie Schultz

CITY STAFF PRESENT: Lance Simms, Molly Hitchcock, Alan Gibbs, Kelly Templin, Danielle Singh, Jeff Kersten, Chuck Gilman, Donald Harmon, Dave Coleman, Carol Cotter, Mark Bombek, Jessica Bullock, Jenifer Paz, Madison Thomas, Erika Bridges, Kevin Ferrer, Mary Ann Powell, Lauren Basey, and Kristen Hejny

1. Call the meeting to order.

Chairperson Kee called the meeting to order at 5:35 p.m.

2. Presentation, possible action, and discussion regarding Impact Fees Presentation 201: Historical context on capital needs and financing options leading to the possible creation of citywide water and wastewater impact fees and roadway fees.

Assistant City Manager Kersten and Deputy City Manager Gilman presented this item to the Commission.

There was general discussion amongst the Commission.

The Commission expressed the desire to continue the discussion at a future meeting.

3. Discussion of consent and regular agenda items.

There was general discussion regarding regular agenda item #6.

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

There was no discussion.

5. Discussion of Minor and Amending Plats approved by Staff.
*Final Plat ~ Minor/Replat ~ Prairie View Heights Lot 2R & 23R Block 4 ~ Case # FP2016-000006 (Bombek)

Senior Planner Bombek stated that while the plat was ready for filing, it had not actually been filed at the court house yet.

6. Presentation, possible action, and discussion regarding the status of items in the 2016 P&Z Plan of Work

There was discussion amongst the Commission.

A joint P&Z Commission and City Council Meeting to present the Plan of Work was discussed for June 9, 2016.

7. Presentation, possible action, and discussion on Semi Annual Report on Existing Impact Fees 92-01, 97-01, 99-01, and 03-02.

Assistant City Engineer Cotter presented the report to the Commission.

There was general discussion.

Commissioner Rektorik motioned to recommend approval of the Semi Annual Report on Existing Impact Fees. Commissioner Ross seconded the motion, motion passed (7-0).

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

*Monday, May 16, 2016 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:30 p.m. and Regular 7:00 p.m. (Liaison – Kee)

*Thursday, May 19, 2016 ~ 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.

9. Discussion, review and possible action regarding the following meetings: Design Review Board, Bio Corridor Board.

Assistant Director Hitchcock reported that there are two items to be considered by the Bio Corridor Board, and a meeting would be scheduled soon.

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.

Chairperson Kee requested that Impact Fees be placed on a future P&Z Agenda.

Commissioner Ross requested an update on the Riverside Impact.

11. Adjourn.

The meeting was adjourned at 7:13 p.m.

Approved:

Attest:

Jane Kee, Chairperson
Planning & Zoning Commission

Kristen Hejny, Staff Assistant
Planning & Development Services

MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting
May 5, 2016, 7:00 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

COMMISSIONERS PRESENT: Jane Kee, Jodi Warner, Jerome Rektorik, Barry Moore, Jim Ross, Casey Oldham and Johnny Burns

CITY COUNCIL MEMBERS PRESENT: John Nichols

CITY STAFF PRESENT: Lance Simms, Molly Hitchcock, Alan Gibbs, Danielle Singh, Carol Cotter, Jenifer Paz, Madison Thomas, Erika Bridges, Kevin Ferrer, Mary Ann Powell, Lauren Basey, and Kristen Hejny

1. Call Meeting to Order

Chairperson Kee called the meeting to order at 7:20 p.m.

2. **Pledge of Allegiance**

3. **Hear Citizens**

4. **Consent Agenda**

- 4.1 Consideration, possible action, and discussion on Absence Requests from meetings.
*Jodi Warner ~ May 5, 2016

Item was pulled from the Consent Agenda at Commissioner Warner's request.

- 4.2 Consideration, possible action, and discussion to approve meeting minutes.
*April 21, 2016 ~ Workshop
*April 21, 2016 ~ Regular

- 4.3 Presentation, possible action, and discussion regarding a Final Plat for Tower Point Phase 7B, Block 3, Lots 19 and 20 consisting of two commercial lots on approximately 2 acres located at 905 William D. Fitch, generally located east of the intersection of Arrington Road and William D. Fitch. Case #FPCO2016-000008

- 4.4 Presentation, possible action, and discussion regarding a Preliminary Plan for Indian Lakes Phase 27, consisting of 10 single-family lots on approximately 14.4 acres generally located at the southwest corner of the future roads of Chaco Canyon Drive and Winema Trail in the City's Extraterritorial Jurisdiction. Case #PP2015-000007

Commissioner Ross motioned to approve Consent Agenda Items 4.2 – 4.4. Commissioner Warner seconded the motion, motion passed (7-0).

Regular Agenda

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

There was no discussion.

6. Presentation, possible action, and discussion regarding a waiver request to Unified Development Section 12-8.3.H.4.f.2 'Common Open Space Requirements for Cluster Developments' and presentation, possible action, and discussion regarding two discretionary items to the Unified Development Ordinance Section 12-8.3.E.4.b 'Adequate Street Access' and Unified Development Ordinance Section 12-8.3.H.1.i 'General Requirements' and a presentation, possible action, and discussion regarding a Preliminary Plan for Williams Creek Lake Estates consisting of 71 single-family lots and 6 common areas on approximately 71 acres located at 1806 Rock Prairie Road, generally located north of William D. Fitch Parkway and Rock Prairie Road. Case #PP2016-000005

Staff Planner Thomas presented the Preliminary Plan to the Commission and recommended approval.

There was general discussion.

Commissioner Rektorik motioned to approve the waiver requests and discretionary items as presented by staff. Commissioner Oldham seconded the motion, motion passed (7-0).

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

7. Public hearing, presentation, possible action, and discussion regarding a Final Plat of College Park Lots 1R & 2R, Block 8 being a replat of College Park Lot 1, a portion of Lot 2 and the adjoining ½ of the abandoned alley, Block 8 consisting of 2 residential lots on approximately 0.5 acres located at 400 Dexter Drive West, generally located on the southeast corner of Kerry Street and Dexter Drive West. Case #FP2016-000014

Senior Planner Paz presented the Final Plat to the Commission and recommended approval.

There was general discussion amongst the Commission.

Applicant Sandy Carlton was available to speak to the Commission.

Chairperson Kee opened the public hearing.

David James, 302 Dexter Drive West, College Station, Texas, spoke against the Replat, citing concerns for student housing and parking.

Chairperson Kee closed the public hearing.

Commissioner Oldham motioned to recommend approval of the Final Plat. Commissioner Rektorik seconded the motion, motion passed (7-0).

8. Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, “Unified Development Ordinance,” Section 12-4.2, “Official Zoning Map,” of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from MF Multi-Family to T Townhome for approximately 14.613 acres being German Acres, Lots 4 thru 10, more generally located south of Cain Road between Holleman Drive South and Old Wellborn Road, generally located at 3120 Holleman Drive South. Case #REZ2016-000013

Senior Planner Paz presented the Rezoning to the Commission and recommended approval.

There was general discussion.

Chairperson Kee opened the public hearing.

No one spoke.

Chairperson Kee closed the public hearing.

There was general discussion amongst the Commission.

Commissioner Ross motioned to recommend approval of the rezoning. Commissioner Rektorik seconded the motion, motion passed (7-0).

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.

10. Adjourn

The meeting adjourned at 7:48 p.m.

Approved:

Attest:

Jane Kee, Chairman
Planning & Zoning Commission

Kristen Hejny, Admin Support Specialist
Planning & Development Services



Legislation Details (With Text)

File #: 16-0289 Version: 3 Name: Indian Lakes Ph 29,30 &31-Preliminary
Type: Preliminary Plan Status: Agenda Ready
File created: 5/6/2016 In control: Planning and Zoning Commission Regular
On agenda: 5/19/2016 Final action:
Title: Presentation, possible action, and discussion regarding a Preliminary Plan for Indian Lakes Phases 29, 30, & 31 consisting of 20 lots and 2 Common Areas on approximately 64.56 acres, generally located south of Cherokee Drive and southeast of Indian Lakes Drive. Case # PP2015-000013
Sponsors: Jenifer Paz
Indexes:
Code sections:
Attachments: [Staff Report](#)
[Application](#)
[Preliminary Plan.pdf](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding a Preliminary Plan for Indian Lakes Phases 29, 30, & 31 consisting of 20 lots and 2 Common Areas on approximately 64.56 acres, generally located south of Cherokee Drive and southeast of Indian Lakes Drive. Case # PP2015-000013



CITY OF COLLEGE STATION

PRELIMINARY PLAN
for
Indian Lakes Ph 29, 30 & 31
PP2015-000013

SCALE: 20 lots & 2 Common Areas on approximately 64.56 acres

LOCATION: In the City's Extraterritorial Jurisdiction, at the southeast of Indian Lake Drive, generally located south of Cherokee Drive and to the east of Indian Lakes Subdivision.

ZONING: ETJ, no zoning

APPLICANT: Smiling Mallard Development

PROJECT MANAGER: Jenifer Paz, Senior Planner
jpaz@cstx.gov

RECOMMENDATION: Staff recommends approval of the Preliminary Plan.



PRELIMINARY PLAN

Case:
PP2015-000013

INDIAN LAKES PH 29, 30 & 31

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

Annexation: In the ETJ
Zoning: N/A
Site development: The subject property is currently undeveloped.

COMMENTS

Water: Water service will be provided by Wellborn Special Utility District. Public waterlines and fire flow requirements will be required to comply with the B/CS Unified Design Guidelines with Final Plat.

Sewer: The subject property is outside College Station Utilities for sanitary sewer service area. All lots will be served by On-Site Sewage Facilities. On-Site Sewage Facilities will be required to comply with all County & State OSSF regulations and will be permitted by the Brazos County Health Department.

Off-site Easements: None required

Drainage: The subject tract is located in the Peach Creek drainage basin. The development will need to submit a drainage report with their construction documents during Final Plat where Brazos County has the purview over drainage related items.

Flood Plain: There is FEMA regulated floodplain, Zone A, running through the proposed Phase 30 according to firm panel 48041C0350E, effective date 5/16/2012.

Greenways: None proposed or required for this development.

Pedestrian Connectivity: Sidewalks are not required in the ETJ.

Bicycle Connectivity: Bicycle facilities are not required in the ETJ.

Streets: Access to the development will be provided with the extension of Indian Lakes Drive, a two-lane Lane Major Collector, which ties into the existing Cherokee Drive.

Oversize Request: N/A

Parkland Dedication Fees: This development was approved as a Master Plan in the ETJ prior to parkland dedication requirements being required in the ETJ. Therefore, no parkland dedication will be required.

Impact Fees: N/A

REVIEW CRITERIA

1. **Compliance with Comprehensive Plan and Unified Development Ordinance:** The proposed Preliminary Plan is in compliance with the Comprehensive Plan and Unified Development Ordinance.
2. **Compliance with Subdivision Regulations:** The proposed Preliminary Plan is in compliance with the Subdivision Regulations contained in the Unified Development Ordinance.

STAFF RECOMMENDATION

Staff recommends approval of the Preliminary Plan.

SUPPORTING MATERIALS

1. Application
2. Copy of Preliminary Plan



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

PRELIMINARY PLAN APPLICATION

MINIMUM SUBMITTAL REQUIREMENTS:

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

Date of Optional Preapplication Conference N/A

NAME OF PROJECT Indian Lakes - Phases 29, 30, & 31

ADDRESS South of intersection of Indian Lakes Drive and Kanati Cove

SPECIFIED LOCATION OF PROPOSED SUBDIVISION:

South of intersection of Indian Lakes Drive and Kanati Cove

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

Name Travis Martinek E-mail travis@clarkewyndham.com

Street Address 3608 East 29th Street, Suite 100

City Bryan State Texas Zip Code 77802

Phone Number (979) 846-4384 Fax Number (979) 846-1461

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

Name Smiling Mallard Development, Ltd. E-mail travis@clarkewyndham.com

Street Address 3608 East 29th Street, Suite 100

City Bryan State Texas Zip Code 77802

Phone Number (979) 846-4384 Fax Number (979) 846-1461

ARCHITECT OR ENGINEER'S INFORMATION:

Name McClure & Browne E-mail jeffr@mcclurebrowne.com

Street Address 1008 Woodcreek Drive, Suite 100

City College Station State Texas Zip Code 77845

Phone Number (979) 693-3838 Fax Number (979) 693-2554

Total Acreage 77.86 Total No. of Lots 27 R-O-W Acreage 11.49

Number of Lots By Zoning District N/A / N/A N/A / N/A N/A / N/A

Average Acreage Of Each Residential Lot By Zoning District:

N/A / N/A N/A / N/A N/A / N/A N/A / N/A

Floodplain Acreage 14.60 AC, 1.22 AC to be regraded for lot development

NOTE: Appropriate zoning for the proposed subdivision must be in place before this application can be considered complete.

Are you proposing to dedicate park land by acreage or fee in lieu of land? N/A

Are you proposing to develop the park dedicate the development fee? (Check one)

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

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

Yes

No

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

Project Name: Indian Lakes Subdivision

City Project Number (if known): Unknown

Date / Timeframe when submitted: 2000

Requested wavier 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.

N/A

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

N/A

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

N/A

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

N/A

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

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

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

Detailed explanation of condition identified above:

N/A

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

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



Signature and title

11/2/15

Date

PRELIMINARY PLAN MINIMUM REQUIREMENTS
(ALL CITY ORDINANCES MUST BE MET)
INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

- Drawn on 24" x 36" sheet to scale of 100' per inch or larger. Include the words "PRELIMINARY PLAN - NOT FOR RECORD" in letters 1/2" high. If more than 1 sheet, an index sheet showing entire subdivision at a scale of 500 feet per inch or larger.
- 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, engineer and surveyor.
 - Proposed name of subdivision (subdivision name & street names will be approved through Brazos County 911).
 - Date of preparation (including the date the plat was submitted and the dates of any revisions on the plat).
 - Engineer's scale in feet.
 - Total area intended to be developed.
- North Arrow.
- Location of current city limit lines and current zoning district boundary. The appropriate zoning district(s) must be in place for the proposed land uses before the application for a subdivision.
- Subdivision boundary indicated by heavy lines. Boundary must include all of parent tract.
- Descriptions by metes and bounds of the subdivision which shall close within accepted land survey standards. (Labeled on boundary lines, not separate metes and bounds description.)
- Primary control points or descriptions and ties to such control point, to which, later, all dimensions, angles, bearings, block numbers, and similar data shall be referred. The plat shall be located with respect to a corner of the survey or tract, or an original corner of the original survey of which it is a part.
- Name of contiguous subdivisions and names of owners of contiguous parcels of unsubdivided land, and an indication whether or not contiguous properties are platted.
- Location of the 100 Year Floodplain and Floodway, if applicable, according to the most recent available data.
- Topographic information, including contours at two foot (2 ft.) intervals, wooded areas, and flowline elevation of streams.
- Proposed land uses (in compliance with existing zoning district).
- 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. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Alleys. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Well site locations. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Pipelines. If carrying flammable gas or fuel, also show size of line, design pressure and product transported through the line. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Utility services (water & sanitary sewer). All existing and proposed utilities of sufficient size/depth to meet the utility master plan and any future growth areas. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Easements. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Drainage structures and improvements including underground storm sewer and all overland systems (flow line of existing watercourses) and showing where these will discharge. Proposed channel cross sections, if any. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | A number or letter to identify each lot or site and each block (numbered sequentially). |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 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. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Greenways dedication. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Public areas. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Other public improvements, including but not limited to parks, schools and other public facilities. |
| <input checked="" type="checkbox"/> | | Proposed phasing. Each phase must be able to stand alone to meet ordinance requirements and infrastructure costs shown to be distributed evenly throughout the subdivision. Phases must be final platted in sequential order as shown or defined on the preliminary plan. |
| <input checked="" type="checkbox"/> | | Are there impact fees associated with this development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

