



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, August 18, 2016

6:30 PM

City Hall Council Chambers

1. Call the meeting to order.
2. Discussion of consent and regular agenda items.
3. Discussion of new development applications submitted to the City.
New Development Link: www.cstx.gov/newdev
4. [16-0506](#) Presentation, possible action, and discussion regarding the consideration of the 2016 P&Z Plan of Work (see attached)

Sponsors: Bombek
Attachments: [2016 Plan of Work](#)
5. [16-0495](#) Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
*Thursday, August 25, 2016 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:30 p.m. and Regular 7:00 p.m. (Liaison - Moore)
*Thursday, September 1, 2016 ~ P&Z Meeting ~ Council Chambers ~ Workshop 5:30 p.m. and Regular 7:30 p.m.
6. [16-0496](#) Presentation, possible action, and discussion regarding an update on the following items:
*An Ordinance Amendment amending Chapter 12 of the Unified Development Ordinance Traffic Impact Analysis for Single-Family developments. The Planning & Zoning Commission heard this item on August 4, 2016, and voted (5-0) to recommend approval. The City Council heard this item on August 11, 2016, and voted (7-0) to approve the request.
*A Comprehensive Plan Amendment on approximately 16 acres from Estates and Suburban Commercial to Restricted Suburban. The Planning & Zoning Commission heard this item on July 21, 2016, and voted (5-0) to recommend approval. The City Council heard this item on August 11, 2016, and voted (6-0-1) to approve the request.
7. Discussion, review and possible action regarding the following meetings: Design Review Board, BioCorridor Board.

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

9. 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 August 12, 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 #: 16-0506 **Version:** 2 **Name:** 2016 Plan of Work
Type: Minutes **Status:** Agenda Ready
File created: 8/10/2016 **In control:** Planning and Zoning Commission Workshop
On agenda: 8/18/2016 **Final action:**
Title: Presentation, possible action, and discussson regarding the consideration of the 2016 P&Z Plan of Work (see attached)
Sponsors: Mark Bombek
Indexes:
Code sections:
Attachments: [2016 Plan of Work](#)

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

2016 Planning & Zoning Commission Plan of Work

Comprehensive Plan Items

Implementation of Adopted Plans	
<p><i>Summary:</i> Implementation of adopted master plans and neighborhood, district, and corridor plans, namely: Central College Station, Eastgate, Southside Area, Wellborn Community, and South Knoll Area neighborhood plans, and Bicycle, Pedestrian & Greenways, Parks and Recreation, Water, Waste Water, Medical District, and Economic Development master plans.</p>	<p><i>Project Dates:</i></p>
Staff Assigned: P&DS Staff	Anticipated Completion: on-going
Review of Adopted Plans	
<p><i>Summary:</i> 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.</p>	<p><i>Project Dates:</i></p>
Staff Assigned: Economic Development & Molly Hitchcock	Anticipation Initiation:
Update on Wastewater Master Plan	
<p><i>Summary:</i> 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.</p>	<p><i>Project Dates:</i></p>
Staff Assigned: Water/Wastewater	Anticipated Completion: Fall 2016

Impact Fees for Water, Wastewater, and Roadways	
<p><i>Summary:</i> 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.</p>	<p><i>Project Dates:</i> 7/21/16: IFAC began to review calculation of maximum impact fees 8/4/16: IFAC to review calculation of maximum impact fees 9/1/16: IFAC to review calculation of maximum impact fees for roadways.</p>
<p>Staff Assigned: Alan Gibbs & Dave Coleman</p>	<p>Anticipated Completion: Fall 2016</p>

*Annexation Task Force Implementation	
<p><i>Summary:</i> Implement the City's future annexation policy as identified in the revised Growth Management and Capacity chapter of the Comprehensive Plan.</p>	<p><i>Project Dates:</i></p>
<p>Staff Assigned: L. Simms</p>	<p>Anticipated Initiation:</p>

Neighborhood Integrity Items

*Traffic Calming Toolkit	
<p><i>Summary:</i> Receive information regarding the current traffic calming policy, including updates as recommended by the Council Transportation and Mobility Committee. Additionally receive update on the implementation of the neighborhood parking toolbox created by the Neighborhood Transportation Task Force.</p>	<p><i>Project Dates:</i></p>
<p>Staff Assigned: Danielle Singh & Troy Rother</p>	<p>Anticipated Completion: Spring 2017</p>

Traffic Impact Analysis for Single-Family Development	
<p><i>Summary:</i> Review the Traffic Impact Analysis ordinance and consider a recommendation to require TIAs for Single-Family Residential development.</p>	<p><i>Project Dates:</i> 8/4/16: P&Z recommended approval of Single-Family TIA Ordinance Amendment 8/11/16: City Council to hear presentation on Single-Family TIA Ordinance Amendment</p>
<p>Staff Assigned: Danielle Singh</p>	<p>Anticipated Completion: August 2016</p>

Student Housing in Established Single-Family Neighborhoods	
<p><i>Summary:</i> Research best practices from other communities regarding the management of student housing in single-family neighborhoods.</p>	<p><i>Project Dates:</i></p>
<p>Staff Assigned: Tiffany Cousins</p>	<p>Anticipated Completion: Winter 2016-2017</p>

Update on Landscaping Requirements for Single-Family Developments	
<p><i>Summary:</i> Provide an update on the City's landscaping requirements for single-family development and recommend adjustments as deemed necessary.</p>	<p><i>Project Dates:</i></p>
<p>Staff Assigned: P&DS</p>	<p>Anticipated Completion: Spring 2017</p>

UDO Regulatory Items

Wellborn Zoning Districts	
<i>Summary:</i> Implement the Wellborn Community Plan by creating new or modified zoning districts as described in the Plan.	<i>Project Dates:</i> 7/28/16: City Council to adopted UDO amendment for zoning districts 6/16/16: P&Z recommended approval of UDO amendment for zoning districts
Staff Assigned: J. Bullock	Completed: July 2016

Sign Ordinance Revisions	
<i>Summary:</i> Review and update the City's sign ordinance in light of the recent Supreme Court decision regarding sign regulations based upon content.	<i>Project Dates:</i>
Staff Assigned: P&DS & Legal	Anticipated Completion: Spring 2017

Update on Off-Street Parking Requirements	
<i>Summary:</i> Provide an update on the City's off-street parking requirements. Receive Information regarding current off-street parking requirements including options that provide flexibility.	<i>Project Dates:</i>
Staff Assigned: P&DS	Anticipated Completion: Spring 2017

*Research Multi-Family Zoning Options	
<i>Summary:</i> Research the ability to provide multi-family zoning for market rate units (conventional multi-family) vs. rental by bedroom (student multi-family).	<i>Project Dates:</i>
Staff Assigned: P&DS	Anticipated Completion: Spring 2017

On-Going Items

Pre-Application Conference Overview	
<i>Summary:</i> Provide an update on the Pre-Application Conference process.	<i>Project Dates:</i> 07/07/16 Provide an overview of the PAC Process and provide an update on the PAC survey.
Staff Assigned: Bombek	Completed: 7/7/16

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

Economic Development Updates	
<i>Summary:</i> 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.	<i>Project Dates:</i> 6/16/2016 Economic development efforts and land availability for commercial uses, Presentation at P&Z Workshop.
Staff Assigned: Economic Development	Anticipated Initiation: June 2016



Legislation Details (With Text)

File #: 16-0495 **Version:** 1 **Name:** Upcoming Meetings
Type: Updates **Status:** Agenda Ready
File created: 8/9/2016 **In control:** Planning and Zoning Commission Workshop
On agenda: 8/18/2016 **Final action:**
Title: Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
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Regular 7:00 p.m. (Liaison - Moore)
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Regular 7:30 p.m.

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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7:30 p.m.



Legislation Details (With Text)

File #: 16-0496 **Version:** 1 **Name:** Updates on Items Heard
Type: Updates **Status:** Agenda Ready
File created: 8/9/2016 **In control:** Planning and Zoning Commission Workshop
On agenda: 8/18/2016 **Final action:**
Title: Presentation, possible action, and discussion regarding an update on the following items:
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Sponsors:

Indexes:

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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, August 18, 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** [16-0434](#) Consideration, possible action, and discussion on Absence Requests from meetings.
*Johnny Burns ~ August 4, 2016
*Jane Kee ~ August 18, 2016

Attachments:

[Johnny Burns](#)

[Jane Kee](#)

- 4.2** [16-0494](#) Consideration, possible action, and discussion to approve meeting minutes.
*August 4, 2016 Workshop
*August 4, 2016 Regular

Attachments: [August 4 2016 Workshop](#)
 [August 4 2016 Regular](#)

Regular Agenda

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

6. [16-0490](#) Public hearing, presentation, possible action, and discussion regarding a Final Plat for Barron Park Subdivision Lot 3R2R being a replat of Barron Park Subdivision Lot 3R2 consisting of one lot on approximately 12 acres, located at 4185 State Highway 6 South, generally located on the northern boundary of Christ United Methodist Church along the east side of State Highway 6 South. Case #FP2016-000023

Sponsors: Bullock

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

7. [16-0484](#) Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to SC Suburban Commercial for approximately 1.37 acres being Harvey Hillside Subdivision, Lots 32 & 33, Block 1, generally located at the intersection of Harvey Road and Pamela Lane. Case #REZ2016-000022 (Note: Final action on this item is scheduled for the September 8, 2016 City Council meeting - subject to change)

Sponsors: Thomas

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

8. [16-0498](#) Public Hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan - Future Land Use & Character Map from Estate to Restricted Suburban for approximately 13 acres located at 1404 Bird Pond Road, more generally located near the northeast corner of Rock Prairie Road and Bird Pond Road. Case #CPA2016-000005 (Note: Final action on this item is scheduled for the September 8, 2016 City Council meeting - subject to change)

Sponsors: Bullock

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

9. [16-0497](#) 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 E Estate to RS Restricted Suburban for approximately 13 acres being situated in the Thomas Caruthers league, abstract no. 9, College Station, Brazos county, Texas, said tract being the remainder of a called 26.25 acre tract of land as described as tract 2 by a partition deed to John Patton Atkins recorded in volume 394, page 796 of the deed records of Brazos County, Texas, generally located at 1404 Bird Pond Road, more generally located near the northeast corner of Rock Prairie Road and Bird Pond Road. Case #REZ2016-000017 (Note: Final action on this item is scheduled for the September 8, 2016 City Council meeting - subject to change)

Sponsors: Bullock

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

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

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City Secretary

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Legislation Details (With Text)

File #: 16-0434 **Version:** 1 **Name:** Absence Requests
Type: Absence Request **Status:** Agenda Ready
File created: 7/12/2016 **In control:** Planning and Zoning Commission Regular
On agenda: 8/18/2016 **Final action:**
Title: Consideration, possible action, and discussion on Absence Requests from meetings.
*Johnny Burns ~ August 4, 2016
*Jane Kee ~ August 18, 2016

Sponsors:

Indexes:

Code sections:

Attachments: [Johnny Burns](#)
[Jane Kee](#)

Date	Ver.	Action By	Action	Result
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Consideration, possible action, and discussion on Absence Requests from meetings.
*Johnny Burns ~ August 4, 2016
*Jane Kee ~ August 18, 2016



CITY OF COLLEGE STATION
Planning & Development Services

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

Name Johnny Burns

Request Submitted on August 4, 2016

I will not be in attendance at the meeting on August 4, 2016
for the reason specified: (Date)

Hey Kristen,
I had to leave town. I will miss the meeting. Sorry.