- NOTES:
1. BASIS OF BEARINGS IS TRUE NORTH OBTAINED BY SOLAR OBSERVATION.
 2. LOTS 3-5, BLOCK 42 CURRENTLY LIE WITHIN THE "A" SPECIAL FLOOD HAZARD AREA INDICATED ON THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 481195, MAP NO. 48041C0305E. EFFECTIVE DATE: MAY 16, 2012. BASE FLOOD ELEVATIONS ARE NOT DETERMINED FOR ZONE "A". ONCE PERMITS, IF ANY, FOR FLOODPLAIN FILL ARE ACQUIRED THESE LOTS WILL BE REGRADED WITH COMPACTED FILL TO REMOVE THE FLOODPLAIN AREA. NO OTHER LOTS LIE WITHIN A FLOOD HAZARD AREA.
 3. THERE IS A 16' PUBLIC UTILITY EASEMENT AND A 10' HOMEOWNER'S ASSOCIATION EASEMENT ALONG THE RIGHT OF WAY FRONTAGE OF ALL LOTS.
 4. THERE IS A 20' PUBLIC UTILITY EASEMENT CENTERED ON ALL SIDE AND A 10' PUBLIC UTILITY EASEMENT ON ALL REAR LOT LINES.
 5. BUILDING LINE SETBACKS ARE AS FOLLOWS:
FRONT SETBACK: 50'
SIDE SETBACK: 15'
REAR SETBACK: 25'
 6. FRONT, REAR, AND SIDE SETBACKS SHALL CONFORM TO THE SPECIFICATIONS OF SUBDIVISION PLATS AS ESTABLISHED BY THE COMMISSIONERS COURT, BRAZOS COUNTY, TEXAS, FOR SUBDIVISIONS SITUATED OUTSIDE THE BOUNDARIES OF ANY INCORPORATED TOWN OR CITY IN BRAZOS COUNTY, TEXAS.
 7. CONTOURS BASED ON DATA PROVIDED BY THE CITY OF COLLEGE STATION.
 8. ALL LOTS ARE TO HAVE INDIVIDUAL ON-SITE SEWAGE FACILITIES.
 9. ALL LOTS ARE SUBJECT TO THE REQUIREMENTS AND RESTRICTIONS DETAILED IN THE COVENANTS, CONDITIONS, RESERVATIONS, AND RESTRICTIONS OF THE SUBDIVISION.
 10. THERE IS A MINIMUM 50' WIDE DRAINAGE BUFFER (25' ON EACH SIDE OF THE CENTERLINE OF ALL DRAINAGE WAYS). SEE THE DEED RESTRICTIONS OF THE SUBDIVISION FOR ADDITIONAL INFORMATION.
 11. H.O.A. EASEMENTS ALONG ALL STREETS RUN PARALLEL TO AND ADJACENT TO THE PUBLIC UTILITY EASEMENTS SHOWN HEREON. H.O.A. EASEMENT ACTIVITIES AND/OR INFRASTRUCTURE WILL BE REFERENCED IN THE DEED RESTRICTIONS OF THE SUBDIVISION.
 12. NOTES FROM THE BRAZOS COUNTY HEALTH DEPARTMENT:
 - a) ALL LOTS SERVED BY AN OSSF MUST COMPLY WITH COUNTY AND STATE REGULATIONS. NO OSSF MAY BE INSTALLED ON ANY LOT WITHOUT THE ISSUANCE OF AN AUTHORIZATION TO CONSTRUCT ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT UNDER THE PROVISIONS OF THE PRIVATE SEWAGE FACILITY REGULATIONS ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, TEXAS PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE. NO OSSF DRAIN FIELD IS TO ENCRoACH ON THE 100-FOOT SANITARY ZONE OF PRIVATE WATER WELLS OR 150 FEET OF PUBLIC WATER WELLS. A SANITARY ZONE MUST BE CLEARLY DELINEATED AROUND ALL EXISTING PUBLIC OR PRIVATE WELLS ON THE SUBDIVISION PLAT OR WITHIN 150 FEET OF THE SUBDIVISION BOUNDARY.
 - b) ALL LOTS WILL BE REQUIRED TO HAVE A SITE/SOIL EVALUATION ON FILE WITH THE BRAZOS COUNTY HEALTH DEPARTMENT BEFORE ON-SITE SEWAGE FACILITY MAY BE CONSTRUCTED.
 - c) ON-SITE SEWAGE FACILITIES DISPOSAL AREAS SHALL NOT ENCRoACH THE 100 FOOT OR THE 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY. A SANITARY ZONE MUST BE CLEARLY DELINEATED AROUND ALL EXISTING WELLS ON THE PLAT.
 13. WELLBORN SPECIAL UTILITY DISTRICT WILL PROVIDE WATER SERVICE FOR THE SUBDIVISION. BRYAN TEXAS UTILITIES WILL PROVIDE ELECTRIC SERVICE FOR THE SUBDIVISION.
 14. 1/2" IRON RODS SHALL BE SET AT ALL CORNERS UNLESS OTHERWISE INDICATED.
 15. EXISTING LAND USE: VACANT/AGRICULTURAL
PROPOSED LAND USE: SINGLE FAMILY RURAL RESIDENTIAL
 16. ALL LOTS ARE PREDOMINANTLY DENSE VEGETATION.
 17. ALL LOTS SHALL BE CONSTRUCTED WITHIN 500 FEET OF A FIRE HYDRANT AS MEASURED ALONG THE RIGHT-OF-WAY.
 18. ALL COMMON AREAS ARE TO BE OWNED AND MAINTAINED BY THE INDIAN LAKES HOMEOWNERS ASSOCIATION.

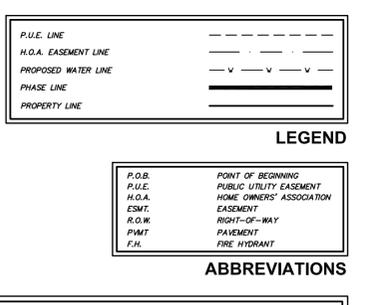
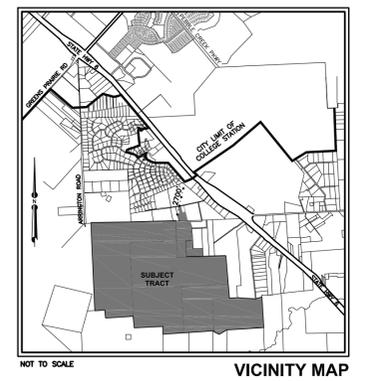
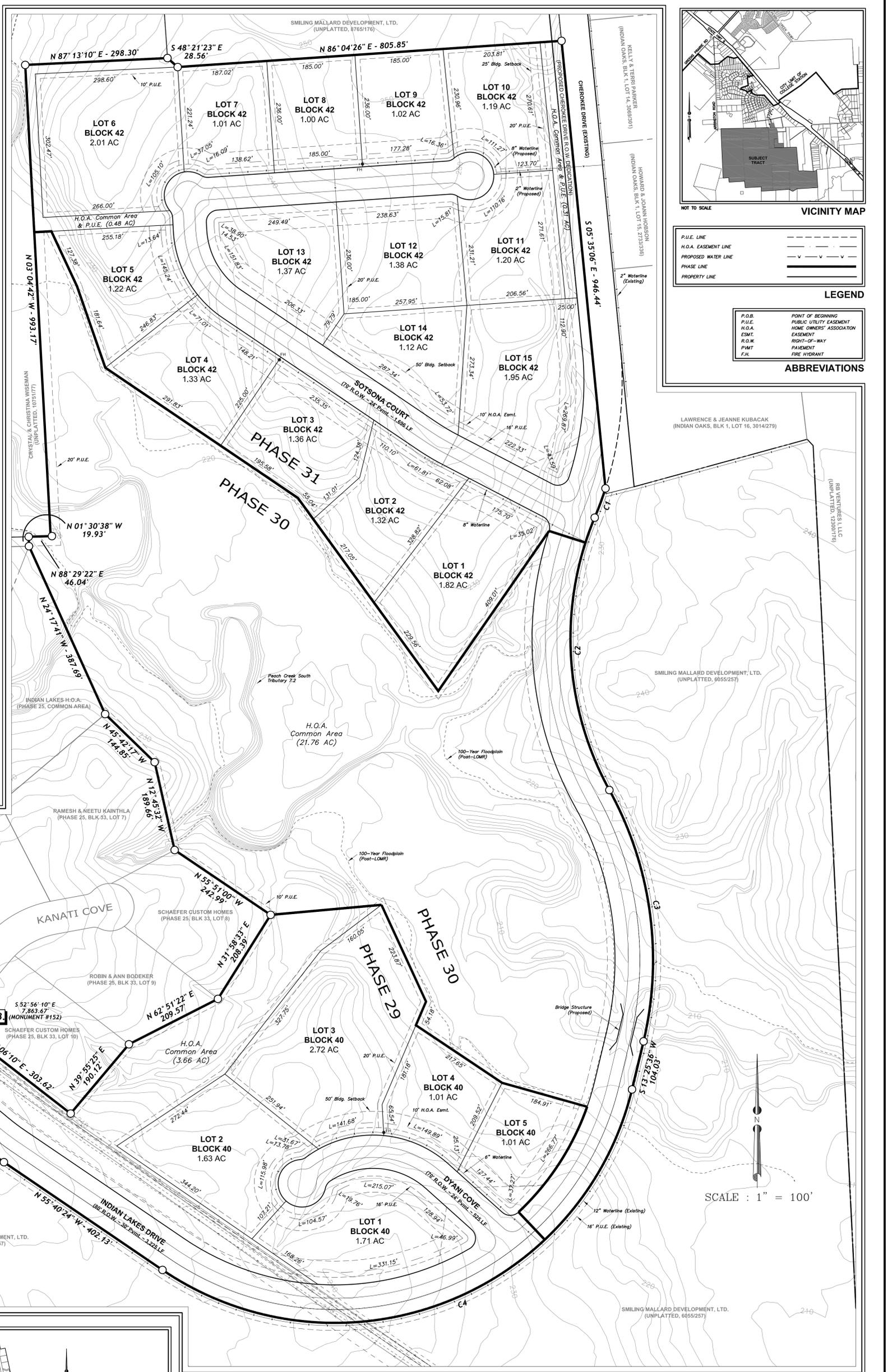
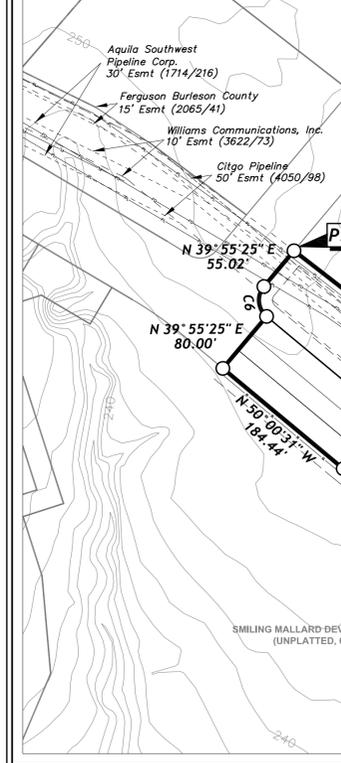
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TOTAL LOT COUNT	5 LOTS
TOTAL LOT ACREAGE	8.08 AC
TOTAL H.O.A. COMMON AREA ACREAGE	3.66 AC
TOTAL RIGHT-OF-WAY ACREAGE	3.55 AC
TOTAL ACREAGE OF PHASE	15.29 AC

TOTAL LOT COUNT	0 LOTS
TOTAL LOT ACREAGE	0.00 AC
TOTAL H.O.A. COMMON AREA ACREAGE	21.76 AC
TOTAL RIGHT-OF-WAY ACREAGE	2.83 AC
TOTAL ACREAGE OF PHASE	24.59 AC

TOTAL LOT COUNT	15 LOTS
TOTAL LOT ACREAGE	20.30 AC
TOTAL H.O.A. COMMON AREA ACREAGE	0.79 AC
TOTAL RIGHT-OF-WAY ACREAGE	3.59 AC
TOTAL ACREAGE OF PHASE	24.68 AC

TOTAL LOT COUNT	5 LOTS
TOTAL LOT ACREAGE	8.08 AC
TOTAL H.O.A. COMMON AREA ACREAGE	3.66 AC
TOTAL RIGHT-OF-WAY ACREAGE	3.55 AC
TOTAL ACREAGE OF PHASE	15.29 AC



CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	05° 04' 23"	740.00'	65.52'	32.78'	S 20° 10' 59" W	65.50'
C2	51° 12' 03"	666.00'	593.72'	318.33'	S 03° 03' 49" E	574.16'
C3	41° 57' 24"	745.00'	545.79'	286.78'	S 07° 42' 36" E	533.68'
C4	110° 54' 00"	640.00'	1,238.76'	928.47'	S 68° 52' 36" W	1,054.25'
C5	05° 35' 49"	540.00'	52.75'	26.40'	N 52° 52' 29" W	52.73'
C6	90° 00' 00"	25.00'	39.27'	25.00'	N 05° 04' 35" W	35.36'

PRELIMINARY PLAN NOT FOR RECORD

OF
VILLAGES OF INDIAN LAKES
PHASES XXIX, XXX, & XXXI

64.56 ACRE TRACT - 20 LOTS

H.G. HUDSON SURVEY, A-141
BRAZOS COUNTY, TEXAS

SCALE: 1" = 100' MAY 5, 2016

SHEET 1 OF 1

OWNED AND DEVELOPED BY:
SMILING MALLARD DEVELOPMENT, LTD.
3608 EAST 29TH STREET, SUITE 100
BRYAN, TEXAS 77802
(979) 846-4384

PREPARED BY:
SMILING MALLARD DEVELOPMENT, LTD.
3608 EAST 29TH STREET, SUITE 100
BRYAN, TEXAS 77802
(979) 846-4384

ENGINEER/SURVEYOR:
MCCLURE & BROWNE ENGINEERING
1008 WOODCREEK DRIVE, SUITE 103
COLLEGE STATION, TEXAS 77845
(979) 693-3838



Legislation Details (With Text)

File #: 16-0293 Version: 3 Name: Harvey Mitchell Parkway Campus Housing
Type: Comprehensive Plan Status: Agenda Ready
File created: 5/9/2016 In control: Planning and Zoning Commission Regular
On agenda: 5/19/2016 Final action:
Title: Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan-Future Land Use & Character Map from Suburban Commercial to Urban for approximately 4.74 acres located at 404 Harvey Mitchell Parkway South, more generally located at the corner of Harvey Mitchell Parkway South and Raymond Stotzer Parkway. Case #CPA2016-000001 (Note: Final action on this item is scheduled for the June 9, 2016 City Council meeting - subject to change)
Sponsors: Madison Thomas
Indexes:
Code sections:
Attachments: [Staff Report](#)
[Application](#)
[Comprehensive Plan Map](#)

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan-Future Land Use & Character Map from Suburban Commercial to Urban for approximately 4.74 acres located at 404 Harvey Mitchell Parkway South, more generally located at the corner of Harvey Mitchell Parkway South and Raymond Stotzer Parkway. Case #CPA2016-000001 (Note: Final action on this item is scheduled for the June 9, 2016 City Council meeting - subject to change)



CITY OF COLLEGE STATION

**COMPREHENSIVE PLAN AMENDMENT
FOR
404 Harvey Mitchell Pkwy S
CPA2016-000001**

REQUEST: Suburban Commercial to Urban

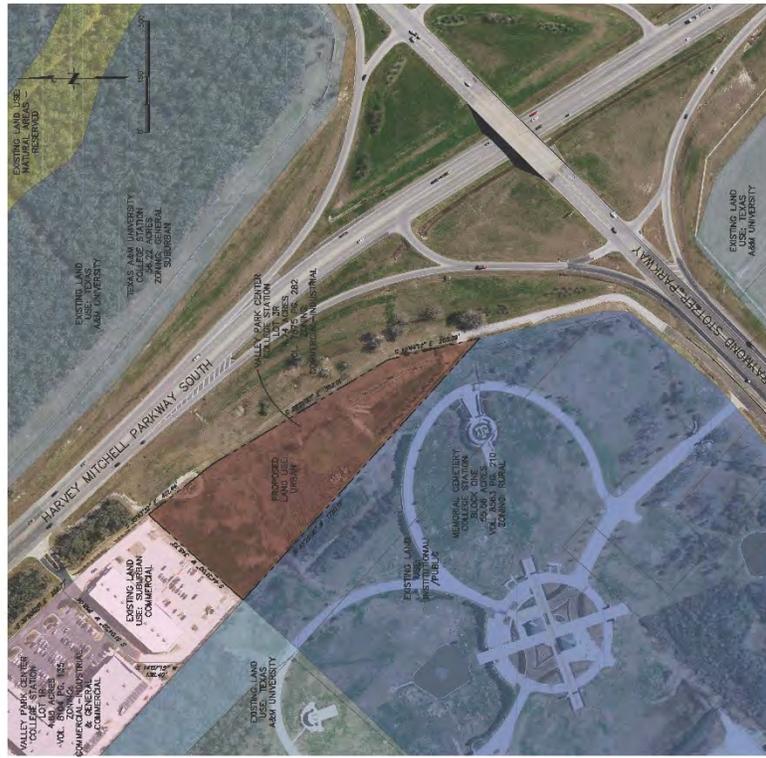
SCALE: Approximately 4.74 acres

LOCATION: 404 Harvey Mitchell Parkway S., generally located at the corner of Harvey Mitchell Parkway South and Raymond Stotzer Parkway

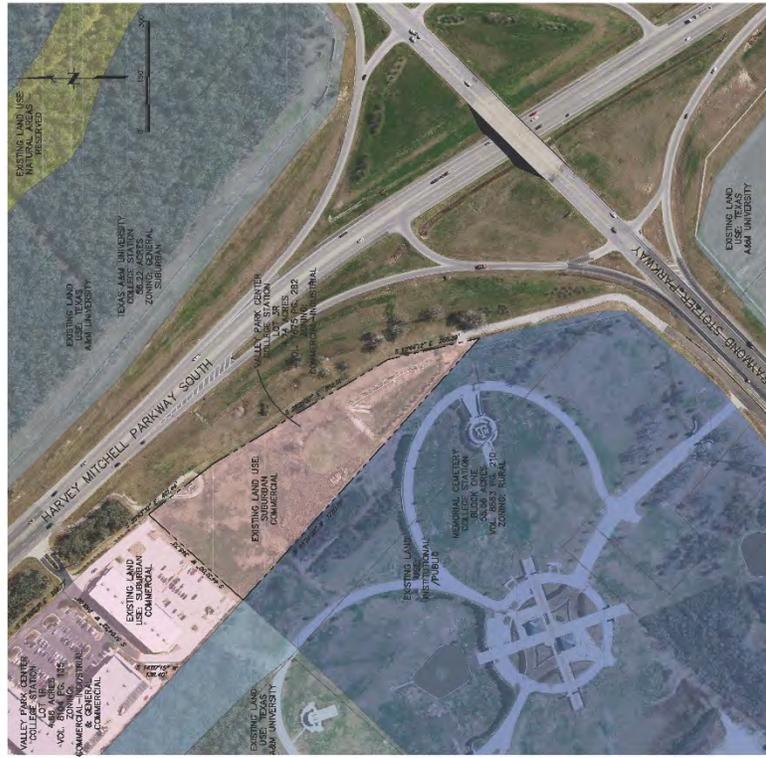
APPLICANT: Timothy S. Baumann

PROJECT MANAGER: Madison Thomas, Staff Planner
mthomas@cstx.gov

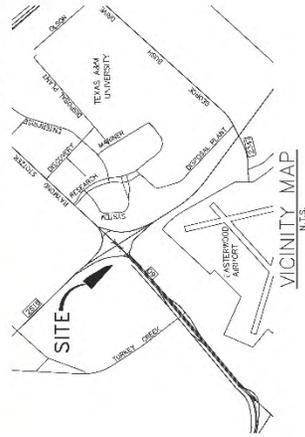
RECOMMENDATION: Staff recommends denial of the Future Land Use and Character Map amendment.



PROPOSED LAND USE PLAN



EXISTING LAND USE PLAN



LAND USE MAP
FOR
VALLEY PARK CENTER
LOT 3R

BRAZOS COUNTY, TEXAS
APRIL 2015



Project No. 0009-024-00

08/06/2015

NOTIFICATIONS

Advertised Commission Hearing Date: May 19, 2016

Advertised Council Hearing Dates: June 9, 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:

N/A

Contacts in support: None at the time of the staff report

Contacts in opposition: None at the time of the staff report

Inquiry contacts: None at the time of the staff report

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Suburban Commercial	CI Commercial Industrial and GC General Commercial	Commercial Business
South (Across Raymond Stotzer)	Texas A&M University	C-U College University	Easterwood Airport
East (across Harvey Mitchell Pkwy)	Texas A&M University	C-U College University	Texas A&M Property
West	Institutional/Public and Texas A&M University	R Rural	Cemetery

DEVELOPMENT HISTORY

Annexation: 1970

Zoning: R-1 upon annexation (1970)
C-1 General Commercial to C-2 Commercial Industrial (2005)
C-2 Commercial Industrial renamed CI Commercial Industrial

Final Plat: 2011, Valley Park Center

Site development: Vacant

PROPOSAL

The applicant has requested the proposed Comprehensive Plan amendment to Urban as a step toward permitting a multi-family residential housing development with retail space at 404 Harvey Mitchell Parkway S. This development is intended to serve as housing for students at the nearby Texas A&M University. The retail will serve the students in the multi-housing portion and the employees at the adjacent business. The subject property is designated as Suburban Commercial with the properties to the west primarily designated as Texas A&M University, Business Park and Institutional/Public (cemetery) and to the north, General Commercial on the Comprehensive Plan Future Land Use and Character Map.

REVIEW CRITERIA

1. **Changed or changing conditions in the subject area or the City:** The City of College Station's Comprehensive Plan was adopted in 2009. This site was designated as Suburban Commercial and a part of the Presidential Corridor Gateway District on the Comprehensive Future Land Use and Character Map and Concept Plan. The Presidential Corridor Gateway District is an area that has been identified for opportunities for future growth and development with its close proximity to the Health Science Center, the Traditions development and Easterwood Airport. The focus of this district is on accommodating business (research and development, office and light industrial) that builds upon the assets in the area and protects and enhances this primary gateway into the City. The Suburban Commercial designation allows for concentrations of commercial activity to serve the nearby residents. Suburban Commercial areas tend to be small in size and located adjacent to major roads (arterials and collectors).

A recent Comprehensive Plan Amendment adjacent to Turkey Creek Road and Raymond Stotzer Parkway was approved for General Commercial and Multifamily. This Multifamily area, though nearby, is seen as different from the subject property for several reasons including its relationship to the "town center" part of the Research Valley Partnership's Biocorridor Master Plan, its location on a collector, and its natural greenway perimeter separating it from commercial. That Comprehensive Plan Amendment now provides for commercial on the part of the property adjacent to Raymond Stotzer Parkway and multi-family residential further back on the property.

2. **Scope of the request:** Currently, the Comprehensive Plan Future Land Use and Character Map designates the area west of Harvey Mitchell Parkway S., approximately 22 acres, as Suburban Commercial. Continuing west, approximately 34 acres is designated Texas A&M University (property owned by the Texas A&M University System), and 58 acres of Public/Institutional (the City's cemetery). Across Harvey Mitchell Parkway S. to the east of this property, and across Raymond Stotzer Parkway to the south and southeast is all Texas A&M University property. The proposal is to convert approximately 5 acres from Suburban Commercial to Urban at the northwestern intersection of Harvey Mitchell Parkway S. and Raymond Stotzer Parkway. The Urban designation calls for areas to have a very intense level of development activity that tend to consist of townhomes, duplexes and high-density apartments. The applicant anticipates proposing a future rezoning for a high-density apartment complex with additional retail/commercial space on the first level on the site
3. **Availability of adequate information:** The property has frontage on Raymond Stotzer Parkway (at a grade separated Freeway/Expressway on the Thoroughfare Plan) and Turkey Creek Road (designated a two-lane major collector). The change in land use designation is not expected to generate significantly more trips than the current land use designation. Properties in this area are served water through the City of College Station. Further infrastructure improvements may be necessary and will be determined through future development proposals.
4. **Consistency with the goals and strategies set forth in the Plan:** The proposal is not consistent with the goals and strategies of the Comprehensive Plan. The subject property and surrounding area are identified in the Comprehensive Plan Concept Map as one of the City's distinct districts—the Presidential Corridor Gateway District—which seeks to preserve and build upon the existing assets in the area enhancing this important gateway into the city. The Comprehensive Plan speaks to the purpose of this area in accommodating businesses (research and development, office, light industrial) that builds upon the assets in the area and

protects and enhances this primary gateway into the City. An Urban designation supports residential uses and only minimal commercial uses if located in a growth or redevelopment area, which this is not designated as.

5. **Consideration of the Future Land Use & Character and/or Thoroughfare Plans:** The existing Future Land Use and Character designation on the property is Suburban Commercial:

generally for concentrations of commercial activities that cater to both nearby residents and to the larger community or region. Generally, these areas tend to be large in size and located near the intersection of two regionally significant roads (arterials and freeways). It is preferred that in such areas development be concentrated in nodes rather than spread out in strips.

It is also designated as the Presidential Corridor Gateway District:

the Presidential Corridor Gateway District is an area that has been identified for opportunities for future growth and development with its close proximity to the Health Science Center, the Traditions development and Easterwood Airport. The focus of this district is on accommodating business (research and development, office and light industrial) that builds upon the assets in the area and protects and enhances this primary gateway into the City.

Urban is described as:

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 Urban land use designation, when not in a Growth Area, is typically characterized by more dense residential developments in the form of duplexes, townhomes or apartments.

The property is located on the northwest corner of the grade separated interchange of Raymond Stotzer Parkway and Harvey Mitchell Parkway South, designated as a Six-Lane Major Arterial and Freeway, respectively on the City's Thoroughfare Plan. In Fall 2016, TxDOT has plans to convert this interchange to a diverging diamond interchange. The property's frontage is largely adjacent to a ramp off Harvey Mitchell Parkway, which significantly limits the site's accessibility. The interchange project will further limit the property's accessibility by removing the existing frontage road that runs along the cemetery towards the property. The only access point to this property will be through an existing driveway and access easement on the adjacent site.

6. **Compatibility with the surrounding area:** The adjacent land uses are commercial businesses, the City's cemetery, and rights-of-way. Also in the area there are unimproved rural tracts varying in size. The Suburban Commercial designation is similar to the existing commercial designations along Harvey Mitchell Parkway. These existing developments are slightly denser than rest of the surrounding properties, but should be as they are located adjacent to a major highway, which is ideal for commercial uses. An Urban designation would allow for completely different uses, and would create a different character than these existing properties currently provide. An Urban designation would allow high-density residential uses to be surrounded by existing commercial uses and freeways.

This land is located adjacent to the intersection of Raymond Stotzer Parkway and Harvey Mitchell Parkway South, beside the city cemetery and across from Easterwood Airport. Being bordered on two sides by TxDOT roads, this site has accessibility restrictions and must take access through the existing commercial property to the north. The cemetery to the west prohibits any type of future development or potential connectivity. The proposed amendment, is not consistent with the planned future development pattern in the area, and is not compatible as supporting land uses for the area.

7. Impacts on infrastructure including water, wastewater, drainage, and the transportation network:

Water service to the subject tract may be provided by an existing 10-inch line along the front of the property. Domestic and fire flow demand may necessitate future water main extensions with site development. These utilities will be required to be designed and constructed in accordance with the BCS Unified Design Guidelines.

The site also has existing 6-inch sanitary sewer mains along the northern and western property lines and a lift station located near the northwestern corner. Wastewater for select properties, including this tract, are subject to an Interlocal Agreement (ILA) with Texas A&M University in which they have agreed to accept an enumerated sewer demand into their system. Based on preliminary demands provided, the ILA and lift station capacity appear to be adequate. The sewer demands will need to be evaluated again with the rezoning and site plan to confirm that the capacity allocated by this development will not be exceeded.

Stormwater from the site generally discharges to the northeast within the White Creek drainage basin. There is no FEMA regulated floodplain on site. The property has an existing detention pond at the southern corner, which will need to be evaluated with site development to confirm that the pond has adequate capacity to serve the entire site. Any necessary drainage improvements will need to be designed and constructed in accordance with the BCS Unified Stormwater Design Guidelines.

The site will have access to Harvey Mitchell Parkway through an existing driveway and cross access easement on the adjacent site. No additional access points can be permitted due to the property's proximity to the existing ramp on Harvey Mitchell Parkway.

8. Impact on the City's ability to provide, fund, and maintain services: The proposed amendment will allow for increased density. At this time there are concerns regarding the availability of adequate access. Other City services are not anticipated to be negatively affected by this amendment.

9. Impact on environmentally sensitive and natural areas: This area is not recognized as environmentally sensitive.

10. Contribution to the overall direction and character of the community as captured in the Plan's vision and goals: The goal for College Station's Future Land Use and Character is to create a community with strong, unique neighborhoods, protected rural areas, special districts, distinct corridors, and a protected and enhanced natural environment. The proposed amendment from Suburban Commercial to Urban on about five acres does not contribute to the general goals of the Comprehensive Plan. The amendment is proposing a density and type of service that is not compatible with the planned growth of the Presidential

Corridor Gateway District.

STAFF RECOMMENDATION

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

SUPPORTING MATERIALS

1. Application
2. Comprehensive Plan Map



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

COMPREHENSIVE PLAN AMENDMENT APPLICATION

(Check all applicable)

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

MINIMUM SUBMITTAL REQUIREMENTS:

- \$1,165 Comprehensive Plan Amendment Application Fee.
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Fully dimensioned map on 24" X 36" paper showing (if applicable):
 - a. Land affected;
 - b. Present zoning of property and zoning classification of all abutting property;
 - c. Current Concept Map and Future Land Use and Character Map classifications and proposed classifications;
 - d. Current Concept Map and Future Land Use and Character Map classifications of all abutting property;
 - e. Current and proposed thoroughfare alignments;
 - f. Currently planned utility infrastructure and proposed utility infrastructure;
 - g. General location and address of property; and
 - h. Total acres of property.

Date of Optional Preapplication Conference Feb 17, 2016

NAME OF PROJECT Harvey Mitchell Parkway Campus Housing

ADDRESS 404 Harvey Mitchell Parkway, College Station, Texas 77845

LEGAL DESCRIPTION (Lot, Block, Subdivision) Valley Park Center, Lot 3R, Acres 4.74, Joseph E Scott League, A-50

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:

TOTAL ACREAGE 4.74 Acres

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

Name Timothy S. Baumann E-mail timm@savannahdevelopers.com

Street Address 16360 Addison Road

City Addison State Texas Zip Code 75001

Phone Number 214.707.8466 Fax Number 214.276.1499

PROPERTY OWNER'S INFORMATION:

Name Titan Valley Park LP E-mail wls@wls-inc.com
Street Address 3401 Allen Parkway, Suite 200
City Houston State Texas Zip Code 77019
Phone Number 713.355.4379 Fax Number 713.355.4275

ANSWER ALL OF THE FOLLOWING:

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

Respectfully request to amend the land use and character designation for the above referenced property as referenced in the Comprehensive Plan, Chapter 2, as it relates to community character as further described by the Presidential Corridor Gateway District write up.

2. What is the amendment request?

Respectfully request to amend from "suburban commercial" designation to "urban" designation.

3. Explain the reason for this amendment.

To allow for a multi-family residential housing development.

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

Continued growth of Texas A&M, particularly on the west side of campus including, but not limited to, the expansion of the BioCorridor, Research Park and the Biosciences Colleges and Departments. Also, change compliments City future growth and annexation plans to the west of the subject property.

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

With limited student housing available on the west side of the Texas A&M campus, the Comprehensive Plan does not provide for convenient alternatives for housing which allow students to locate within close proximity to the campus for easy access to University facilities.

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

Creates balance within the Comprehensive Plan by blending a residential component into this area to meet housing needs as growth continues on the west side of the Texas A&M campus and beyond.

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

The subject property was previously zoned to "suburban commercial" from a lower zoning type; the request is to reverse back to a lower zoning type, specifically multi-family residential (more history forthcoming). Also, staff has recently recommended approval of multi-family zoning at 4098 Raymond Stotzer Parkway, a property in close proximity to the west of the subject property.