Johnny

Signature Johnny



CITY OF COLLEGE STATION
Planning & Development Services

Absence Request Form
For Elected and Appointed Officers

Name JANE KEE

Request Submitted on 7/12/16

I will not be in attendance at the meeting on Aug. 18, 2016
for the reason specified: (Date)

OUT OF TOWN

Signature Jane Kee



Legislation Details (With Text)

File #: 16-0494 **Version:** 1 **Name:** Minutes
Type: Minutes **Status:** Agenda Ready
File created: 8/9/2016 **In control:** Planning and Zoning Commission Regular
On agenda: 8/18/2016 **Final action:**

Title: Consideration, possible action, and discussion to approve meeting minutes.
*August 4, 2016 Workshop
*August 4, 2016 Regular

Sponsors:

Indexes:

Code sections:

Attachments: [August 4 2016 Workshop](#)
[August 4 2016 Regular](#)

Date	Ver.	Action By	Action	Result
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Consideration, possible action, and discussion to approve meeting minutes.
*August 4, 2016 Workshop
*August 4, 2016 Regular

**MINUTES
PLANNING & ZONING COMMISSION
Workshop Meeting
August 4, 2016 5:30 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas**

COMMISSIONERS PRESENT: Jane Kee, Jodi Warner, Casey Oldham, Jim Ross and Barry Moore

COMMISSIONERS ABSENT: Jerome Rektorik, Johnny Burns

IFAC MEMBERS PRESENT: Randy French

IFAC MEMBERS ABSENT: Kirk Joseph, Don Hellriegel

CITY COUNCIL MEMBERS PRESENT: Nancy Berry, John Nichols, Steve Aldrich, Blanche Brick

CITY STAFF PRESENT: Kelly Templin, Chuck Gilman, Jeff Kersten, Jeff Capps, Donald Harmon, David Coleman, Lance Simms, Alan Gibbs, Molly Hitchcock, Natalie Ruiz, Jennifer Prochazka, Carol Cotter, Danielle Singh, Kevin Ferrer, Mark Bombek, Jenifer Paz, Rachel Lazo, Carla Robinson, Kirk Price and Kristen Hejny

1. Call the meeting to order.

Chairperson Kee Called the IFAC meeting to order at 5:40 p.m.

2. Presentation, possible action, and discussion regarding the Water and Wastewater Impact Fee Advisory Committee reviewing and making a recommendation on Maximum Calculated Water and Wastewater Impact Fees.

Alan Gibbs, City Engineer, began his presentation by addressing questions raised by the IFAC at their last meeting. He also stated that the City Council will consider the Water/Wastewater Impact Fees on September 22, 2016, and the Roadway Impact Fees on November 10, 2016.

Chairperson Kee asked how the new list of benchmark cities compared to College Station concerning growth rates and their time of Impact Fee adoption.

City Engineer Gibbs stated that this data was not readily available, but could be presented to the IFAC at a later date.

Commissioner Ross asked if the \$150 million needed for infrastructure is inclusive of Transportation or only Water/Wastewater.

Director of Water Services Coleman responded that this only includes Water/Wastewater over the next ten years.

Commissioner Moore asked how the maximum impact fee was calculated and how Staff's recommendation was concluded.

City Engineer Gibbs stated that state law defines that the maximum be calculated as the Eligible CIP (City Improvement Project) Cost, minus the Rate Credit, divided by projected growth.

Commissioner Warner asked in regards to developable land, how much and/or what will be impacted by the impact fees.

City Engineer Gibbs stated that Water/Wastewater, as proposed, will apply to portions of the Extraterritorial Jurisdiction, and this enforcement will be done in tandem with annexation.

Commissioner Kee asked, if adopted, how often would the impact fees be reviewed, and how would they be changed if needed.

City Engineer Gibbs stated the fees would be reviewed at a minimum of five years, but could be reviewed more often if needed.

Chairperson Kee asked how CIPs affect impact fees if fees are changed. Would reimbursement be granted if recalculated?

City Engineer Gibbs stated that it is not anticipated that there will be a lack of CIP projects or a problem spending the impact fees.

Commissioner Ross asked if the \$3500 Water/Wastewater fee impact recommended by Staff, would apply to every new home, regardless of home size.

City Manager Templin stated that the fee would be based upon the water meter size.

Commissioner Ross asked if existing properties would pay into the impact fee.

City Manager Templin stated that existing properties would not pay into the fee unless the meter size was increased or meters were added.

Commissioner Oldham asked why we haven't been paying for current impact, and asked what other options the City has other than impact fees.

City Manager Templin stated that impact fees are our best options, along with raising rates.

Commissioner Oldham asked why the City has chosen to implement the impact fees over other options.

Deputy City Manager Gilman stated that the City is trying to redistribute the burden of new growth to those causing the impacts, and reduce the amount of rate increases by collecting impact fees up front.

IFAC Member French asked, if the impact fee was not implemented, what the utility rate increase would have to be to fund the needed infrastructure improvements.

Assistant City Manager Kersten responded that there would need to be an approximate utility rate increase of 30% or \$150 a year on wastewater, and about 8%-9% or \$90 a year for water on a typical single-family home.

IFAC Member French asked when the execution of impact fees would begin, and when would the new water and wastewater lines be run to developments.

Director of Water Services Coleman stated that the projects would be in line with the Wastewater Master Plan and it has to be in progress with the projects.

Chairperson Kee asked what would happen, if after ten years, there are no more projects to be funded.

Director of Water Services Coleman stated the impact fees would be reviewed at a minimum of every five years, so there should not be a loss of projects.

IFAC Member French asked if there was a way to slowly implement the impact fees.

Director of Water Services Coleman stated that there is an obligatory one year waiting period before implementation of the fees.

Chairperson Kee summarized her comments stating that Water/Wastewater impact fees should be considered and she encouraged the City Council to look at all infrastructure funding options. Ms. Kee also stated she didn't feel qualified to recommend a specific impact fee amount. Ms. Kee also recommended considering impact fees in light of the City's adopted goals, objectives, and vision.

Commissioner Moore stated that he also believed that all funding options should be considered, including impact fees. He also stated that the City should be willing to listen to the private market.

Commissioner Warner stated the City Council should look at all infrastructure funding options. She also stated she didn't feel qualified to recommend a specific impact fee amount. Ms. Warner also favors impact fees in lieu of across-the-board utility rate increases.

IFAC Member French stated that he would be in favor of Water/Wastewater impact fees. He also recommended that the impact fees be tiered to minimize the impact on development. He would also like to see utility rates increased as well.

3. Presentation, possible action, and discussion regarding the Roadway Impact Fee Advisory Committee reviewing and making a recommendation on the Maximum Calculated Roadway Impact Fees.

Presentation and discussion on this item was deferred to a later meeting.

4. Discussion of consent and regular agenda items.

Commissioner Oldham stated that he would be abstaining from voting on Regular Agenda Items #7 & #8.

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

There was no discussion.

6. Discussion of Minor and Amending Plats approved by Staff.
*Final Plat ~ Minor Plat ~ Caprock Crossing Lot 1A-R and 4R, Block 3 ~ Case #FPCO2016-000004 (Thomas)
*Final Plat ~ Minor Replat ~ Woodland Estates Lots 16-5RA and 15-5RB ~ Case #FP2016-000020 (Bullock)

There was no discussion.

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

There was no discussion.

8. Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
*Thursday, August 11, 2016 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:30 p.m. and Regular 7:00 p.m. (Liaison – Kee)
*Thursday, August 18, 2016 ~ P&Z Meeting ~ Council Chambers ~ Workshop 5:30 p.m. and Regular 7:30 p.m.

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

9. Presentation, possible action, and discussion regarding an update on the following items:
*An Ordinance Amendment related to the creation of Wellborn Zoning Districts. Planning & Zoning heard this item on June 16, 2016, and voted (6-0) to recommend approval. City Council heard this item on July 28, 2016, and voted (6-0) to approve the request.
*A Rezoning on approximately six acres located at 5068 Raymond Stotzer Parkway from R Rural to PDD Planned Development District. The Planning & Zoning Commission heard this item on July 7, 2016, and voted (6-0) to recommend approval. The City Council heard this item on July 28, 2016, and voted (5-1-0) to approve the request.

There was no discussion.

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

There was no discussion.

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

There was no discussion.

12. Adjourn.

The meeting was adjourned at 7:30 p.m.