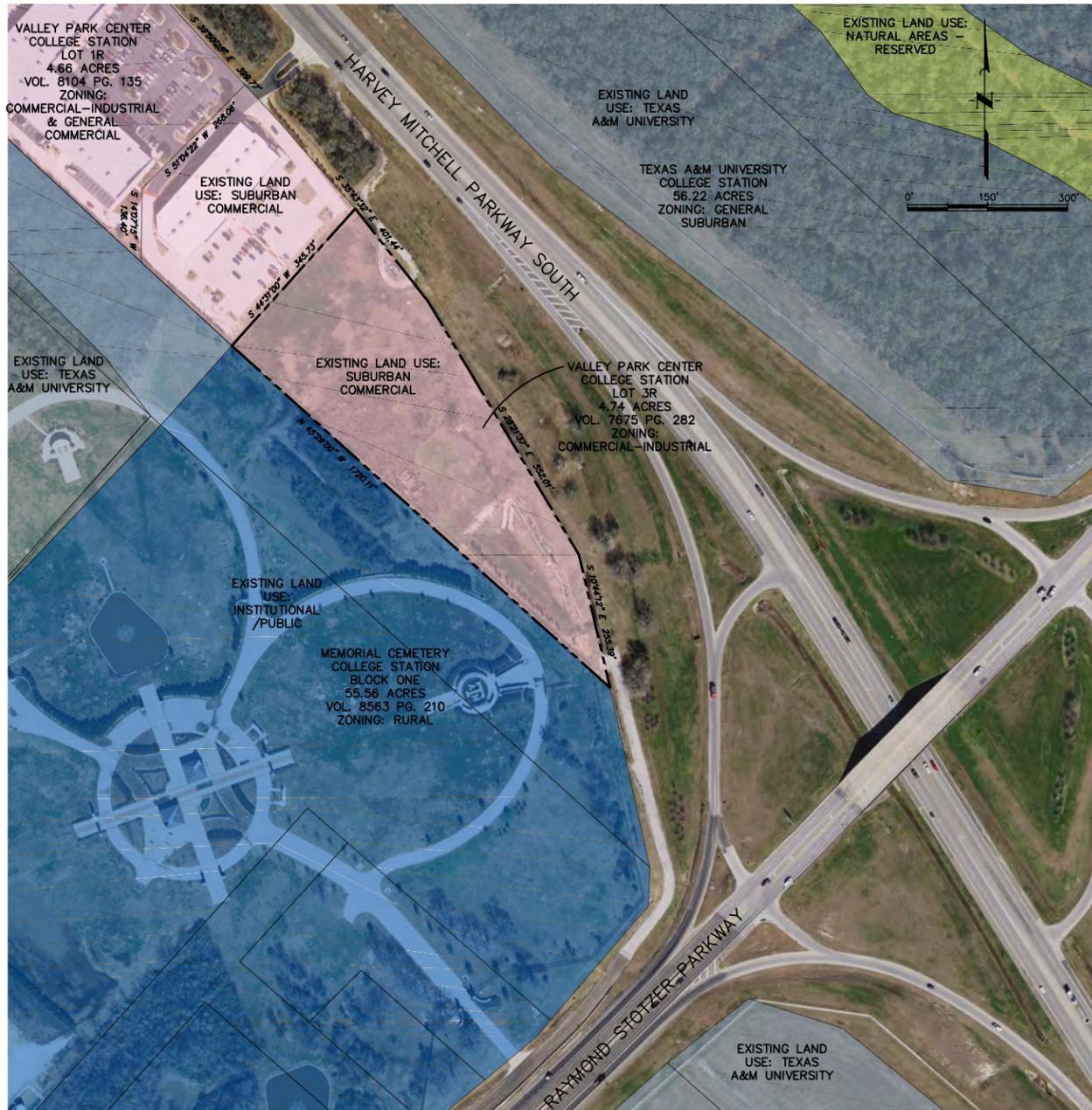
The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from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

 MANAGER

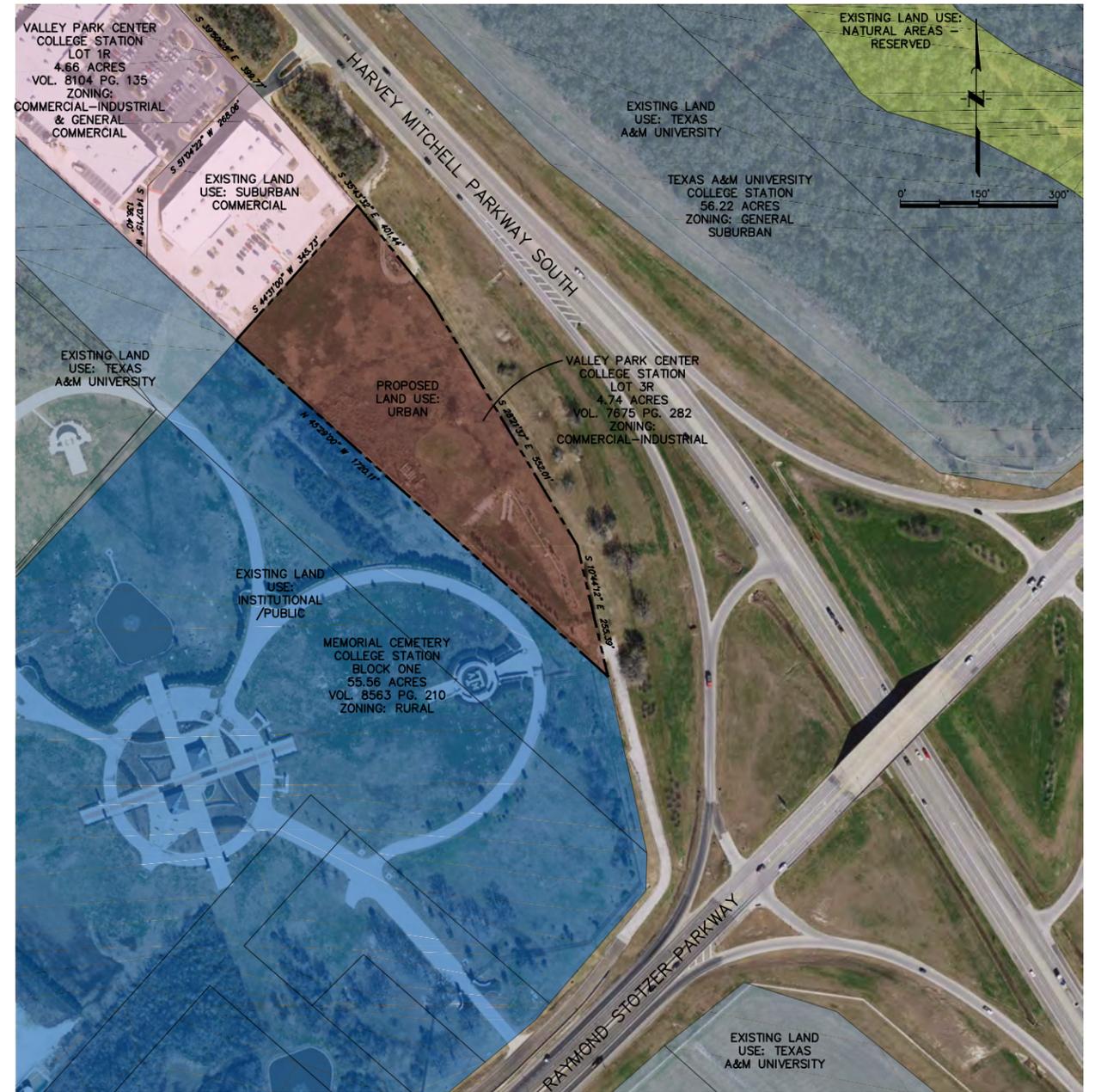
Signature and title

3-14-16

Date



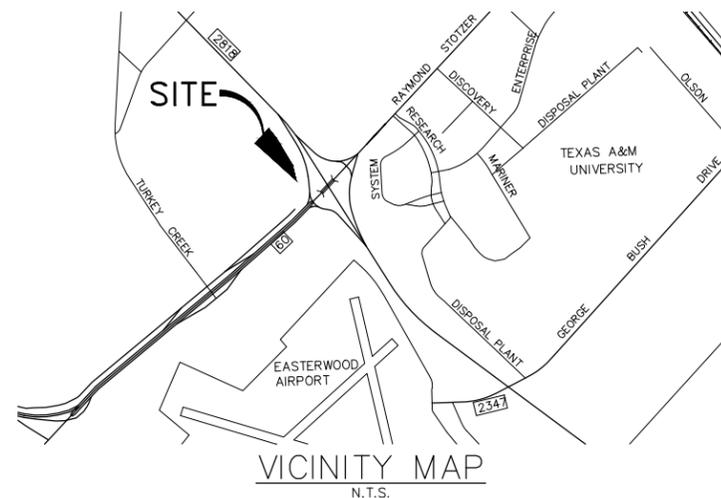
EXISTING LAND USE PLAN



PROPOSED LAND USE PLAN

LEGEND

- URBAN
- SUBURBAN COMMERCIAL
- BUSINESS PARK
- INSTITUTIONAL/PUBLIC
- TEXAS A&M UNIVERSITY
- NATURAL AREAS - RESERVED





Legislation Details (With Text)

File #: 16-0294 Version: 2 Name: Marek Self-Storage Comprehensive Plan Amendment

Type: Comprehensive Plan Status: Agenda Ready

File created: 5/9/2016 In control: Planning and Zoning Commission Regular

On agenda: 5/19/2016 Final action:

Title: Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan - Future Land Use & Character Map from Restricted Suburban to General Commercial and Suburban Commercial for approximately nine acres located at 15797 FM 2154, more generally located north of the Crossroad Woods Subdivision near intersection of Wellborn Road (FM 2154) and Greens Prairie Trail. Case #CPA2016-000002 (Note: Final action on this item is scheduled for the June 9, 2016 City Council meeting - subject to change)

Sponsors: Jessica Bullock

Indexes:

Code sections:

Attachments: [Staff Report](#)
[Application](#)
[Comprehensive Plan Future Land Use and Character Map](#)

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan - Future Land Use & Character Map from Restricted Suburban to General Commercial and Suburban Commercial for approximately nine acres located at 15797 FM 2154, more generally located north of the Crossroad Woods Subdivision near intersection of Wellborn Road (FM 2154) and Greens Prairie Trail. Case #CPA2016-000002 (Note: Final action on this item is scheduled for the June 9, 2016 City Council meeting - subject to change)



CITY OF COLLEGE STATION

**COMPREHENSIVE PLAN AMENDMENT
FOR
Crossroads Self-Storage
CPA2016-000002**

REQUEST: Restricted Suburban to General Commercial and Suburban Commercial

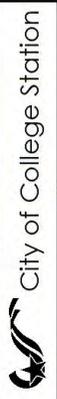
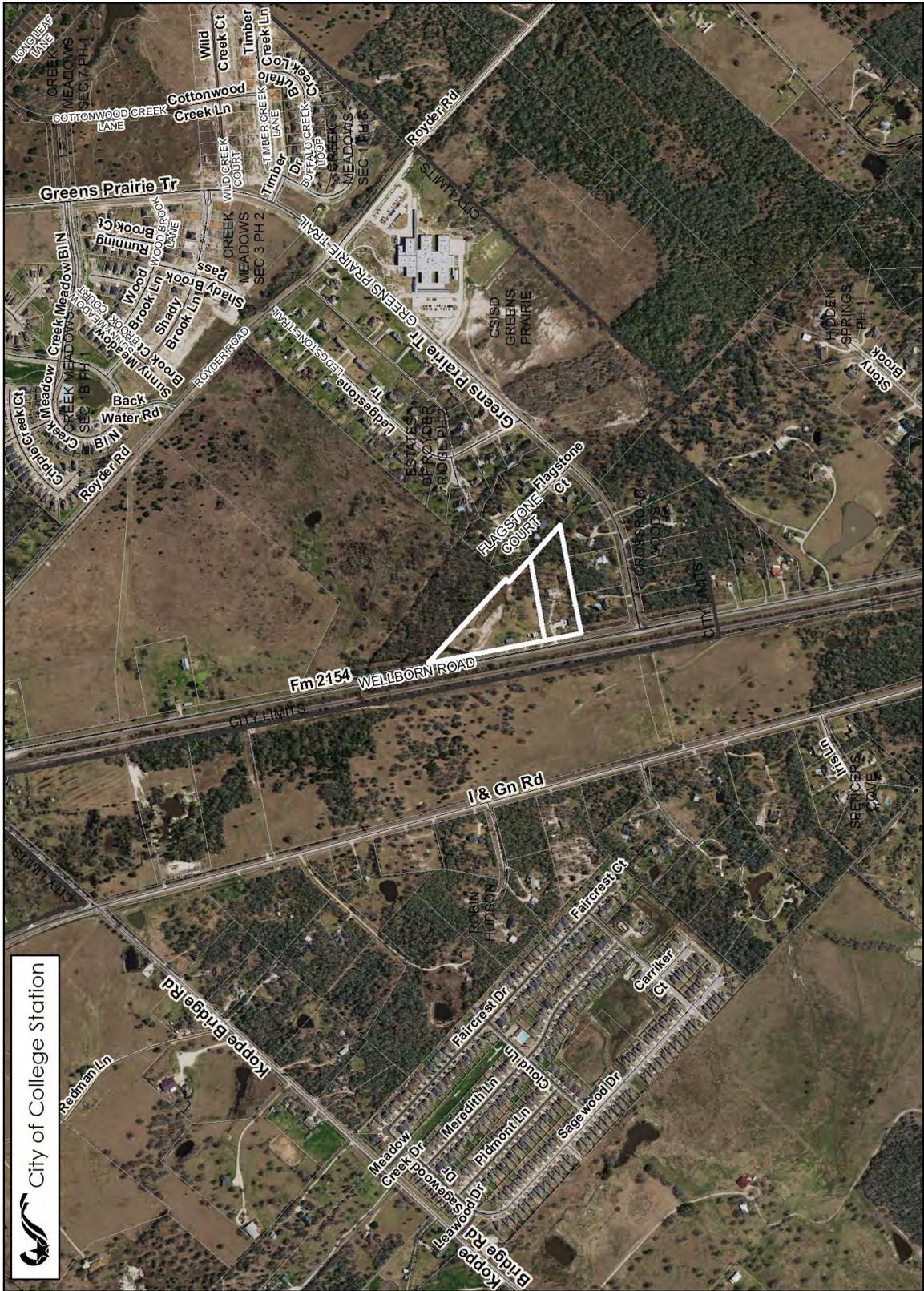
SCALE: Approximately 9 acres

LOCATION: 15797 FM 2154, generally located north of the Crossroad Woods Subdivision near the intersection of Wellborn Road (FM 2154) and Greens Prairie Trail

APPLICANT: Crissy Hartl, Mitchell & Morgan, LLP

PROJECT MANAGER: Jessica Bullock, Senior Planner
jbullock@cstx.gov

RECOMMENDATION: Staff recommends approval of the Future Land Use & Character Amendment to General Commercial and Suburban Commercial.



MAREK SELF STORAGE

Case: COMP PLAN AMENDMENT
CPA2016-000002

0 850 1,700 Feet

Existing Future Land Use and Character Map



Proposed Future Land Use and Character Map



NOTIFICATIONS

Advertised Commission Hearing Date: May 19, 2016
 Advertised Council Hearing Date: June 9, 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:
 Estates of Royder Ridge

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

This request is related to the pending application for a PDD rezoning. Notices of the rezoning were mailed to 10 property owners and one homeowners association.

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Institutional/Public	R Rural	Commercial Warehouse
South	Restricted Suburban	R Rural	Crossroad Woods
East	Institutional/Public Restricted Suburban	R Rural	Future CSISD Site Estates of Royder Ridge
West (Across Wellborn Rd)	Rural	R Rural	Undeveloped

DEVELOPMENT HISTORY

Annexation: May 2015
Zoning: R Rural (2015)
Final Plat: Unplatted
Site development: Marek Self-Storage

REVIEW CRITERIA

- 1. Changed or changing conditions in the subject area or the City:** The subject property is designated as Restricted Suburban on the Comprehensive Plan Future Land Use and Character Map. The surrounding land uses include Restricted Suburban, Institutional/Public, and Rural across Wellborn Road. The applicant has requested the proposed amendment to General Commercial and Suburban Commercial as a step toward making an existing self-storage use conforming.

This area was annexed into the City in 2015 and is located just outside the Wellborn Community Plan area, close to City limits. This area is experiencing growth of commercial and residential uses, and College Station Independent School District (CSISD) will develop a new school on the tract north of the subject site.

- 2. Scope of the request:** The applicant requests to amend the Comprehensive Plan Future Land Use and Character Map designation for approximately nine acres from Restricted

Suburban to General Commercial and Suburban Commercial. This amendment generally allows for commercial uses that cater to both nearby residents and the larger community or region. The applicant requests General Commercial on the northern tract which borders CSISD property and Suburban Commercial on the southern tract which borders residential neighborhoods. The site is currently developed as a self-storage use which is only permitted in the GC General Commercial zoning district. In order to rezone the property with a commercial designation, a Comprehensive Plan Amendment must first be considered.

3. **Availability of adequate information:** Properties in this area have no existing sewer access, and there is currently no sewer master plan to serve the tract. Therefore, the site will need to have an On-Site Sewage Facility for sewer service. The site's trip generation will also need to be analyzed again with the site plan application to verify that additional improvements to the transportation system are not warranted.
4. **Consistency with the goals and strategies set forth in the Plan:** The goal for College Station's Future Land Use and Character is to create a community with strong, unique neighborhoods, protected rural areas, special districts, distinct corridors, and a protected and enhanced natural environment.

Relevant Strategies identified in the Plan to achieve this goal include:

- Establish and protect distinct boundaries between various character areas:
The subject tract is adjacent to established single-family subdivisions and property owned by CSISD. General Commercial will be placed on the northern tract that is bordered by CSISD. Suburban Commercial will be placed on the southern tract which is bordered by established residential subdivisions. These designations will be placed in a manner that is sensitive to the bordering uses.
5. **Consideration of the Future Land Use & Character and/or Thoroughfare Plans:** The subject area is currently designated as Restricted Suburban on the Comprehensive Plan Future Land Use and Character Map. The proposed amendment is to General Commercial and Suburban Commercial.