Approved:

Attest:

Jane Kee, Chairperson
Planning & Zoning Commission

Kristen Hejny, Admin. Support Specialist
Planning & Development Services

MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting
August 4, 2016, 7:30 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

COMMISSIONERS PRESENT: Jane Kee, Jodi Warner, Casey Oldham, Jim Ross and Barry Moore

COMMISSIONERS ABSENT: Jerome Rektorik, Johnny Burns

CITY COUNCIL MEMBERS PRESENT: John Nichols, Steve Aldrich, Blanche Brick

CITY STAFF PRESENT: Lance Simms, Alan Gibbs, Molly Hitchcock, Carol Cotter, Danielle Singh, Kevin Ferrer, Mark Bombek, Jenifer Paz, Rachel Lazo, Carla Robinson, Kirk Price and Kristen Hejny

1. Call Meeting to Order

Chairperson Kee called the meeting to order at 7:45 p.m.

2. **Pledge of Allegiance**

3. **Hear Citizens**

4. **Consent Agenda**

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

*Barry Moore ~ July 21, 2016

*Jerome Rektorik ~ August 4, 2016

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

*July 7, 2016 ~ Workshop

*July 7, 2016 ~ Regular

*July 21, 2016 ~ Workshop

*July 21, 2016 ~ Regular

4.3 Presentation, possible action, and discussion regarding a Final Plat for Creek Meadows Section 6 Phase 1 consisting of 33 lots and Common Area on approximately 10 acres, generally located near the southeast intersection of Creek Meadows Subdivision. Case #FP2015-000032

4.4 Presentation, possible action, and discussion regarding a Final Plat for Creek Meadows Section 7 Phase 3 consisting of fourteen lots and Common Area on approximately two acres generally located near the southeast intersection of Creek Meadows Boulevard and Greens Prairie Trail. Case #FP2015-000033

4.5 Presentation, possible action, and discussion regarding a Final Plat for The Crossing at Lick Creek Phase 1 consisting of 39 lots on approximately 21 acres located at 13500 Rock Prairie Road, generally located south of William D. Fitch Parkway along Rock Prairie near Williams Creek Subdivision. Case #FP2015-000019

Commissioner Moore motioned to approve Consent Agenda Items 4.1-4.5. Commissioner Ross seconded the motion, motion passed (4-0).

Regular Agenda

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

There were no items removed.

6. 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 RS Restricted Suburban and NAP Natural Areas Protected for approximately 13 acres being situated in the M. Rector Survey, Abstract 46, Brazos County, Texas, being the remainder of that tract called 22 acres in a deed to C. Carl Kolbe and Jeanne Kolbe recorded in Volume 2558, Page 133, Official Records of Brazos County, Texas and all of that tract called 2.5 acres in a deed to C. Carl Kolbe and Jeanne Kolbe recorded in Volume 3213, Page 335, Official Records of Brazos County, Texas, generally located at 2744 Horseback Court. Case #REZ2016-000018

Commissioner Oldham returned to the meeting.

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

Applicant, Dianna Ordonez, 1701 Langford Street, College Station, was available to answer questions from the Commission.

There was general discussion amongst the Commission.

Chairperson Kee opened the public hearing.

No one spoke.

Chairperson Kee closed the public hearing.

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

7. Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan-Future Land Use & Character Map from Business Park to General Commercial for approximately 14.25 acres located at 2501 Earl Rudder Freeway, more generally located north of North Forest Parkway and south of Raintree Drive along the east side of the Earl Rudder Freeway. Case CPA2016-000006 (Note: Final action on this item is scheduled for the August 25th City Council Meeting – subject to change)

Economic Development Manager Prochazka presented the Comprehensive Plan Amendment to the Commission, and recommended approval.

Chairperson Kee asked for clarification about the Land Use Plan on this property being research and/or commercial uses.

Economic Development Manager Prochazka stated that on the concept map this site was designated for potential future study with potential uses such as residential or commercial on the undeveloped areas.

Chairperson Kee asked for a clarification on why a Comprehensive Plan Amendment is required for this property.

Economic Development Manager Prochazka stated that a zoning request on anything beyond Business Park or Industrial zoning would not be in compliance with the land use portion of the Comprehensive Plan.

Applicant Crissy Hartl, 3204 Earl Rudder Freeway South, College Station, was available to answer questions from the Commission.

Chairperson Kee opened the public hearing.

No one spoke

Chairperson Kee closed the public hearing.

Commissioner Ross motioned to recommend approval of the Comprehensive Plan Amendment. Commissioner Moore seconded the motion, motion was approved (4-0-1) with Commissioner Oldham abstaining.

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 M-1 Planned Industrial to GC General Commercial for approximately 14.25 acres being situated in the Morgan Rector Survey, Abstract No. 46, College Station, Brazos County, Texas, and being part of the 40.80 acre Tract One described in the deed from College Station Bypass, Ltd., to CS Science Park, LLC, recorded in Volume 8994, Page 2003 of the Official Public Records of Brazos County, Texas, generally located at 2501 Earl Rudder Freeway. Case #REZ2016-000019 (Note: Final action on this item is scheduled for the August 25th City Council meeting – subject to change)

Economic Development Manager Prochazka presented the Rezoning to the Commission, and recommended approval.

Chairperson Kee asked when a Traffic Impact Analysis (TIA) would be done on this property.

Economic Development Manager Prochazka stated that a TIA was conducted for the zoning, additional analysis would be performed at Site Plan.

Chairperson Kee opened the public hearing.

No one spoke

Chairperson Kee closed the public hearing.

Commissioner Ross motioned to recommend approval of the Rezoning. Commissioner Moore seconded the motion, motion was approved (4-0-1) with Commissioner Oldham abstaining.

9. Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, “Unified Development Ordinance” of the Code of Ordinances of the City of College Station, Texas, Section 12-7.2.H.2, “Single-Family Protection”, of the City of College Station Code of Ordinances regarding revisions to exceptions of adjacent development and clarification of applicability. Case #ORDA2016-000008 (Note: Final action on this item is scheduled for the August 11th City Council meeting – subject to change)

Senior Planner Bombek presented the Ordinance Amendment to the Commission, and recommended approval.

Chairperson Kee asked if use is agricultural and zoned as Single-Family Residential, is the property exempt.

Senior Planner Bombek stated if the property is zoned Single-Family Residential, it still must meet the single-family height protection.

Chairperson Kee opened the public hearing.

No one spoke

Chairperson Kee closed the public hearing.

Commissioner Warner motioned to recommend approval of the Ordinance Amendment. Commissioner Oldham seconded the motion, motion was approved (5-0).

10. Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, “Unified Development Ordinance” of the Code of Ordinances of the City of College Station, Texas, Article 3 “Development Review Procedures”, Section 3.4 “Plat Review” and Article 7 “General Development Standards”, Section 7.13 Traffic Impact Analyses, regarding changes to requirements for Traffic Impact Analyses. Case #ORDA2016-000007 (Note: Final action on this item is scheduled for the August 11th City Council meeting – subject to change)

Transportation Planning Coordinator Singh presented the Ordinance Amendment to the Commission, and recommended approval.

Chairperson Kee asked if Staff will be looking for a TIA at Preliminary Plan and Zoning for Single-Family Residential developments.

Transportation Planning Coordinator Singh responded that two TIAs would not be required on the same development unless there was a significant gap in applications.

Chairperson Kee asked at what stage in the Single-Family Development process, would a TIA be required.

Transportation Planning Coordinator Singh responded that application at zoning would be appropriate for Commission and Council approval on land use decisions. Preliminary Plans may require a TIA to be more specific and smaller pieces of a property may be zoned, not triggering the TIA requirement.

There was general discussion amongst the Commission.

Chairperson Kee asked if TIAs are more specifically looking at intersection development rather than roadway capacity.

Transportation Planning Coordinator Singh responded that while the TIA looks at both, most improvements are done at intersections, but zoning is also a timing question.

Commissioner Oldham asked when a TIA would be requested.

Transportation Planning Coordinator Singh responded that a TIA would be required at rezoning, or at Preliminary Plan, if already rezoned.

Chairperson Kee asked if a TIA would be evaluated at the Preliminary Plan stage based upon how the roadways are being proposed.

Transportation Planning Coordinator Singh responded that this is possible, but it is best practice to be more specific with the TIA at the rezoning phase of development.

Commissioner Oldham asked why the study is now being performed.

Transportation Planning Coordinator Singh responded that this was a part of a recommendation with the Comprehensive Plan made by the Council Transportation Mobility Committee and Council.

Chairperson Kee asked what kinds of things would be anticipated on a 150 trip development, to which mitigation would apply.

Transportation Planning Coordinator Singh responded that typically they look at turn lanes or deceleration lanes, additional lanes at intersections or traffic signals.

Director of Planning & Development Services Simms stated that this Ordinance would also apply in the City's Extraterritorial Jurisdiction (ETJ).

Chairperson Kee opened the public hearing.

No one spoke

Chairperson Kee closed the public hearing.

Commissioner Ross motioned to recommend approval of the Ordinance Amendment. Commissioner Warner seconded the motion for discussion.

Commissioner Oldham asked for the average cost of a TIA and its updates.

Transportation Planning Coordinator Singh responded that TIAs are typically around \$18,000 to \$20,000.

Chairperson Kee asked for the prompt that led to the 150 trips per day threshold.

Transportation Planning Coordinator Singh responded that the threshold was decided in 2008 when the ordinance was adopted by Council.

Commissioner Ross asked for a comparison on the threshold for commercial developments.

Transportation Planning Coordinator Singh responded that the threshold is the same for residential and commercial.

There was general discussion amongst the Commission.

Commissioner Oldham asked how the TIA would affect the five (four amended) areas of the Comprehensive Plan recently approved by City Council.

Director of Planning & Development Services Simms stated that some deceleration lanes on Arrington Road would be one possibility.

Transportation Planning Coordinator Singh responded that they would be looking at things to make the development more desirable.

Chairperson Kee asked how a developer would argue against a TIA.

Transportation Planning Coordinator Singh stated that the language doesn't speak to relief on that idea, but we are governed by the local government code so requirements have to be proportional to the development.

Commissioner Oldham asked for clarification on the recent changes to ETJ regulations.

Director of Planning & Development Services Simms stated that the County recently adopted updated subdivision regulations, which added TIA provisions with a 150 trip per day threshold.

Transportation Planning Coordinator Singh stated that any mitigation required by the TIA would not necessarily be in addition to Impact Fees, but can be looked at together, such as a capacity improvement.

The motion on the table was approved (5-0).

11. Discussion and possible action on future agenda items – A Planning & Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or

the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

Commissioner Moore let Staff know that he will be resigning from the BioCorridor Board.

12. Adjourn

The meeting adjourned at 8:24 p.m.

Approved:

Jane Kee, Chairman
Planning & Zoning Commission

Attest:

Kristen Hejny, Admin Support Specialist
Planning & Development Services



Legislation Details (With Text)

File #: 16-0490 **Version:** 2 **Name:** Barron Park Subdivision Lot 3R2R Replat
Type: Final Plat **Status:** Agenda Ready
File created: 8/8/2016 **In control:** Planning and Zoning Commission Regular
On agenda: 8/18/2016 **Final action:**

Title: Public hearing, presentation, possible action, and discussion regarding a Final Plat for Barron Park Subdivision Lot 3R2R being a replat of Barron Park Subdivision Lot 3R2 consisting of one lot on approximately 12 acres, located at 4185 State Highway 6 South, generally located on the northern boundary of Christ United Methodist Church along the east side of State Highway 6 South. Case #FP2016-000023

Sponsors: Jessica Bullock

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding a Final Plat for Barron Park Subdivision Lot 3R2R being a replat of Barron Park Subdivision Lot 3R2 consisting of one lot on approximately 12 acres, located at 4185 State Highway 6 South, generally located on the northern boundary of Christ United Methodist Church along the east side of State Highway 6 South. Case #FP2016-000023



**Final Plat
for
Barron Park Subdivision Lot 3R2R
Being a Replat of
Barron Park Subdivision Lot 3R2
FP2016-000023**

SCALE: One lot on approximately 12 acres

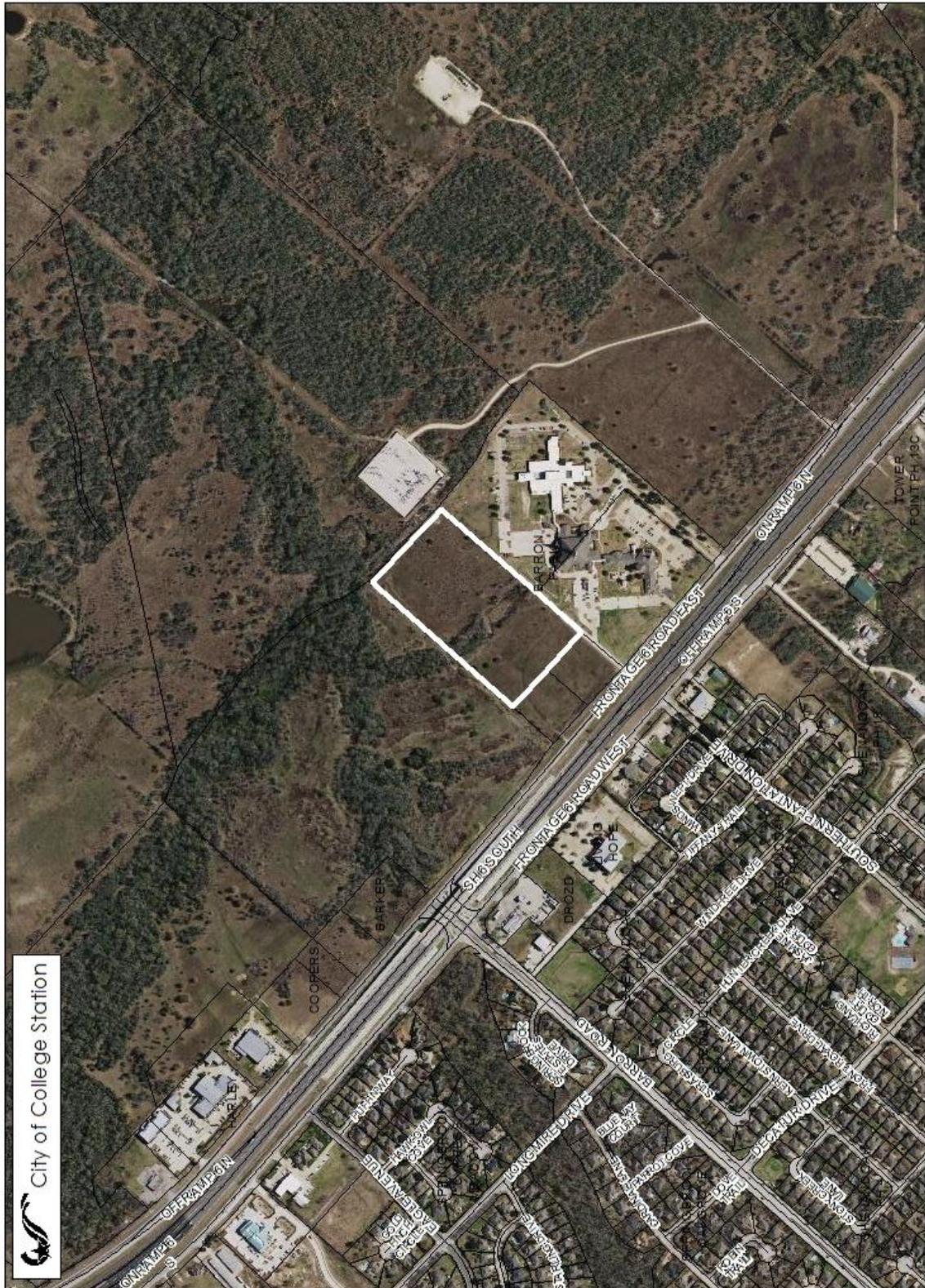
LOCATION: 4185 State Highway 6 South

ZONING: PDD Planned Development District

APPLICANT: Veronica Morgan, Mitchell & Morgan, LLP

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

RECOMMENDATION: Staff recommends approval of the Final Plat with the condition that the off-site public access easement on the southern boundary is dedicated prior to the filing of the plat.



City of College Station

FINAL PLAT

Case: FP2016-000023

THE LANGFORD



DEVELOPMENT HISTORY

Annexation: October 1983
Zoning: A-O Agricultural-Open upon annexation
C-1 General Commercial (1983)
Renamed GC General Commercial (2013)
PDD Planned Development District (2015)
Site development: Presently vacant. Currently under site plan review for The Langford – Assisted and Independent Living Facility

COMMENTS

Parkland Dedication Fees: N/A

Greenways: N/A

Pedestrian Connectivity: A 5-foot sidewalk will be constructed on both sides of the public way with the site plan.

Bicycle Connectivity: N/A

Impact Fees: N/A

REVIEW CRITERIA

Compliance with Subdivision Regulations: The proposed Final Plat is in compliance with approved Subdivision Regulations contained in the Unified Development Ordinance. The plat previously received a waiver to Section 12-8.3.1.2 “Utility Easements” to reduce the width of the required 20-foot PUE along the rear of lots 3R1 and 3R3 to a 15-foot PUE. This Replat dedicates additional easements needed due to site plan layout and does not impact the previous waiver request.

STAFF RECOMMENDATION

Staff recommends approval of the Final Plat with the condition that the off-site public access easement on the southern boundary be dedicated prior to the filing of the plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



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

FINAL PLAT APPLICATION

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

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

MINIMUM SUBMITTAL REQUIREMENTS:

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

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

Date of Optional Preapplication or Stormwater Management Conference December 17, 2014

NAME OF PROJECT The Langford at College Station

ADDRESS 1851 Carroll Fancher Way

SPECIFIED LOCATION OF PROPOSED PLAT:

12.06 acres just north of Christ United Methodist Church better known as Lot 3R2 of the Barron Park Subdivision

APPLICANT/PROJECT MANAGER'S INFORMATION (Primary contact for the project):
 Name Mitchell & Morgan, LLP C/O Veronica Morgan E-mail v@mitchellandmorgan.com
 Street Address 3204 Earl Rudder Freeway South
 City College Station State Texas Zip Code 77802
 Phone Number 979-260-6963 Fax Number 979-260-3564

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

Name The Aldersgate Trust C/O Ron Jennette E-mail rjennette@mrcaff.org
Street Address 1440 Lake Front Circle, Suite 110
City The Woodlands State Texas Zip Code 77380
Phone Number 281-210-0135 Fax Number 281-292-6360

ARCHITECT OR ENGINEER'S INFORMATION:

Name N/A E-mail N/A
Street Address N/A
City N/A State N/A Zip Code N/A
Phone Number N/A Fax Number N/A

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

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

Total Acreage 12.06 acres Total No. of Lots 1 R-O-W Acreage 0 acres

Existing Use Vacant - Undeveloped Proposed Use Residential

Number of Lots By Zoning District 1 / PDD _____ / _____

Average Acreage Of Each Residential Lot By Zoning District:

12.06 / PDD _____ / _____

Floodplain Acreage .16 acres

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

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

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

Yes

No

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

Project Name: Not applicable.

City Project Number (if known): Not applicable.

Date / Timeframe when submitted: Not applicable.

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

Not applicable.

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

Not applicable.

Regarding the waiver request, explain how:

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

Not applicable.

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

Not applicable.

- 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.

Not applicable.

- 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.

Not applicable.

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

- 1. ~~N/A~~ An alternative pedestrian way or multi-use path has been or will be provided outside the right-of-way;
- 2. ~~N/A~~ 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. ~~N/A~~ 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. ~~N/A~~ Existing streets constructed to rural section that are not identified on the Thoroughfare Plan with an estate / rural context;
- 5. ~~N/A~~ When a sidewalk is required along a street where a multi-use path is shown on the Bicycle, Pedestrian, and Greenways Master Plan;

- 6. N/A 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. N/A 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:

Not applicable.