General Commercial is intended for concentrations of commercial activities that cater to both nearby residents and to the larger community or region. Generally these areas tend to be large in size and located near the intersection of two regionally significant roads (arterials and freeways). It is preferred that in such areas development be concentrated in nodes rather than spread out in strips.

Suburban Commercial is intended for concentrations of commercial activities that cater primarily to nearby residents versus the larger community or region. Generally, these areas tend to be small in size and located adjacent to major roads (arterials and collectors). Design of Suburban Commercial structures is compatible in size, roof type and pitch, architecture, and lot coverage with the surrounding single-family residential use.

Wellborn Road (FM2154) is designated as 4-lane major collector (General Suburban context) on the City's Thoroughfare Plan.

6. **Compatibility with the surrounding area:** The applicant requests an amendment to General Commercial and Suburban Commercial on approximately nine acres. Land across Wellborn Road is designated Rural on the Future Land Use and Character Map and is currently undeveloped.

To the north is land owned by CSISD for future development of a school. This property is designated as Institutional/Public on the Future Land Use and Character Map.

To the southeast is the Estates of Royder Ridge residential subdivision. This property is designated as Restricted Suburban on the Future Land Use and Character Map.

To the south is the Crossroad Woods residential subdivision. This property is designated as Restricted Suburban on the Future Land Use and Character Map.

The subject site is just south of the Wellborn Community Plan area and is close to the City limits. The larger area is rural in nature but is experiencing growth in residential and commercial character. The land use designations are requested in a way to be suitable with adjacent uses. General Commercial will be placed on the northern tract which is mostly bordered by the CSISD site. There is a portion of this designation that will border an approximate 0.5 acre undeveloped tract, separating this use from the adjacent residential lot in the Estates of Royder Ridge subdivision. Buffering would still be required along this portion of the site to the tract. The request also asks for Suburban Commercial on the southern tract which is bordered by residential and will have heightened requirements to minimize the commercial use impact on the single-family property.

- 7. Impacts on infrastructure including water, wastewater, drainage, and the transportation network:** Water service will be served by Wellborn Special Utility District. The subject tract will not have access to City sewer, and On-Site Sewage Facility will be required. The On-Site Sewage Facility will need to meet the Brazos County Health Departments and TCEQ requirements. There is currently no sewer master planned in this area to serve the subject tract. Proposed public infrastructure will be required to be designed and constructed in accordance with the B/CS Unified Design Guidelines.

The site generally drains towards Peach Creek South Tributary that runs along the rear property. With site development, detention will be required. Drainage improvements are required to be designed and constructed in accordance with the B/CS Unified Stormwater Design Guidelines, and site development impacts on the drainage system will be evaluated further at that time.

The property has access to Wellborn Road which is classified as a Four Lane Major Arterial on the Thoroughfare Plan. It is currently built as a 2 lane rural arterial. Staff estimates that the current traffic volume on Wellborn Road in this section is 10,000 vehicles per day. The capacity of this section of Wellborn Road is approximately 30,000 vehicles per day, with a level of service D reached at approximately 20,000 vehicles per day. The change in land use could result in an additional 3840 vehicles per day. Based on these estimates, Wellborn Road has the capacity to handle the changed land use.

- 8. Impact on the City's ability to provide, fund, and maintain services:** The proposed amendment for the subject property does not negatively impact the City's ability to provide, fund, and maintain services.
- 9. Impact on environmentally sensitive and natural areas:** The subject property is located in the Peach Creek drainage basin. The majority of the northern tract is impacted by the Peach Creek South Tributary which will need to be taken into account during site development. Further drainage analysis will be required with future site development, but it is unclear at this time what impacts this request will have on the drainage system.

10. **Contribution to the overall direction and character of the community as captured in the Plan's vision and goals:** The goal for College Station's Future Land Use and Character is to create a community with strong, unique neighborhoods, protected rural areas, special districts, distinct corridors, and a protected and enhanced natural environment. The proposed amendment from Restricted Suburban to General Commercial and Suburban Commercial on approximately nine acres is for an existing site that began prior to annexation. The request is consistent with development trends in the area.

STAFF RECOMMENDATION

Staff recommends approval of the Comprehensive Plan Future Land Use and Character Map amendment to General Commercial and Suburban Commercial.

SUPPORTING MATERIALS

1. Application
2. Comprehensive Plan Future Land Use and Character Map



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

COMPREHENSIVE PLAN AMENDMENT APPLICATION

(Check all applicable)

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

MINIMUM SUBMITTAL REQUIREMENTS:

- \$1,165 Comprehensive Plan Amendment Application Fee.
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Fully dimensioned map on 24" X 36" paper showing (if applicable):
 - a. Land affected;
 - b. Present zoning of property and zoning classification of all abutting property;
 - c. Current Concept Map and Future Land Use and Character Map classifications and proposed classifications;
 - d. Current Concept Map and Future Land Use and Character Map classifications of all abutting property;
 - e. Current and proposed thoroughfare alignments;
 - f. Currently planned utility infrastructure and proposed utility infrastructure;
 - g. General location and address of property; and
 - h. Total acres of property.

Date of Optional Preapplication Conference _____

NAME OF PROJECT Marek Self-Storage

ADDRESS 15797 FM 2154 RD A001301, SAMUEL DAVIDSON (ICL), TRACT 35.1, 3.78 ACRES

LEGAL DESCRIPTION (Lot, Block, Subdivision) A001301, SAMUEL DAVIDSON (ICL), TRACT 37, 5.385 ACRES

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:

Northeast corner of FM 2154 and Greens Prairie Trail

TOTAL ACREAGE 9.165 acres

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

Name Mitchell & Morgan, c/o Crissy Hartl E-mail crissy@mitchellandmorgan.com

Street Address 3204 Earl Rudder Freeway S

City College Station State TX Zip Code 77845

Phone Number 979.260.6963 Fax Number 979.260.3564

PROPERTY OWNER'S INFORMATION:

Name South Wellborn, LTD c/o Patrick Marek E-mail pat.marek@marekbrosbcs.com
Street Address 15797 FM 2154
City College Station State TX Zip Code 77845
Phone Number 979.218.2914 Fax Number _____

ANSWER ALL OF THE FOLLOWING:

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

We are requesting an amendment to the Land Use and Character portion of the Comprehensive Plan.

2. What is the amendment request?

We are requesting that the Land Use and Character designation be amended from Restricted Suburban to Suburban Commercial and General Commercial.

3. Explain the reason for this amendment.

At the time of annexation in 2015, a portion of this property was in the process of being developed for self-storage services. In order to continue new development, on the property and bring the existing use into compliance with the Land Use Plan and zoning ordinances, we are requesting an amendment to Suburban Commercial and General Commercial to reflect the current and future use of the property.

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

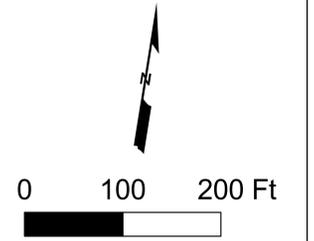
At the time of annexation in 2015, the property was under construction as a commercial development. Upon annexation, the property was designated as Restricted Suburban. Conditions concerning the development in progress warrant this request to amend the Comprehensive Plan to reflect the current and future use of the property.

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

These properties are located between developed residences to the east and south and a future school property to the north. Without the opportunity for residences to take access from any other roadway other than FM 2154, Restricted Suburban is not an appropriate designation for these properties. We are requesting a Suburban Commercial designation abutting the residences to the south and will transition to General Commercial to the north.

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

The requested amendment will allow appropriate commercial land uses with respect to existing residential uses while making the best use of land along FM 2154.



- - - Property Boundary
- General Commercial
- Suburban Commercial
- Institutional/Public
- Restricted Suburban



T. 979.206.6963
 F. 979.260.3564

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 College Station, TX 77845

Plan & Design Specialists in
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 Hydrology · Utilities · Streets
 Site Plans · Subdivisions

www.mitchellandmorgan.com



Legislation Details (With Text)

File #: 16-0292 Version: 3 Name: Marek Self-Storage Rezoning
Type: Rezoning Status: Agenda Ready
File created: 5/9/2016 In control: Planning and Zoning Commission Regular
On agenda: 5/19/2016 Final action:

Title: Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to PDD Planned Development District for approximately nine acres being situated in the Samuel Davidson League, Abstract NO. 13, Brazos County, Texas. Said tract being the remainder of a called 5 acre tract of land as described by a deed to Rose E. Logan recorded in Volume 314, Page 708 of the Deed Records of Brazos County, Texas, and being situated in the Samuel Davidson League, Abstract NO. 13, College Station, Brazos County, Texas. Said tract being all of a called 3.78 acre tract of land as described by a deed to South Wellborn, LTD recorded in Volume 7043, Page 90 of the Official Public Records of Brazos County, Texas, generally located at 15797 FM2154, north of the Crossroad Woods Subdivision near intersection of Wellborn Road (FM 2154) and Greens Prairie Trail. Case #REZ2016-000012 (Note: Final action on this item is scheduled for the June 9, 2016 City Council meeting - subject to change)

Sponsors: Jessica Bullock

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to PDD Planned Development District for approximately nine acres being situated in the Samuel Davidson League, Abstract NO. 13, Brazos County, Texas. Said tract being the remainder of a called 5 acre tract of land as described by a deed to Rose E. Logan recorded in Volume 314, Page 708 of the Deed Records of Brazos County, Texas, and being situated in the Samuel Davidson League, Abstract NO. 13, College Station, Brazos County, Texas. Said tract being all of a called 3.78 acre tract of land as described by a deed to South Wellborn, LTD recorded in Volume 7043, Page 90 of the Official Public Records of Brazos County, Texas, generally located at 15797 FM2154, north of the Crossroad Woods Subdivision near intersection of Wellborn Road (FM 2154) and Greens Prairie Trail. Case #REZ2016-000012 (Note: Final action on this item is scheduled for the June 9, 2016 City Council meeting - subject to change)



**REZONING REQUEST
FOR
Crossroads Self-Storage
REZ2016-000012**

REQUEST: R Rural to PDD Planned Development District

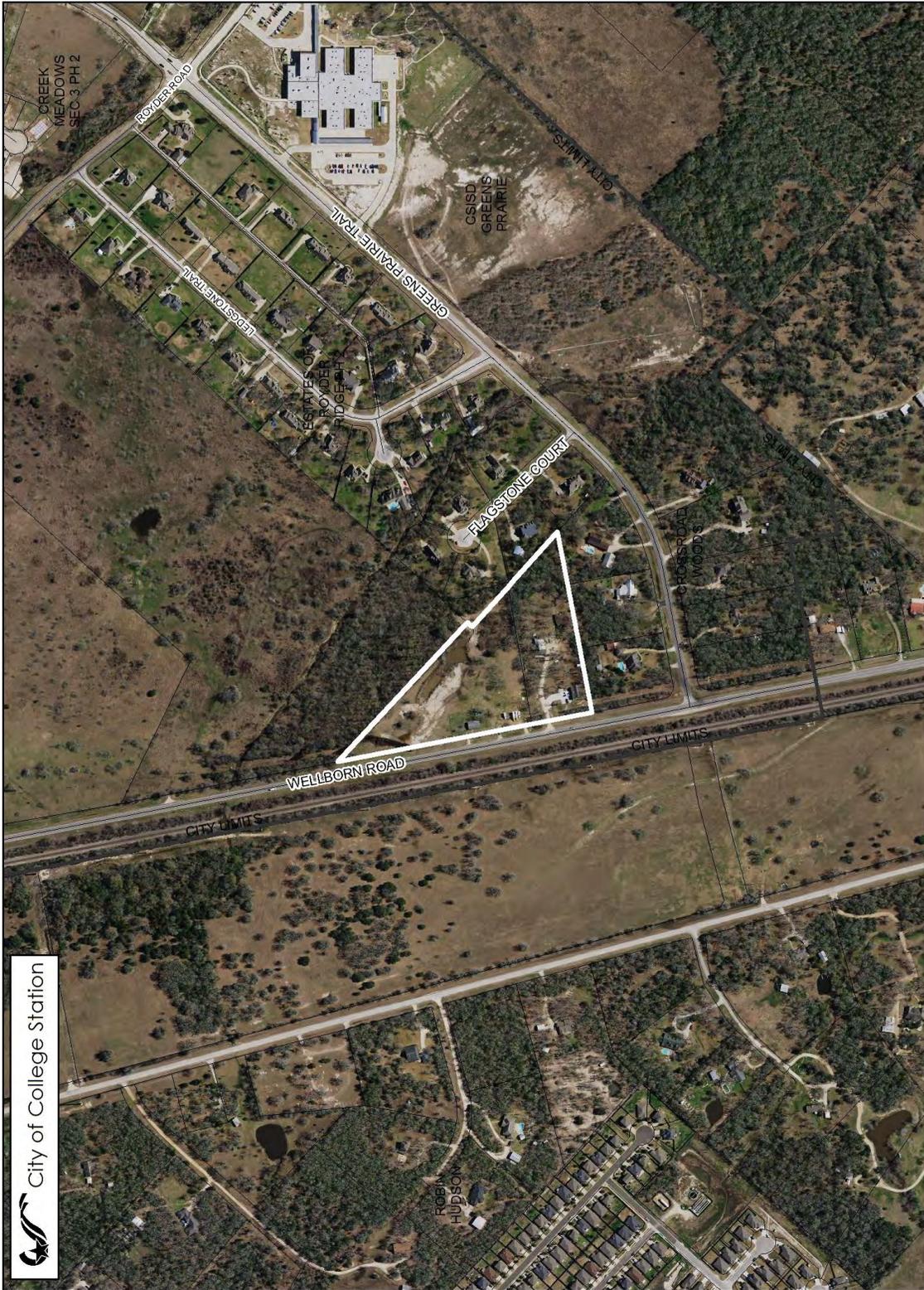
SCALE: Approximately 9 acres

LOCATION: 15797 FM 2154
Being situated in the Samuel Davidson League, Abstract NO. 13, Brazos County, Texas. Said tract being the remainder of a called 5 acre tract of land as described by a deed to Rose E. Logan recorded in Volume 314, Page 708 of the Deed Records of Brazos County, Texas, and being situated in the Samuel Davidson League, Abstract NO. 13, College Station, Brazos County, Texas. Said tract being all of a called 3.78 acre tract of land as described by a deed to South Wellborn, LTD recorded in Volume 7043, Page 90 of the Official Public Records of Brazos County, Texas, generally located north of the Crossroad Woods Subdivision near intersection of Wellborn Road (FM 2154) and Greens Prairie Trail

APPLICANT: Crissy Hartl, Mitchell & Morgan, LLP

PROJECT MANAGER: Jessica Bullock, Senior Planner
jbullock@cstx.gov

RECOMMENDATION: Staff recommends approval of the PDD Planned Development District zoning request and associated Concept Plan.