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

Requested Oversize Participation _____

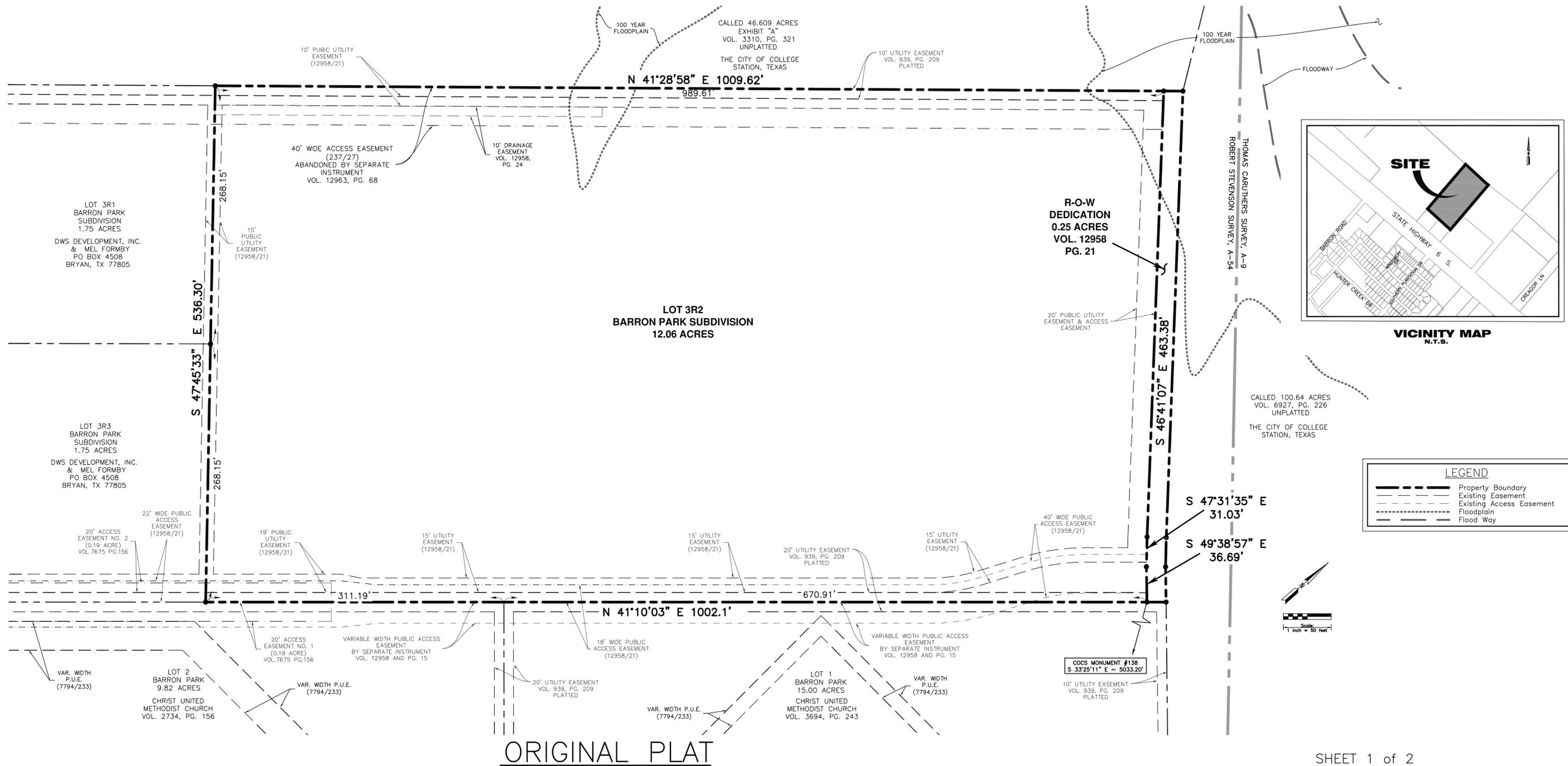
<p style="text-align: center;">Total Linear Footage of Proposed Public:</p> <p><u>0</u> Streets</p> <p><u>0</u> Sidewalks</p> <p><u>291</u> Sanitary Sewer Lines</p> <p><u>1287</u> Water Lines</p> <p><u>0</u> Channels</p> <p><u>0</u> Storm Sewers</p> <p><u>0</u> Bike Lanes / Paths</p>	<p style="text-align: center;">Parkland Dedication due prior to filing the Final Plat:</p> <p>ACREAGE:</p> <p><u>N/A</u> No. of acres to be dedicated + \$ <u>N/A</u> development fee</p> <p><u>N/A</u> No. of acres in floodplain</p> <p><u>N/A</u> No. of acres in detention</p> <p><u>N/A</u> No. of acres in greenways</p> <p>OR</p> <p>FEE IN LIEU OF LAND:</p> <p><u>N/A</u> No. of SF Dwelling Units X \$ <u>N/A</u> = \$ <u>N/A</u></p> <p><u>N/A</u> (date) Approved by Parks & Recreation Advisory Board</p>
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NOTE: DIGITAL COPY OF PLAT MUST BE SUBMITTED PRIOR TO FILING.

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


 Signature and title

6-29-16
 Date



ORIGINAL PLAT

SHEET 1 of 2

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, owner and developer of the land shown on this plat, and designated herein as Lots 3R2R Barron Park Subdivision in the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

The Aldersgate Trust c/o Ron Jennette

STATE OF TEXAS
COUNTY OF BRAZOS

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

Given under my hand and seal on this _____ day of _____, 2016.

Notary Public, Brazos County, Texas

CERTIFICATE OF CITY ENGINEER

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

City Engineer
City of College Station

CERTIFICATE OF PLANNING AND ZONING COMMISSION

I, _____, Chairman of the Planning and Zoning Commission of the City of College Station, Texas, hereby certify that the attached plat was duly approved by the Commission on the _____ day of _____, 2016.

Chairman

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Karen McQueen, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office on the _____ day of _____, 2016, in the Official Public Records of Brazos County, Texas, in Volume _____, Page _____.

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

County Clerk
Brazos County, Texas

CERTIFICATE OF SURVEYOR

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

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

REPLAT

OF
LOT 3R2R
BARRON PARK SUBDIVISION
(12.06 acres)

BEING A REPLAT OF LOT 3R2, BARRON PARK SUBDIVISION
VOL. 12958/PAGE 21

SCALE 1"=50'

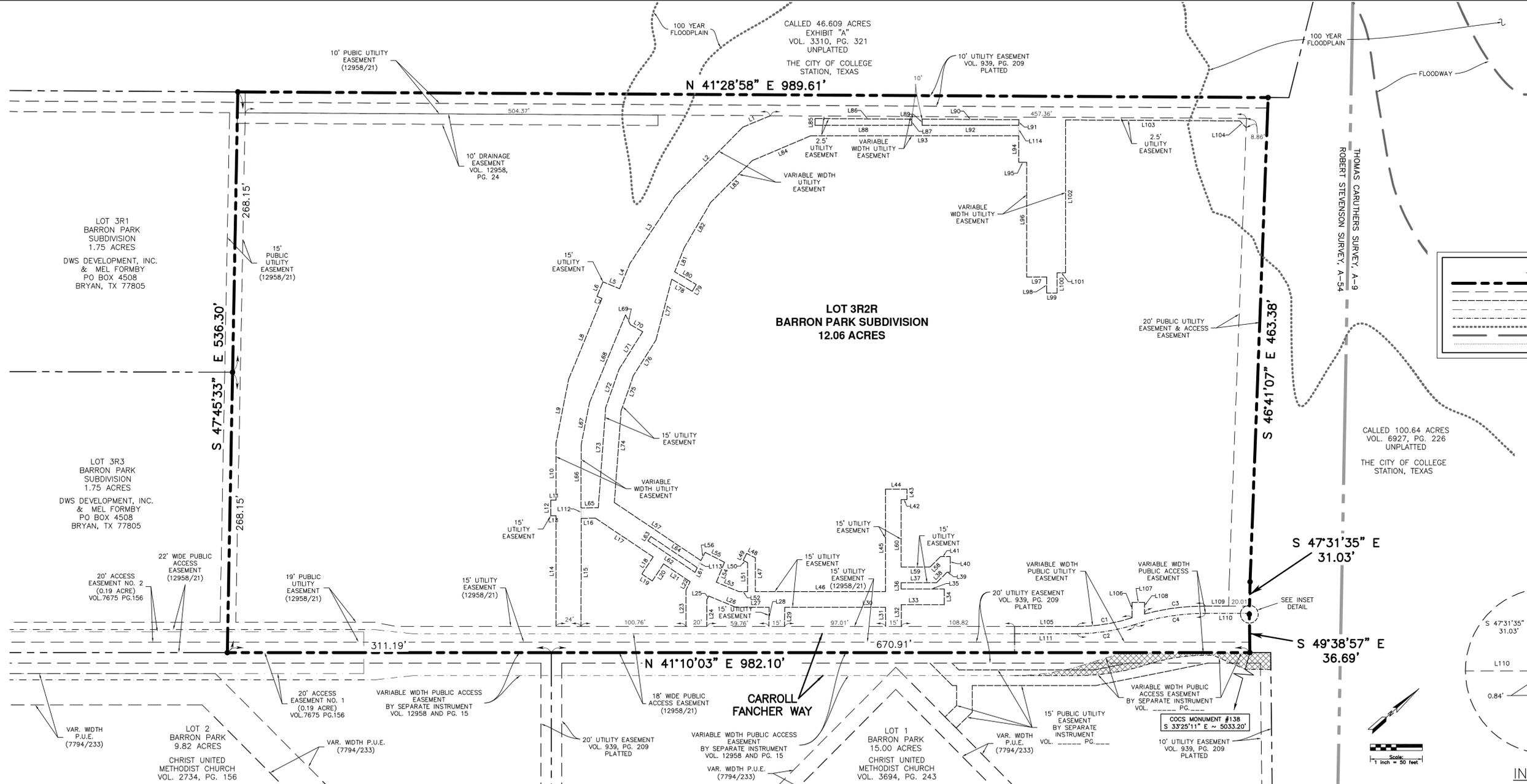
COLLEGE STATION
Brazos County, Texas

OWNER:
THE ALDERSGATE TRUST
C/O RON JENNETTE
1440 LAKE FRONT CIRCLE
SUITE 110
SPRING, TEXAS 77380
(281) 210-0135

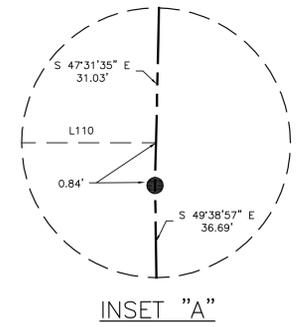
ENGINEER:
MITCHELL & MORGAN, L.L.P.
3204 EARL RUDDER FWY. SOUTH
COLLEGE STATION, TX 77845
PHONE (979) 260-6963

SURVEYOR:
S.M. KLING, RPLS
CIVIL ENGINEERING
CONSULTANTS
4101 S. TEXAS AVE.
SUITE A
BRYAN, TX 77802
(979) 846-6212

REPLAT
PREPARED AND
SUBMITTED
JULY 2016



LEGEND	
	Property Boundary
	Existing Easement
	Proposed Easement
	Existing Access Easement
	Proposed Access Easement
	Floodplain
	Flood Way
	Reference Line



REPLAT

SHEET 2 of 2

LINE TABLE				CURVE TABLE																									
Line #	Length	Direction		Line #	Length	Direction	Curve #	Length	Radius	Delta	Chord Direction	Chord Length																	
L1	28.48	N18° 40' 02.93"E		L21	30.67	S74° 55' 02.93"W		L41	9.32	S41° 25' 28.18"W		L61	5.03	N21° 49' 57.07"W		L81	24.76	N27° 09' 16.34"W		L101	8.21	N41° 10' 02.93"E		C1	53.69	173.00	17.78	N32° 16' 38"E	53.47
L2	92.29	N3° 58' 05.72"W		L22	9.00	N21° 49' 57.07"W		L42	5.55	N41° 09' 33.55"E		L62	54.27	N74° 55' 02.93"E		L82	50.31	N18° 28' 25.76"W		L102	146.20	N48° 49' 29.55"W		C2	56.47	180.00	17.97	N32° 10' 48"E	56.24
L3	78.14	N15° 04' 57.07"W		L23	34.72	N48° 49' 57.07"W		L43	10.00	N48° 50' 26.45"W		L63	5.00	S15° 04' 57.07"E		L83	56.51	S3° 49' 57.07"E		L103	167.23	N41° 28' 57.93"E		C3	59.28	227.00	14.96	N33° 41' 10"E	59.11
L4	26.13	N26° 19' 57.07"W		L24	25.51	S48° 49' 57.07"E		L44	20.55	S41° 09' 33.55"W		L64	53.67	S74° 55' 02.93"W		L84	60.76	N18° 14' 21.10"E		L104	8.88	N87° 13' 34.12"E		C4	69.02	220.00	17.97	N32° 10' 48"E	68.74
L5	17.20	N63° 40' 02.93"E		L25	4.03	S21° 49' 57.07"E		L45	97.91	S48° 50' 26.45"E		L65	16.58	S40° 22' 23.44"W		L85	6.53	N48° 49' 57.07"W		L105	60.00	N41° 10' 02.93"E							
L6	15.00	N26° 19' 57.07"W		L26	28.02	S63° 40' 02.93"W		L46	125.08	N41° 10' 02.93"E		L66	60.08	N48° 49' 33.22"W		L86	92.73	N41° 28' 57.93"E		L106	14.77	N48° 49' 57.07"W							
L7	5.20	N63° 40' 02.93"E		L27	32.07	S41° 10' 02.93"W		L47	32.18	S48° 49' 57.07"E		L67	41.77	N37° 34' 57.07"W		L87	6.02	S48° 49' 57.07"E		L107	12.00	N41° 10' 02.93"E							
L8	83.63	N26° 19' 57.07"W		L28	18.38	N48° 44' 16.24"W		L48	9.34	N68° 10' 02.93"E		L68	90.51	N26° 19' 57.07"W		L88	92.73	N41° 10' 02.93"E		L108	11.21	S48° 49' 57.07"E							
L9	62.27	N37° 34' 57.07"W		L29	18.38	S48° 44' 16.24"W		L49	7.50	N21° 49' 57.07"W		L69	10.35	S73° 58' 51.73"E		L89	5.97	S48° 49' 57.07"E		L109	22.24	N41° 10' 02.93"E							
L10	54.56	N48° 49' 57.07"W		L30	96.97	S41° 10' 02.93"W		L50	4.75	N68° 10' 02.93"E		L70	13.79	N70° 30' 05.25"E		L90	92.97	N41° 28' 57.93"E		L110	42.09	N41° 10' 02.93"E							
L11	5.11	N41° 10' 02.93"E		L31	18.38	S48° 50' 34.44"E		L51	27.58	S48° 49' 57.07"E		L71	42.27	S16° 24' 53.55"E		L91	5.47	N47° 58' 34.75"W		L111	60.00	N41° 10' 02.93"E							
L12	15.00	N48° 49' 57.07"W		L32	20.88	N48° 50' 26.45"W		L52	8.48	N41° 10' 02.93"E		L72	39.16	N29° 31' 41.03"W		L92	92.89	N41° 10' 31.87"E		L112	10.00	N49° 37' 36.56"W							
L13	5.11	N41° 10' 02.93"E		L33	41.38	N41° 10' 02.93"E		L53	23.30	N63° 40' 02.93"E		L73	95.93	N44° 35' 24.25"W		L93	200.01	N41° 10' 02.93"E		L113	7.55	N21° 49' 57.07"W							
L14	105.80	N48° 49' 57.07"W		L34	15.00	S48° 49' 57.07"E		L54	20.63	S26° 19' 57.07"E		L74	87.88	N44° 35' 24.25"W		L94	25.27	N48° 49' 57.07"W		L114	9.98	S48° 48' 47.64"E							
L15	103.30	N48° 45' 20.27"W		L35	41.38	N41° 10' 02.93"E		L55	20.94	N68° 10' 02.93"E		L75	35.45	N29° 31' 41.03"W		L95	7.64	S41° 10' 02.93"W											
L16	13.78	S40° 22' 23.44"W		L36	5.94	N48° 50' 26.45"W		L56	8.90	N21° 49' 57.07"W		L76	40.55	S16° 24' 53.55"E		L96	109.76	N48° 49' 57.07"W											
L17	66.70	N74° 55' 02.93"E		L37	33.98	N41° 10' 02.93"E		L57	99.99	N74° 55' 02.93"E		L77	60.17	N34° 11' 20.94"W		L97	19.10	N41° 10' 02.93"E											
L18	19.63	S15° 08' 48.64"E		L38	14.16	N3° 49' 57.07"W		L58	14.20	S3° 49' 57.07"W		L78	22.80	N71° 26' 57.08"E		L98	15.20	S48° 49' 57.07"E											
L19	12.00	N74° 51' 11.36"E		L39	3.07	N41° 25' 28.18"E		L59	27.76	S41° 10' 02.93"W		L79	7.50	S18° 33' 02.92"E		L99	10.00	N41° 10' 02.93"E											
L20	19.62	N15° 08' 48.64"W		L40	15.00	N48° 34' 31.82"W		L60	64.48	N48° 50' 26.45"W		L80	23.94	S71° 26' 57.08"W		L100	19.24	N48° 49' 57.07"W											

- NOTES:
- BASIS OF BEARINGS IS THE MONUMENTED NORTHEAST RIGHT OF WAY LINE OF STATE HIGHWAY NO. 6 ACCORDING TO THE PLAT OF BARRON PARK SUBDIVISION RECORDED IN VOL. 939, PG. 209, OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. RECORD BEARING: S 44°34'17"E.
 - ELEVATIONS ARE BASED ON CITY OF COLLEGE STATION GPS MONUMENTATION, SPECIFICALLY MONUMENT #138 WITH A PUBLISHED ELEVATION OF: 297.55'.
 - A PORTION OF THE SUBJECT TRACT DOES LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480083, PANEL NO. 0310F, MAP NO. 48041C0310F. EFFECTIVE DATE: APRIL 2, 2014.
 - 1/2" IRON ROD SET AT ALL CORNERS.
 - IF LOT 3R2 INSTALLS INFRASTRUCTURE ACROSS LOT 3R1 OR 3R3 AND AS A RESULT DISTURBS ANY IMPROVEMENTS ON THOSE LOTS, ANY DISTURBED IMPROVEMENTS SHALL BE REPAIRED IN EQUAL OR BETTER CONDITION.
 - A PORTION OF THIS PROPERTY IS LOCATED WITHIN A ZONE AE SPECIAL FLOOD HAZARD AREA. WHERE PORTIONS OF THE FLOODPLAIN ARE FILLED, A NO ADVERSE IMPACT DRAINAGE ANALYSIS AND CERTIFICATION MUST BE PROVIDED CERTIFYING THAT THE FILL WILL NOT CAUSE FLOODING TO UPSTREAM/DOWNSTREAM PROPERTIES.
 - THE EXISTING 40' WIDE ACCESS EASEMENT ALONG THE NORTHERN PROPERTY LINE (VOL.237/PG.27) HAS BEEN ABANDONED BY SEPARATE INSTRUMENT. VOL. 12963, PG. 68
 - THE PUBLIC ACCESS EASEMENT LOCATED BETWEEN LOTS 1 & 2 (BARRON PARK SUBDIVISION) AND LOT 3R2R (BARRON PARK SUBDIVISION) WILL CONTAIN A PUBLIC WAY NAMED "CARROLL FANCHER WAY". THIS PUBLIC WAY ADJACENT TO LOT 3R2R WILL BE MAINTAINED BY LOT 3R2R AND ADJACENT TO LOT 3R3 BY LOT 3R3.