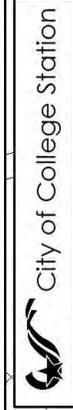
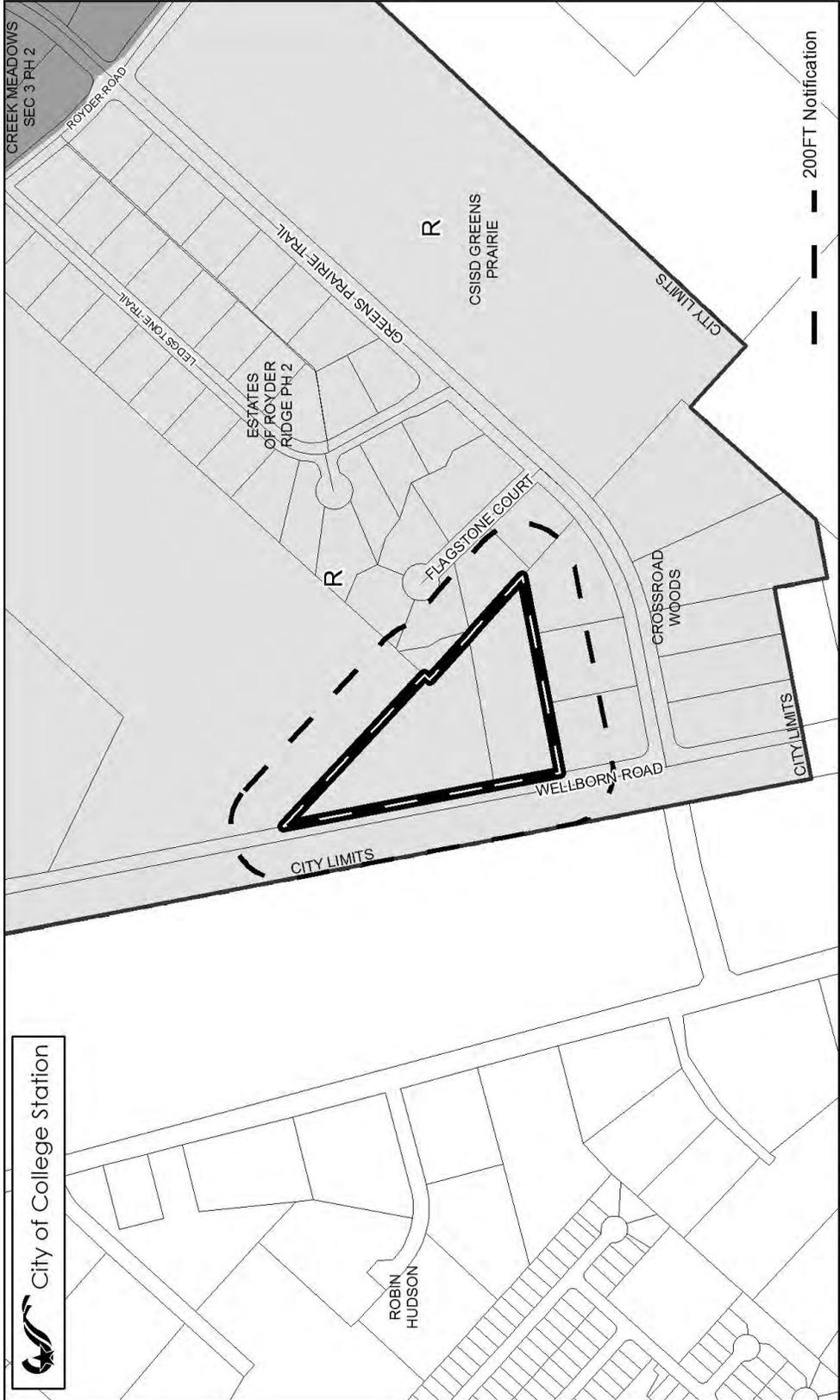
City of College Station

REZONING

Case: REZ2016-000012

MAREK SELF STORAGE





ZONING DISTRICTS (in Grayscale)

Residential	MU	Mixed-Use	CI	Commercial Industrial	Design Districts	Overlay Districts	Retired Districts
R	Rural	MHP	BP	Business Park	WPC	OV	R-1B
E	Estate	Manufactured Home Pk.	BPI	Business Park Industrial	NG-1	Corridor Ovr.	Single Family Residential
RS	Restricted Suburban		C-U	College and University	NG-2	Redevelopment District	Multi-Family
GS	General Suburban	Non-Residential			NG-3	Krenek Tap Ovr.	High Density Multi-Family
D	Duplex	NAP			NPO	Nbrhd. Prevailing Ovr.	Research and Dev.
T	Townhome	Natural Area Protected			NCO	Nbrhd. Conservation Ovr.	Light Industrial
MF	Multi-Family	O			HP	Historic Preservation Ovr.	Heavy Industrial
		SC					
		GC					
		Planned Districts					
		P-MUD					
		Planned Mixed-Use Dist.					
		PDD					
		Planned Develop. Dist.					

Case: REZ2016-000012

REZONING

MAREK SELF STORAGE

0 500 1,000 Feet

NORTH

NOTIFICATIONS

Advertised Commission Hearing Date: May 19, 2016
 Advertised Council Hearing Date: June 9, 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:
 Estates of Royder Ridge

Property owner notices mailed: 10
 Contacts in support: None
 Contacts in opposition: None
 Inquiry contacts: One

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Institutional/Public	R Rural	Commercial Warehouse
South	Restricted Suburban	R Rural	Crossroad Woods
East	Institutional/Public Restricted Suburban	R Rural	Future CSISD Site Estates of Royder Ridge
West (Across Wellborn Rd)	Rural	R Rural	Undeveloped

DEVELOPMENT HISTORY

Annexation: May 2015
Zoning: R Rural (2015)
Final Plat: Unplatted
Site development: Marek Self-Storage

REVIEW CRITERIA

1. Consistency with the Comprehensive Plan: The existing Future Land Use and Character designation on the property is Restricted Suburban, with a pending application to amend the plan to General Commercial and Suburban Commercial.

Land Use – General Commercial: intended for concentrations of commercial activities that cater to both nearby residents and to the larger community or region. Generally these areas tend to be large in size and located near the intersection of two regionally significant roads (arterials and freeways). It is preferred that in such areas development be concentrated in nodes rather than spread out in strips.

Land Use – Suburban Commercial: intended for concentrations of commercial activities that cater primarily to nearby residents versus the larger community or region. Generally, these areas tend to be small in size and located adjacent to major roads (arterials and collectors). Design of these structures is compatible in size, roof type and pitch, architecture, and lot coverage with the surrounding single-family residential use.

The site is currently developed as Crossroads Storage which began prior to annexation. The proposed PDD Planned Development District zoning uses a base zoning district of GC General Commercial and SC Suburban Commercial and aims to make the current use conforming while allowing for expansion.

If the Planning and Zoning Commission recommends approval of the Comprehensive Plan Future Land Use and Character Map amendment to General Commercial and Suburban Commercial, the proposed PDD will be in compliance. If the Planning and Zoning Commission recommends denial of the Comprehensive Plan Future Land Use and Character Map amendment, the proposed PDD will not be in compliance.

- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The surrounding area is currently zoned R Rural and was annexed into the city in May 2015. Established subdivisions adjacent to the subject property include Estates of Royder Ridge and Crossroad Woods.

The PDD proposes two base zoning districts, GC General Commercial and SC Suburban Commercial. While GC General Commercial allows for more intense commercial uses, SC Suburban Commercial is intended to be compatible with single-family neighborhoods. The concept plan is designed in a manner that SC Suburban Commercial will be used on the southern portion, where the boundary is shared with the established subdivisions. The northern portion of the site will develop under GC General Commercial and primarily borders a site to be developed by the College Station Independent School District.

The site began to develop in the Extraterritorial Jurisdiction (ETJ) as self-storage prior to annexation. Buildings on the northern tract are currently used for self-storage and those on the southern tract are used for office space. The proposal of two zoning districts reflect the existing uses and allow applicable ordinance regulations to protect the residential area, such as heightened buffer requirements, and lighting restrictions. This rezoning will allow continued development while bringing the current use into compliance.

- 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 uses a base zoning district of GC General Commercial and SC Suburban Commercial. The use of storage/self-storage started when the property was in the Extraterritorial Jurisdiction (ETJ). After annexation, expansion of the use and site continued. The PDD aims to make the current use conforming and provide area for further expansion. The property is suitable for the uses of office and storage/self-storage proposed in the PDD.
- 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:** When this area was annexed in 2015, it received the R Rural zoning designation which allows for single-family residential development and agricultural activities. This zoning district is standard for all annexation that occurs in College Station and was not specifically intended to accommodate for the existing land uses within the Wellborn Community. Under this zoning district, existing commercial uses were made non-conforming, but are able to continue operating under a grandfathered status.

After annexation, the site was able to continue development based on approvals received from the County prior to annexation. This rezoning is required for continued development on the site.

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 subject property is currently zoned R Rural and is developed as a storage/self-storage facility. The property is has limited marketability under the current zoning district with a non-conforming developed use.
6. **Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** Water service will be served by Wellborn Special Utility District. The subject tract will not have access to City sewer, and On-Site Sewage Facility will be required. The On-Site Sewage Facility will need to meet the Brazos County Health Departments and TCEQ requirements. There is currently no sewer master planned in this area to serve the subject tract. Public infrastructure will be required to be designed and constructed in accordance with the B/CS Unified Design Guidelines.

The site generally drains towards Peach Creek South Tributary that runs along the rear property. With further site development, detention will be required. Drainage improvements are required to be designed and constructed in accordance with the B/CS Unified Stormwater Design Guidelines, and site development impacts on the drainage system will be evaluated further at that time.

As part of the rezoning, a Traffic Impact Analysis letter was provided indicating that less than 150 trips are anticipated during the peak hour. The site's trip generation will be analyzed again with the site plan application to verify that additional improvements to the transportation system are not warranted.

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 site is currently developed as a self-storage use. The proposed Concept Plan covers the existing layout and proposes areas for expansion of offices and self-storage buildings.

Modifications Requested: GC General Commercial is proposed as the base zoning district on the northern portion of the site with SC Suburban Commercial on the southern portion. A modification to have self-storage as a permitted use under SC Suburban Commercial is the only modification requested. All other standards not expressly requested and approved will meet GC General Commercial and SC Suburban Commercial as identified in the concept plan.

Community Benefits: The applicant states that the PDD will allow an otherwise non-conforming use and all future improvements to be brought into compliance with the Unified Development Ordinance.

STAFF RECOMMENDATION

If the Planning and Zoning Commission recommends approval of the Comprehensive Plan Future Land Use and Character Map amendment to GC General Commercial and SC Suburban Commercial, the proposed PDD will be in compliance. If the Planning and Zoning Commission recommends denial of the Comprehensive Plan Future Land Use and Character Map amendment, the proposed PDD will not be in compliance.

Staff recommends approval of the rezoning request and associated Concept Plan to allow an existing site to continue developing in compliance with the Unified Development Ordinance.

SUPPORTING MATERIALS

1. Application
2. Rezoning Map
3. Concept Plan



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

ZONING MAP AMENDMENT (REZONING) APPLICATION PLANNED DISTRICTS

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

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

MINIMUM SUBMITTAL REQUIREMENTS:

- \$315 - 1,165 Rezoning Application Fee.
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- 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).
- One (1) copy 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 Marek Self-Storage

ADDRESS 15797 FM 2154 RD A001301, SAMUEL DAVIDSON (ICL), TRACT 35.1, 3.78 ACRES

LEGAL DESCRIPTION (Lot, Block, Subdivision) A001301, SAMUEL DAVIDSON (ICL), TRACT 37, 5.385 ACRES

GENERAL LOCATION OF PROPERTY IF NOT PLATTED:

Northeast corner of FM 2154 and Greens Prairie Trail

TOTAL ACREAGE 9.165 acres

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

Name Mitchell and Morgan, c/o Crissy Hartl E-mail crissy@mitchellandmorgan.com
Street Address 3204 Earl Rudder Freeway S
City College Station State TX Zip Code 77845
Phone Number 979.260.6963 Fax Number 979.260.3564

PROPERTY OWNER'S INFORMATION:

Name South Wellborn, LTD c/o Patrick Marek E-mail pat.marek@marekbrosbcs.com
Street Address 15797 FM 2154
City College Station State TX Zip Code 77845
Phone Number 979.218.2914 Fax Number _____

PROPERTY OWNER'S INFORMATION:

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

Name MX3 Holdings, Inc E-mail joe.marek@marekbrosbcs.com
Street Address 15797 FM 2154
City College Station State TX Zip Code 77845
Phone Number 979.218.2915 Fax Number _____

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

Existing Zoning R Rural Proposed Zoning PDD w/ SC and GC base

Present Use of Property _____

Proposed Use of Property Self-storage facility

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

A self-storage facility with 24-hour, on-site management

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

If P-MUD:

Approximate percentage of residential land uses: _____

Approximate percentage of non-residential land uses: _____

REZONING SUPPORTING INFORMATION

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

At the time of annexation in 2015, a portion of this property was in the process of being developed as a self-storage facility. In order to continue new development, on the property and bring the existing use into compliance with the Land Use Plan and zoning ordinances, we are requesting a zoning amendment to PDD Planned Development District under Suburban Commercial and General Commercial zoning standards to reflect the current and future use of the property.

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.

We have requested an amendment to the Land Use and Character Designation portion of the Comprehensive Plan. If approved, this rezoning request will be in compliance 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 site is designed in such a way to be sensitive to the existing residences to the east and south of this property by developing according Suburban Commercial standards. The northern portion of the site that abuts the school property will contain the more intense uses of the facility. The whole site will be developed as one Planned Development.

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

Because the properties to the east and south of the subject property are developed for residential uses without opportunity to connect into the neighborhood, and the tract to the north is expected to develop as a school, these properties along a major arterial are most suitable for commercial uses.

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

The property received the R Rural, zoning as a placeholder zoning upon annexation in 2015. As this area of College Station is quickly developing, this property is no longer suitable for agricultural uses or large-lot residential developments given its only permissible and limited access along FM 2154.

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

The property is located along FM 2154, a major arterial, and among other developing non-residential uses. Property along a major arterial is more suitable for commercial activities. Additionally, property in this developing area of College Station is not marketable for rural and agricultural uses.

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

We are requesting the zoning amendment to bring the use into compliance with the zoning map and future development activities into compliance with the standards of the Unified Development Ordinance.

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

To continue the development of a self-storage facility with on-site management.

CONCEPT PLAN SUPPORTING INFORMATION

1. What is the range of future building heights?

12-20'

2. Provide a general statement regarding the proposed drainage.

The drainage will be handled with an onsite detention pond which will drain the runoff from the site to pre-development flow rates.

3. List the general bulk or dimensional variations sought.

We request that self-storage uses be permitted under Suburban Commercial standards.

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

This PDD will allow an otherwise non-conforming use and all future improvements to be brought into compliance with the Unified Development Ordinance.

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 property is located along FM 2154, which is ideal for commercial developments. The planned use of the property is for self-storage, a low traffic-generator and low nuisance use that is suitable for the neighboring residential uses. The concept plan presents a site that has been arranged to place less intense uses closest to the adjacent residences, which will constitute an environment of sustained stability and will be in harmony with the character of the surrounding area.

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

It demonstrates a commercial site that is designed to be sensitive to adjacent residences in both use and layout, yet a commercial development to make the best use of its location along FM 2154, a major arterial. This proposed development promotes the policies, goals, and objectives of the Comprehensive Plan.

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

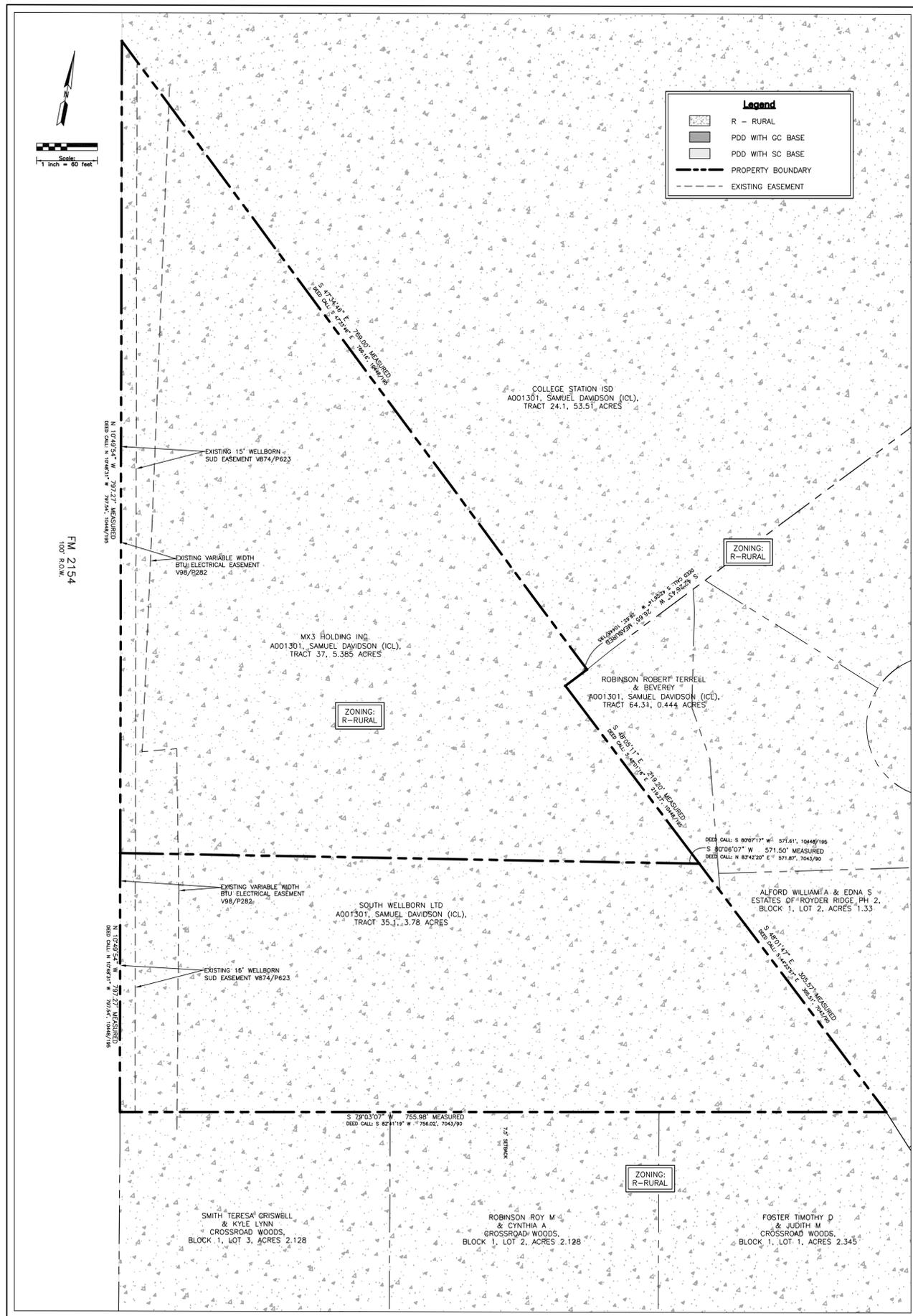
The site has been laid out such that the less intense uses of the property abut the single-family residences to the south and west and the more intense uses of the property are adjacent to the school property to the north.