REPLAT

OF

LOT 3R2R

BARRON PARK SUBDIVISION

(12.06 acres)

BEING A REPLAT OF LOT 3R2, BARRON PARK SUBDIVISION
VOL. 12958/PAGE 21

SCALE 1"=50'

COLLEGE STATION
Brazos County, Texas

OWNER:
THE ALDERSGATE TRUST
C/O RON JENNETTE
1440 LAKE FRONT CIRCLE
SUITE 110
SPRING, TEXAS 77380
(281) 210-0135

ENGINEER:
MITCHELL & MORGAN, L.L.P.
3204 EARL RUDDER FWY. SOUTH
COLLEGE STATION, TX 77845
PHONE (979) 260-6963

SURVEYOR:
S.M. KLING, RPLS
CIVIL ENGINEERING
CONSULTANTS
4101 S. TEXAS AVE.
SUITE A
BRYAN, TX 77802
(979) 846-6212

REPLAT
PREPARED AND
SUBMITTED
JULY 2016



Legislation Details (With Text)

File #: 16-0484 **Version:** 4 **Name:** Harvey Hillsides - Rezoning
Type: Rezoning **Status:** Agenda Ready
File created: 8/4/2016 **In control:** Planning and Zoning Commission Regular
On agenda: 8/18/2016 **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 SC Suburban Commercial for approximately 1.37 acres being Harvey Hillsides Subdivision, lots 32 & 33, Block 1, generally located at the intersection of Harvey Road and Pamela Lane. Case #REZ2016-000022 (Note: Final action on this item is scheduled for the September 8, 2016 City Council meeting - subject to change)

Sponsors: Madison Thomas

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to SC Suburban Commercial for approximately 1.37 acres being Harvey Hillsides Subdivision, lots 32 & 33, Block 1, generally located at the intersection of Harvey Road and Pamela Lane. Case #REZ2016-000022 (Note: Final action on this item is scheduled for the September 8, 2016 City Council meeting - subject to change)



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

REZONING REQUEST
for
Harvey Hillside
REZ2016-00022

REQUEST: R Rural to SC Suburban Commercial

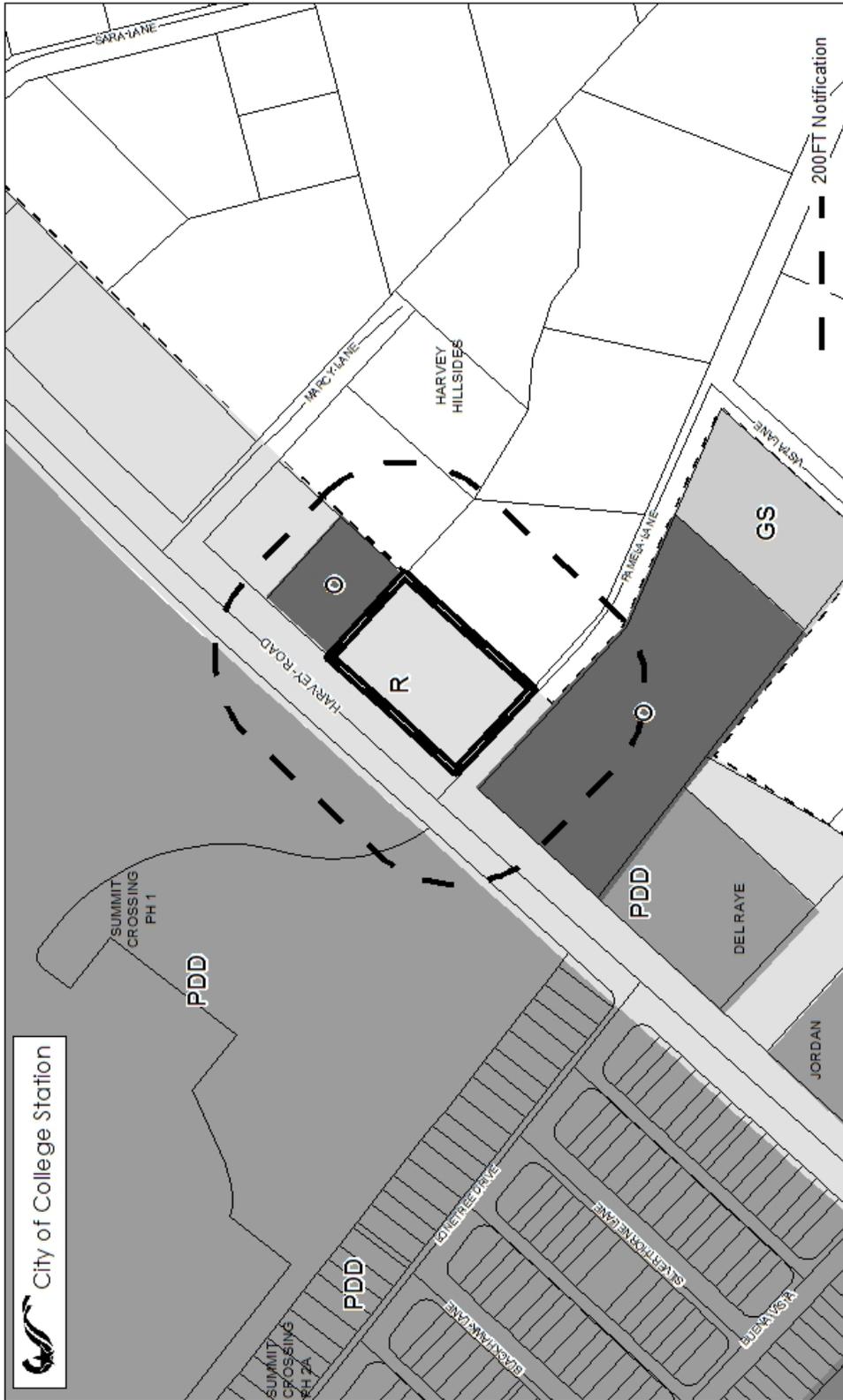
SCALE: 1.37 acres

LOCATION: Generally located at the corner of Harvey Road and Pamela Lane. Being Harvey Hillside Subdivision, Block 1, Lots 32 & 33 according to the plat recorded in Volume 263, Page 485 of the Official Records of Brazos County, Texas.

APPLICANT: Hank McQuaide

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

RECOMMENDATION: Staff recommends approval of the rezoning request.



ZONING DISTRICTS (In Grayscale)

Residential	MIU	Mixed-Use	CI	Commercial Industrial	Design Districts	Overlay Districts	Retired Districts
R	MHP	Manufactured Home Pk.	BP	Business Park	WPC	OV	R-1B
E	Non-Residential	College and University	BFI	Business Park Industrial	NG-1	RDD	Single Family Residential
RS	Natural Area Protected	Planned Districts	C-U	College and University	NG-2	KO	Multi-Family
GS	Office	P-MUD	P-MUD	Planned Mixed-Use Dist.	NG-3	NPC	High Density Multi-Family
D	Suburban Commercial	PDD	PDD	Planned Develop. Dist.	Nbrhd. Prevailing Ovr.	NCO	Research and Dev.
T	General Commercial				Nbrhd. Conservation Ovr.	HP	Light Industrial
MF	Multi-Family				Historic Preservation Ovr.	M-1	Heavy Industrial
						M-2	

HARVEY HILLSIDES

Case: REZ2016-000022

REZONING



NOTIFICATIONS

Advertised Commission Hearing Date: August 18, 2016
Advertised Council Hearing Date: September 8, 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

Property owner notices mailed: 5
Contacts in support: 0
Contacts in opposition: 1, Concerned about a commercial use near residential properties
Inquiry contacts: 6

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Urban	PDD Planned Development District	Undeveloped
South	Rural	No Zoning - ETJ	Single-family home
East	Suburban Commercial	O Office	Undeveloped
West (Across Pamela Lane)	Suburban Commercial	O Office	Undeveloped

DEVELOPMENT HISTORY

Annexation: 1980
Zoning: Property zoned A-O Agricultural Open upon annexation
A-O renamed R Rural (2013)
Final Plat: Harvey Hillside Subdivision (1967)
Site development: Property is developed with a single family home.

PROPOSAL

The applicant has requested a SC Suburban Commercial rezoning. The SC zoning district is intended to provide for low-density commercial uses that provide services to nearby neighborhoods. It should be compatible with the character of suburban single-family neighborhoods with residential character and scale. The applicant proposes a low-density commercial development on the property.

REZONING REVIEW CRITERIA

1. Consistency with the Comprehensive Plan: The subject area is designated on the Comprehensive Plan Future Land Use and Character Map as Suburban Commercial. The

Comprehensive Plan states that this designation is for small concentrations of commercial activities adjacent to major roads that cater primarily to nearby residents versus the larger community or region. The proposed zoning permits lower-density commercial uses that provide services to nearby neighborhoods along Harvey Road and Pamela Lane, allowing the property to be developed consistent with the Comprehensive Plan.

- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The properties to the east and west (across Pamela Lane) are zoned O Office, to be developed as low density office space. Property to the north is zoned PDD Planned Development District, to be developed with Duplexes. The property to the south is located in the Extraterritorial Jurisdiction and developed as a single-family residential property. Veterans Park is located south of this property along Harvey Road and provides recreational opportunities for city residents.
- 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 property has frontage to Harvey Road and Pamela Lane and is suitable for a low-density, suburban commercial use. Harvey Road is classified as a four lane major arterial. The subject property is surrounded by other properties zoned for non-residential, office use.
- 4. Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The property has frontage to Harvey Road and Pamela Lane and it permits a single-family home and associated agricultural uses.
- 5. Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The property could not be marketed very well as an R Rural subdivision and has limited agricultural potential as it is surrounded by properties zoned for office use and it is a little over an acre in size.
- 6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** There is an existing 12-inch waterline at northwest corner of the property and an existing 8-inch sewer line along the south side of Harvey Road that are available to serve this tract. The subject property is located in the Carters Creek Drainage Basin but is not within a FEMA Special Flood Hazard Area. The tract is bordered on the north by Harvey Road, a 4-lane major arterial, and Pamela Lane, a local street, on the west. Any proposed access to Harvey Road will require TxDOT permitting. Public infrastructure improvements shall be designed and constructed in accordance with the BCS Unified Design Guidelines with site development. Public facilities appear to be adequate for the proposed use.

STAFF RECOMMENDATION

Staff recommends approval of the rezoning request.