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

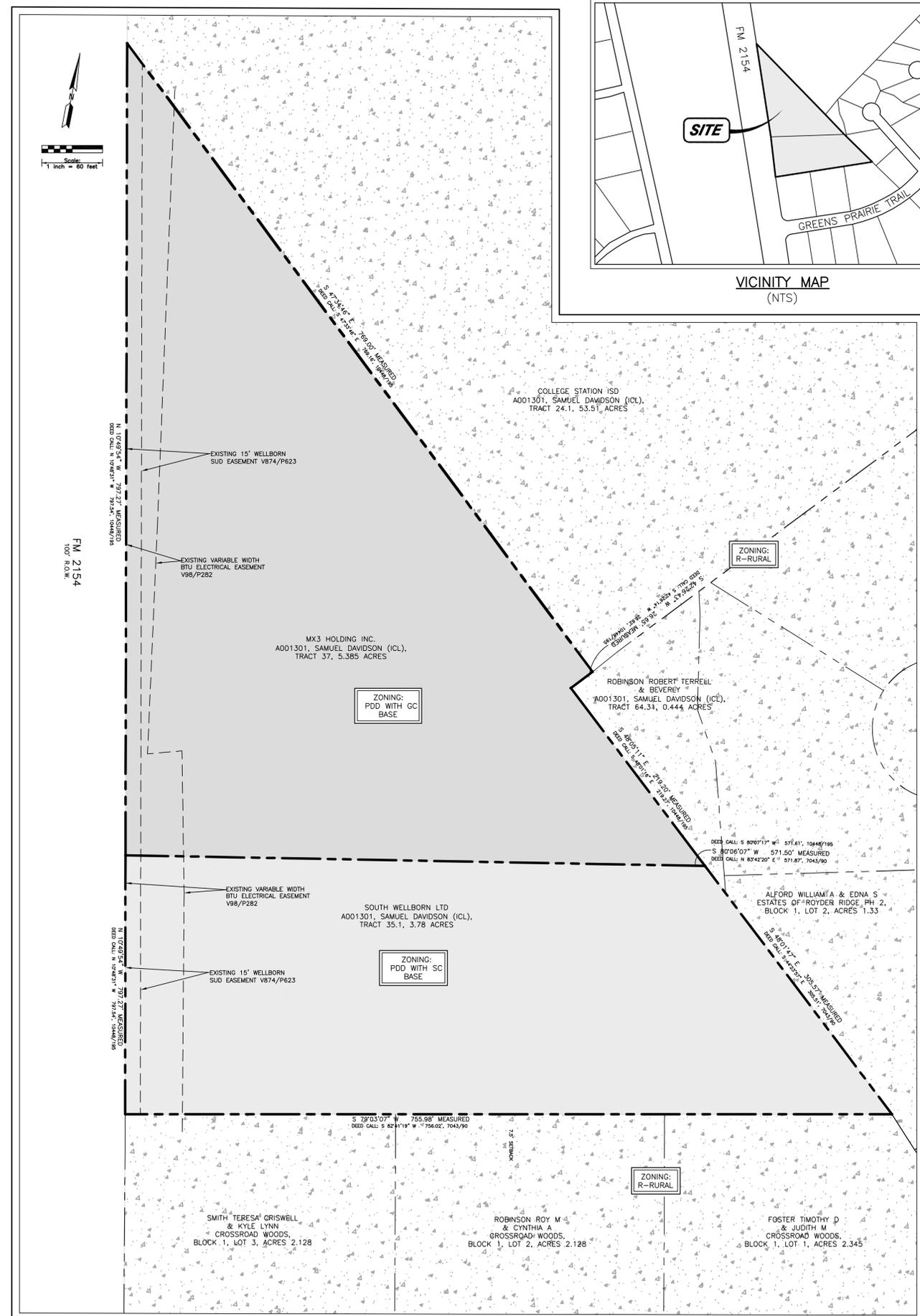
N/A

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

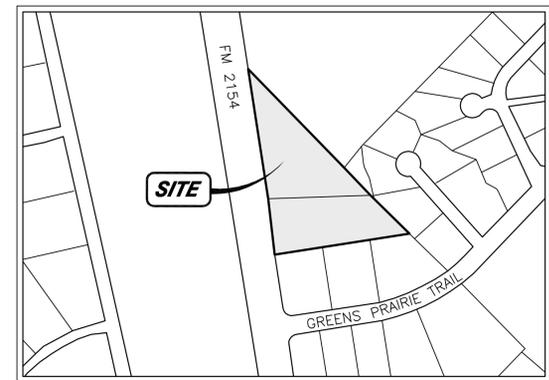
The development will provide adequate improvements to public infrastructure and facilities in accordance with the City's plans and ordinances.



EXISTING ZONING



PROPOSED ZONING



VICINITY MAP (NTS)

MITCHELL M&M MORGAN

T.979.260.6963
F.979.260.3564
TX. FIRM # F-1443

3204 EARL RUDDER FWY. S.
COLLEGE STATION, TX 77845

PLAN & DESIGN SPECIALISTS IN
CIVIL ENGINEERING • HYDRAULICS
HYDROLOGY • UTILITIES • STREETS
SITE PLANS • SUBDIVISIONS

www.mitchellandmorgan.com

VERONICA J.B. MORGAN
REGISTERED PROFESSIONAL ENGINEER
77689

MARCH 2018
Drawn By: VJBM
Checked By: VJBM

Prepared For:
South Wellborn, LTD c/o
Joe D. Marek &
Patrick G. Marek
P.O. Box 9402
College Station,
TX 77842

Revisions

Re-Zoning Map

MAREK SELF STORAGE

EX



Legislation Details (With Text)

File #: 16-0290 Version: 2 Name: Brazos County MUD No. 2
Type: Report Status: Agenda Ready
File created: 5/8/2016 In control: Planning and Zoning Commission Regular
On agenda: 5/19/2016 Final action:
Title: Public hearing, presentation, possible action, and discussion regarding a recommendation to the City Council on a petition to form Brazos County Municipal Utility District No. 2, generally located along Peach Creek between FM 2154 and State Highway 6 South in the City's Extraterritorial Jurisdiction.
Sponsors: Lance Simms
Indexes:
Code sections:
Attachments: [Memo](#)
[Vicinity Map](#)
[Land Use Plan](#)
[MUD Application](#)

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding a recommendation to the City Council on a petition to form Brazos County Municipal Utility District No. 2, generally located along Peach Creek between FM 2154 and State Highway 6 South in the City's Extraterritorial Jurisdiction.



CITY OF COLLEGE STATION

Planning & Development Services

1101 Texas Avenue, PO Box 9960

College Station, Texas 77842

Phone 979.764.3570 / Fax 979.764.3496

MEMORANDUM

TO: Planning & Zoning Commission

FROM: Lance Simms, Director of Planning & Development Services

DATE: 10 May 2016

SUBJECT: Review and Recommendation of Brazos County MUD No. 2

Item

Public hearing, presentation, possible action, and discussion regarding a recommendation to the City Council on a petition to form Brazos County Municipal Utility District No. 2, generally located along Peach Creek between FM 2154 and State Highway 6 South in the **City's** Extraterritorial Jurisdiction.

Background

The City recently received a petition to form Brazos County Municipal Utility District (MUD) No. 2, **located in the City's ETJ**. The petition requests the ability to form up to five MUDs with a proposed tax rate of \$1 per \$100 assessed valuation. **Since the proposed MUD is located within the City's ETJ, the City's consent is needed for the applicant to pursue approval of the MUD through the Texas Commission on Environmental Quality.** The proposed MUD will develop, operate, maintain, and issue bonds for financing the construction of needed infrastructure (water, sewer, drainage, and streets) for the district and levy and assess a tax on property within the district to pay operational and maintenance expenses associated with the planned infrastructure.

A summary of the proposed MUD is provided below:

- Total area = 2,354 acres
- 1,908 single-family homes ranging from \$288 K to \$1.59 million in price
- Single-family lots ranging from 1/3 acre to 2 acres in size
- 258 acres of commercial development
- 33 acres of civic / institutional uses
- 1,062 acres of conservation space
- Total cost of projects financed by the MUD = \$117 million (\$106 million for water, wastewater, and drainage - \$11 million for roads)
- Projected property value at full buildout = \$974,255,000

The City's adopted policy regarding the creation, operation, and dissolution of MUDs provides the following prerequisites for consideration when evaluating applications for MUDs located in the ETJ:

1. Whether the City has already made plans to annex or provide municipal services to the area proposed for inclusion in the District within the next five years, and
2. Whether the proposed area for the District lies in the ETJ of two or more cities

The determination regarding both considerations above is negative. Therefore, the City should **give consideration to granting conditional consent as outlined in the City's adopted MUD policy.**

It is important to note that the applicant has agreed to comply with the City's adopted MUD policy, including the conditions for consent. The City's MUD policy addresses the City Council's consent related to issuance of bonds by the District, development agreements designed to extend the City's planning authority over the land contained within the District, and a Strategic Partnership Agreement that outline the terms for future annexation.

Compliance with the Comprehensive Plan:

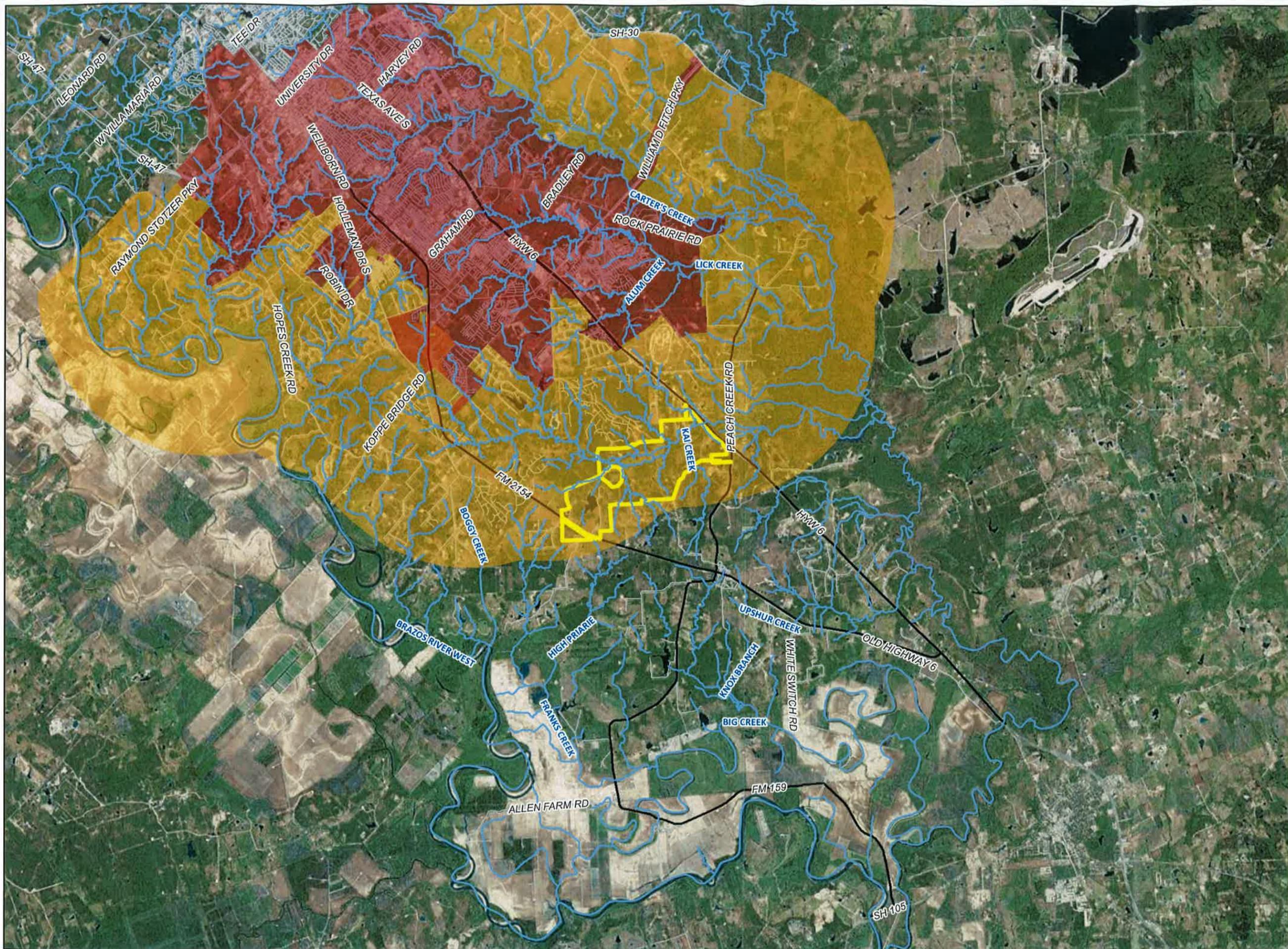
Chapter Two, Community Character, of the Comprehensive Plan designates this area as "Rural" on the Future Land Use and Character Map. The Rural destination in and around College Station include areas that exhibit countryside, agricultural, and natural character. Countryside is typically dominated by a few lots of estate size fronting a road surrounded by agricultural or natural lands. The latter two tend to be determined by uses – crop or ranching in agricultural areas and wooded or savannah lands in natural areas. Rural areas tend to be more sensitive than other character areas to intrusions from incompatible development.

Chapter Two of the Comprehensive Plan also speaks to the need to protect Rural areas in the ETJ and preserving natural areas. Streams, stands of trees, pastures, and open areas contribute significantly to the character of an area. Retention of these natural areas further acknowledges the limitations of public services and infrastructure in the ETJ.

Given the proposed density, open space preservation, and overall development pattern within MUD No. 2, staff believes that the proposed development is consistent with the goals and vision **of the City's** Comprehensive Plan for the area.

Attachments

1. Vicinity Map
2. Conceptual Land Use Plan
3. MUD Petition Application



VICINITY MAP

Scale: 1 inch equals 20 miles

LEGEND

-  Streams
-  Development Boundary
-  City of College Station City Limits
-  City of College Station Extraterritorial Jurisdiction

*Aerial Imagery provided by ESRI

MILLICAN RESERVE
BRAZOS COUNTY, TEXAS



FIGURE 3
VICINITY MAP



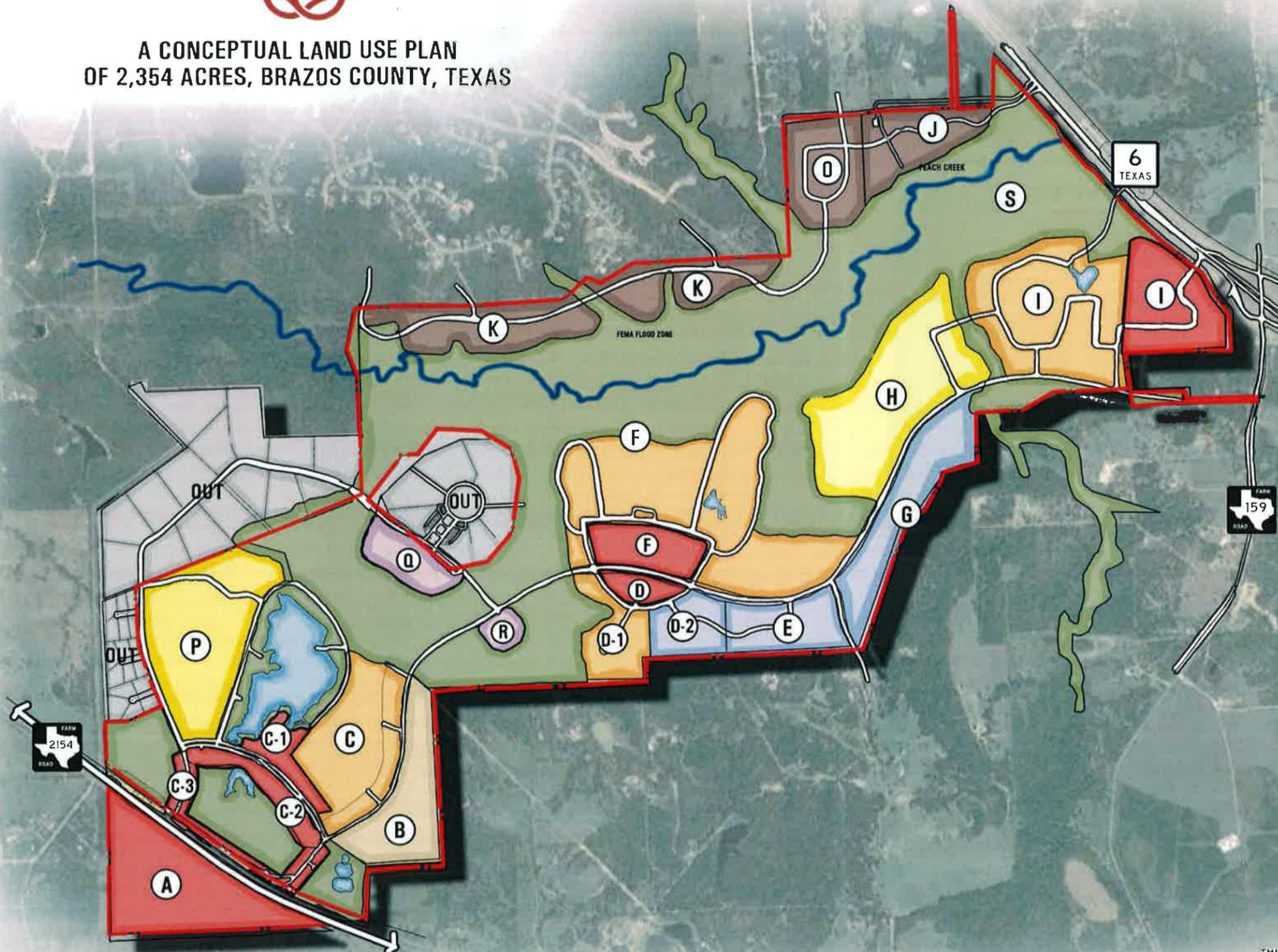
1 inch equals 10,000 feet

Disclaimer:
This product is offered for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property, governmental and/or political boundaries or related facilities to said boundary. No express warranties are made by Jones & Carter, Inc. concerning the accuracy, completeness, reliability, or usability of the information included within this exhibit.

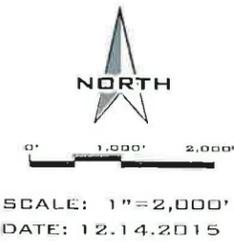
Coordinate System: NAD 83 TX CENTRAL 4203 FEET
Vertical Datum: NAVD 1988 - 2001 Adjustment

MILLICAN RESERVE

A CONCEPTUAL LAND USE PLAN
OF 2,354 ACRES, BRAZOS COUNTY, TEXAS



PARCEL BREAKDOWN		
PARCEL ID	ACRES	LOTS
RESIDENTIAL		
B	61	2 Acres Per Lot
C	77	1/3 Acre Per Lot
D-1	33	1/3 Acre Per Lot
D-2	28	1 Acre Per Lot
E	40	1 Acre Per Lot
F	188	1/3 Acre Per Lot
G	71	1 Acre Per Lot
H	116	1/2 Acre Per Lot
I	114	1/3 Acre Per Lot
J	43	1.5 Acres Per Lot
K	92	1.5 Acres Per Lot
O	50	1.5 Acres Per Lot
P	108	1/2 Acre Per Lot
Total Residential Acreage: 1,001		
COMMERCIAL		
A	87	
C-1	18	
C-2	23	
C-3	25	
D	15	
F	35	
I	55	
Total Commercial Acreage: 258		
CIVIC/INSTITUTIONAL		
Q	25	
R	8	
Total Civic/Institutional Acreage: 33		
CONSERVATION SPACE		
S	1,062	
Total Conservation Space Acreage: 1,062		
GRAND TOTAL OF ACREAGE: 2,354		



THIS PLAN WAS PREPARED USING REASONABLY RELIABLE SOURCES AND IS SUBJECT TO CHANGE PENDING A DETAILED BOUNDARY SURVEY. THIS PLAN HAS NOT BEEN REVIEWED BY ANY GOVERNMENTAL AGENCY. ADDITIONAL STREETS AND/OR DRAINAGE PROVISIONS MAY BE REQUIRED. THIS PLAN IS AN ARTIST'S CONCEPTION AND IS PROVIDED FOR GENERAL INFORMATION PURPOSES ONLY. ALL PLANS FOR FACILITIES OR LAND USES ARE SUBJECT TO CHANGE WITHOUT NOTICE.



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

MUNICIPAL UTILITY DISTRICT (MUD) PETITION APPLICATION

MINIMUM SUBMITTAL REQUIREMENTS:

- 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.
- Land use plan for the property located within the proposed MUD.
- Preliminary plan including existing facilities, proposed facilities, and any area of the proposed MUD located within the 100-year flood plain. If the proposed MUD contains land within the 100-year flood plain, provide a narrative indicating how the flood plain will be impacted by the proposed development.
- A petition signed by persons holding title to land representing a total value of more than 50% of the appraised value of all the land within the proposed MUD.
- Provide engineering report including description of existing area, conditions, topography, and proposed improvements.
- Provide a market study, not more than six (6) months old as of the date of the petition, that indicates projections in residential units per year for specific years for the proposed development. The market study should include all proposed development, residential and/or commercial uses.
- Copy of the petitioner's financial statement and a description of the petitioner's experience with MUDs. If the petitioner and developer are not the same, provide documentation explaining the relationship between the petitioner and developer.
- Documentation that all lien holders consent to the formation of the proposed MUD.
- If the petitioner is a corporation, trust, or joint venture, provide documentation that the person signing the petition is authorized to sign on behalf of the corporation, trust, or joint venture.
- A table summarizing the overlapping tax rate of all existing taxing entities (city, county, school, district, ESD, etc.) and the proposed MUD tax, demonstrating the total anticipated tax rate over the life of the MUD.
- Legal description of property.
- Vicinity Map.
- Boundary map showing metes and bounds.
- Survey closure computation sheet.

Within six (6) months after consent to the creation of a district is given by the City, or within three (3) months after the district is created by the Texas Commission on Environmental Quality or its successor agency, whichever is later, the owner or the developer of the land within the district must pay \$30,000 pursuant to Chapter 14, "Service Fees", to reimburse the City for expenses relating to processing the petition to create the district.

Additional information may be required of the applicant. If so, the applicant will be informed of any extra information.

Proposed Name of MUD Brazos County Municipal Utility District No. 2

Address PO Box 591, Millican, TX 77866

Total Acreage of Proposed MUD 2,354 Ac.

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

Name Rock Barn Conservation Partners E-mail cmurphy@rockbarncorp.com
Street Address P.O. Box 591
City Millican State Texas Zip Code 77866
Phone Number 409-539-8993 Fax Number _____

PROPERTY OWNER'S INFORMATION (Please attach an additional sheet for multiple owners):

Name John E. McFarlane. See attached sheet. E-mail _____
Street Address P.O. Box 591
City Millican State Texas Zip Code 77866
Phone Number _____ Fax Number _____

1. Is the proposed MUD located inside the City limits or in the City's Extraterritorial Jurisdiction (ETJ)?

The proposed MUD is located in the City's ETJ.

2. Number of current property owners located within the proposed MUD: *4, all affiliates of John E. McFarlane.*

3. Provide the name of the entity that currently holds the water Certificate of Convenience and Necessity (CCN) for the property located within the proposed MUD. If more than one entity holds the water CCN, please provide a breakdown of the CCN acreage for each certificate holder.

Wellborn Special Utility District (SUD) holds the water CCN for the property located within the proposed MUD(s). See Figure 11: CCN Map in the attached Preliminary Engineering Report "PER" prepared by Jones & Carter, Inc. The MUD(s) will therefore request an exemption to the City's policy of serving the MUD(s) with water services.

4. Provide the name of the entity that currently holds the wastewater Certificate of Convenience and Necessity (CCN) for the property located within the proposed MUD. If more than one entity holds the wastewater CCN, please provide a breakdown of the CCN acreage for each certificate holder.

There is no wastewater CCN over the property located within the proposed MUD(s). The MUD(s) will finance, construct and own the wastewater treatment facilities, which facilities will be subject to approval by the City of College Station.

5. Are you requesting an exemption to the policy that the City will serve the MUD with water and wastewater services?

Yes No

(WATER)

6. Provide a brief description of the general nature of the work that will be performed by the MUD.

The proposed MUD(s) will (in accordance with Article 16, Section 59 of the Texas Constitution and more specifically Texas Water Code Chapters 49 and 54) develop, operate, maintain and issue bonds for financing the construction of the facilities (e.g. water, wastewater, drainage and roads) for the district(s) and will levy and assess tax on all taxable property in the district(s) to pay the principal and interest on such bonds and to pay operational and maintenance expenses associated with such facilities.

7. Describe the benefits of the proposed MUD.

Benefits include the delivery and operation of water and wastewater facilities for (1) 1,890 single family residential lots; (2) 237 acres of general commercial space; (3) 30 acres of institutional facilities; and (4) 990 acres of conservation/open space including detention facilities, greenways, neighborhood parks, and recreation centers .

8. Provide evidence that the value of the property located in the proposed MUD will be increased.

At full development the total as valorem tax value of the property within the MUD(s) is projected to be approximately \$974,255,000 (projection from Jones & Carter Inc. PER dated September, 2015) on the proposed MUD. The 2014 ad valorem tax value was \$500,000.

9. Provide details demonstrating that the proposed MUD will be consistent with the City's Comprehensive Plan.

The proposed MUD(s) is outside the City limits and therefore not in the City's Comprehensive Plan; however, it is adjacent to the "Growth Area." The land plan (Figure 6: Preliminary Land Use Plan in the attached PER) is consistent with the City's Comprehensive Plan.

10. Demonstrate the community benefits related to the creation of the proposed MUD.

The proposed MUD(s) will provide for the development of residential housing, commercial, conservation and community facilities for a significant portion of the projected population increase that is complimentary to the City's current architectural and development standards without creating a burden on the City's capital with the financial commitment normally associated with funding public infrastructure.

11. Name all lien holders of the property within the proposed MUD or provide a separate affidavit stating all lien holders.

See attached sheet. The property owners have also provided certificates of consent to district creation from their lien holders.

12. Provide the existing and projected population within the proposed MUD.

The existing acreage has been used for farming, grazing, and pastures and has a population of 0. At full development, the MUD is expected to serve a population of approximately 6,615 people. See Page 5 of the attached PER for more information.

13. Provide cost estimates for the proposed improvements planned by the MUD and a cost summary for anticipated bond issue requirements.

The total Bond Issue Requirement for the MUD(s) is estimated to be \$116,950,000, comprised of \$106,000,000 in Water, Sanitary & Drainage bonds and \$10,950,000 in Roadway bonds. See Table Nos. 6 and 8 in the attached PER prepared by Jones & Carter, Inc. for detailed information. These costs include design, construction, financing and other miscellaneous costs.

14. Provide the projected tax rate for the proposed MUD.

The projected tax rate for the proposed MUD(s) will not exceed \$1.00, based on the following assumptions: \$974,255,000 in total assessed value for the MUD at full development, 95% collection of taxes, and no surplus operating revenues. The MUD(s) would need a debt service tax rate of \$0.90 per \$100 assessed value to meet its debt service obligations on the \$116,950,000 in anticipated bonds. An estimated maintenance tax of \$0.10 per \$100 assessed value will be levied to cover normal operations of the MUD. See Table 9 in the attached PER.

15. Provide a narrative regarding the viability of obtaining water and/or wastewater service from a utility other than the City of College Station. Please limit the discussion to utility providers within two miles of the proposed MUD.

The proposed MUD(s) is located within the City's ETJ, but within the Wellborn SUD Water CCN. There are currently no wastewater treatment facilities within two miles of the proposed MUD. It is anticipated that the MUD will finance, permit and construct its own wastewater treatment facilities and obtain water supply from Wellborn SUD. See attached PER prepared by Jones & Carter, Inc. for more information regarding the proposed water and wastewater improvements necessary to serve the proposed MUD(s).

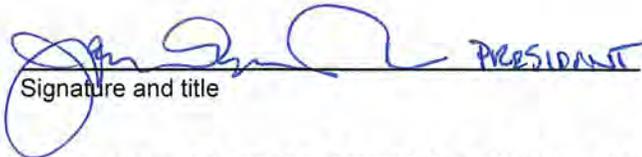
16. Provide an evaluation of the effect the proposed MUD will have on existing land elevation, subsidence, groundwater level within the region, recharge capability of a groundwater source, natural run-off rates, storm drainage, and water quality.

These issues are addressed in detail in the attached PER. The MUD(s) is located above the Yegua-Jackson aquifer. In relation to the overall size of the recharge zone, the MUD is insignificant and is not expected to affect the recharge capability of the aquifer. Detention and drainage improvements within the MUD will prevent any adverse impacts pertaining to storm water run off, subsidence and groundwater issues.

I have read, understand, and fully acknowledge the City's adopted policy regarding the establishment of Municipal Utility Districts and intend to fully comply with said policy.

Yes No

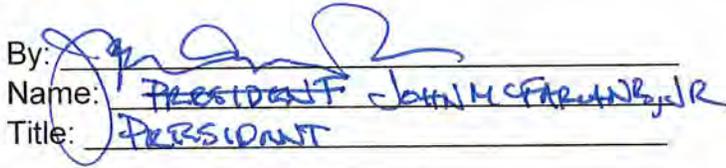
The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from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

 PRESIDENT
Signature and title

2-12-16
Date

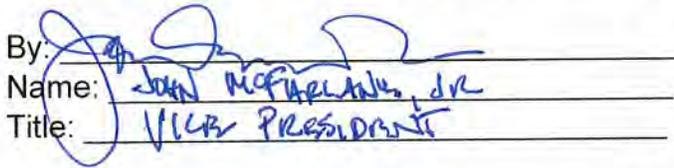
PEACH CREEK PARTNERS, LTD., a Texas limited partnership

By: Peach Creek Investment Corporation, a Texas corporation, its General Partner

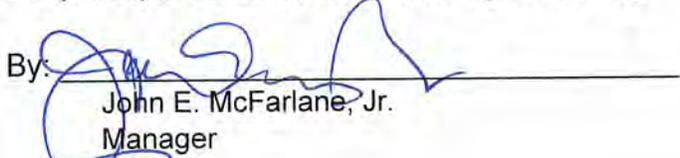
By: 
Name: PRESIDENT JOHN MCFARLANE, JR
Title: PRESIDENT

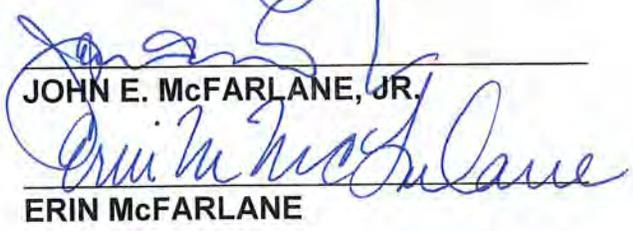
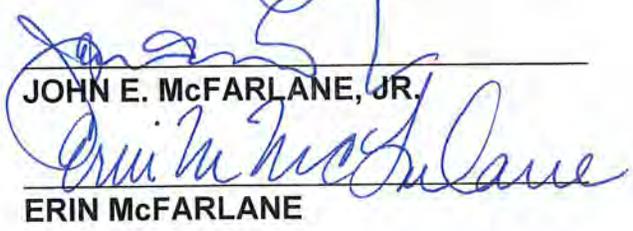
McFARLANE INTERESTS, LTD., a Texas limited partnership

By: East Texas Products, Inc., a Texas corporation, its General Partner

By: 
Name: JOHN MCFARLANE, JR
Title: VIC PRESIDENT

RB VENTURES I, LLC, a Texas limited liability company

By: 
John E. McFarlane, Jr.
Manager


JOHN E. MCFARLANE, JR.

ERIN MCFARLANE

PROPERTY OWNER'S AND LIEN HOLDER INFORMATION

1. Peach Creek Partners, Ltd. Lienholder is Prosperity Bank and Guaranty Bank
2. 5271 Memorial Partners, Ltd., n/k./a McFarlane Interests, Ltd. No lienholder
3. John E. McFarlane and Erin M. McFarlane. Lienholder is Prosperity Bank
4. RB Ventures I LLC. Lienholder is Prosperity Bank