SUPPORTING MATERIALS

1. Application
2. Rezoning Map



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

ZONING MAP AMENDMENT (REZONING) APPLICATION GENERAL

MINIMUM SUBMITTAL REQUIREMENTS:

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

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

Date of Optional Preapplication Conference _____

NAME OF PROJECT _____

ADDRESS _____

LEGAL DESCRIPTION (Lot, Block, Subdivision) Lots 32 & 33; Block 1; Harvey Hillside

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:

Intersection of Harvey road and Pamela Lane, College Station

TOTAL ACREAGE 1.37 acres

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

Name Hank McQuaide E-mail hank@hankmc.com

Street Address P.O. Box 4573

City Bryan State TX Zip Code 77805

Phone Number 979-255-1955 Fax Number 979-846-0652

PROPERTY OWNER'S INFORMATION:

Name Walter & Beverly Hoke E-mail hoke_3@hotmail.com

Street Address 45 Pamela Ln

City College Station State TX Zip Code 77845

Phone Number 512-573-6690 Fax Number _____

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

Name Brad Kerr; Project Engineer SURVEYOR E-mail BRAD.KERR@SUDPENCLASHMAIL.COM
Street Address 409 N. Texas Ave
City Bryan State tx Zip Code 77803
Phone Number 979-268-3195 Fax Number 979 621 8204

This property was conveyed to owner by deed dated 7/17/85 and recorded in Volume 451, Page 715 of the Brazos County Official Records.

Existing Zoning R-Rural Proposed Zoning Suburban Commercial
Present Use of Property Storage/Vacant
Proposed Use of Property Unknown-Office

REZONING SUPPORTING INFORMATION

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

The subject tract has been in a holding zoning for years as the owners have not considered selling. The area adjacent has developed over the past five years.

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.

This zoning change is in accordance with the comprehensive plan.

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

The adjacent properties are presently zoned as to the comprehensive plan and the Harvey Hillside restrictions denote the two lots as commercial.

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

The tract is well suited for the suburban commercial usage as it is relatively level and fronts Harvey Road and is consistent is usage potential with adjacent tracts along Harvey Road.

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

It is noted above, well suited and comparable to the majority of the tracts located in the subject neighborhood and fronting the south side of Harvey Road.

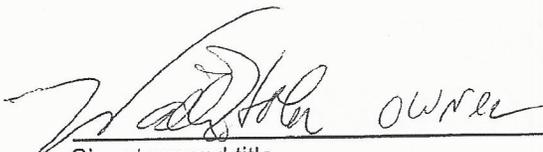
6. Explain the marketability of the property for uses permitted by the current zoning district.

Based on recent sales and development on Harvey Road, the tract is very marketable.

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

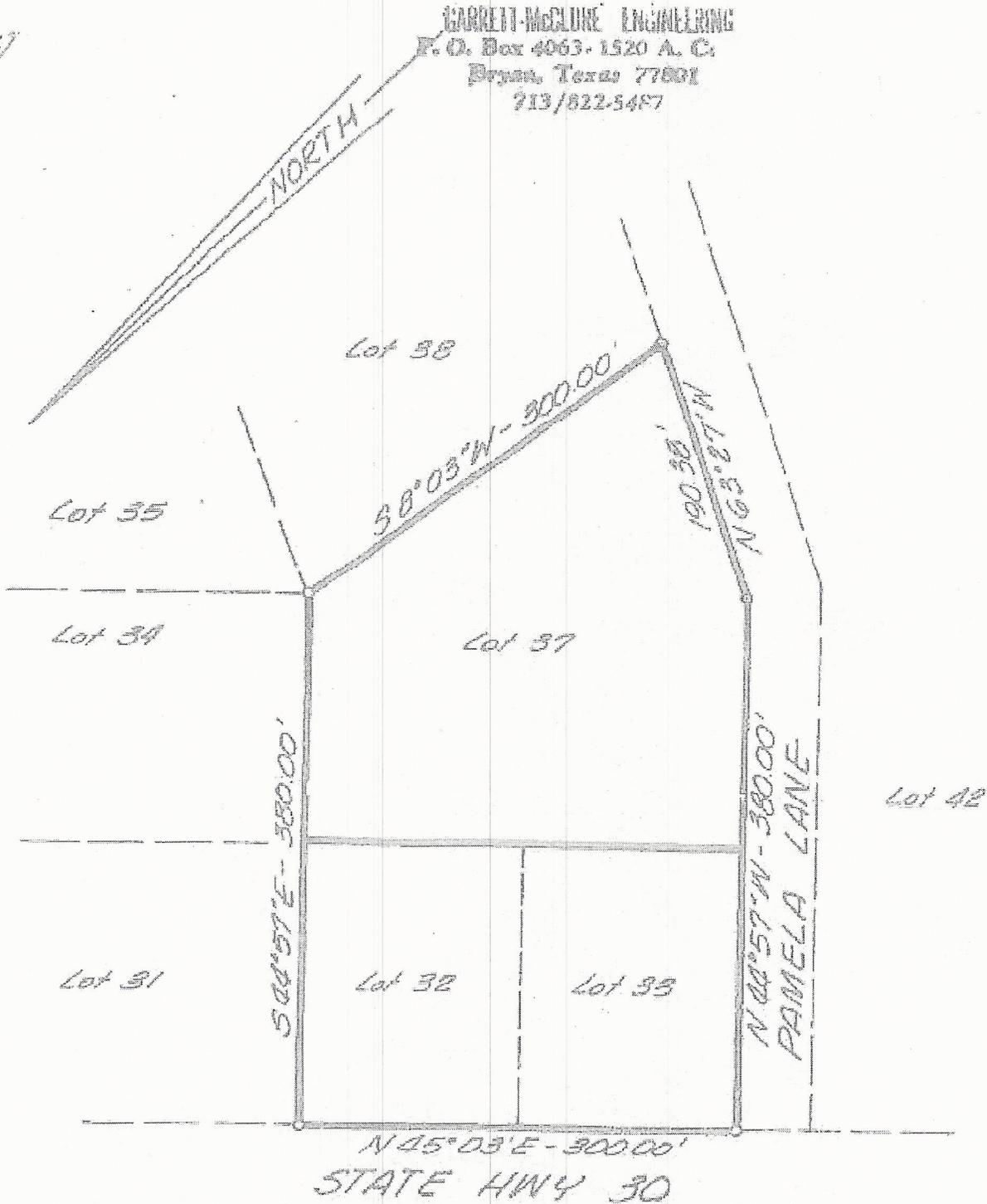
None really, it complies with the current City comprehensive plan and restrictions for the adjacent subdivision from 20 years ago. Just took time and utility extension to create the market.

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.

 OWNER
Signature and title

6-29-16
Date

GARRETT-McCLUNE ENGINEERING
P. O. Box 4063 • 1520 A. C.
Bryan, Texas 77801
713/822-5487



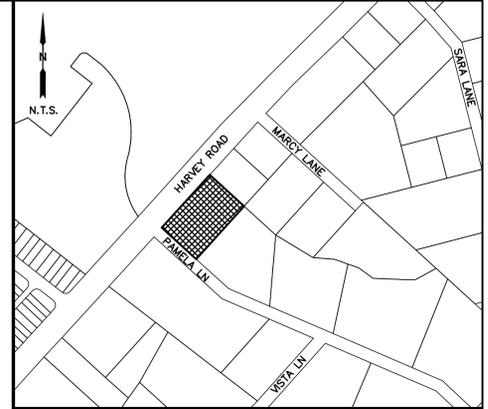
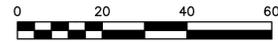
3.24 ACRE TRACT
MARIA KEGANS LEAGUE
BRAZOS COUNTY, TEXAS

SCALE: 1"=100'

I, Donald D. Garrett, Registered Professional Engineer, No. 22790, do hereby certify that the above plat is true and correct and agrees with a survey made under my supervision.



SCALE: 1" = 20'



STATE HIGHWAY NO. 30

N 45°03' E 300.0' PLAT CALL
N 42°09'33" E 289.73' MEASURED

S 44°57' E 200.0' PLAT CALL
S 47°51'06" E 199.67' MEASURED

LOT 31
BLOCK 1
SKYBREAK CHURCH
ZONED O - OFFICE

LOT 32
BLOCK 1
0.688 AC.
WALTER FORD HOKE
CURRENTLY ZONED R - RURAL
PROPOSED ZONING: SC - SUBURBAN COMMERCIAL

COLLEGE STATION CITY LIMITS
BRAZOS COUNTY

LOT 34
BLOCK 1

3/4 INCH IRON
ROD FOUND BEARS:
S 02°07'59" W
0.35'

LOT 33
BLOCK 1
0.689 AC.
WALTER FORD HOKE
CURRENTLY ZONED R - RURAL
PROPOSED ZONING: SC - SUBURBAN COMMERCIAL

COLLEGE STATION CITY LIMITS
BRAZOS COUNTY

LOT 37
BLOCK 1
FRANCIS & MIA VILLARREAL

S 42°05'26" W 300.54' MEASURED
S 48°03' W 300.0' PLAT CALL

COLLEGE STATION GPS
MON #128 BEARS:
S 65°34'08" W 4235.01'

5/8 INCH IRON
ROD FOUND - CM

5/8 INCH IRON
ROD FOUND BEARS:
N 59°04'55" W
0.18'

N 47°37'16" W 200.04' MEASURED
N 44°51' W 200.0' PLAT CALL
EDGE OF PAVEMENT
PAMELA LANE
50' R.O.W.

1/2 INCH IRON
ROD FOUND BEARS:
S 66°19'03" E
0.18'

3/4 INCH IRON
ROD FOUND - CM

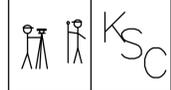
- LEGEND:
- UTILITY POLE
 - AERIAL ELECTRIC LINES
 - WOOD FENCE
 - BARBED WIRE FENCE
 - GRAVEL
 - CONCRETE
 - ASPHALT

GENERAL NOTES

1. COORDINATES AND BEARING SYSTEM SHOWN HEREON ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF COLLEGE STATION CONTROL MONUMENT CS94-126 AND AS ESTABLISHED FROM GPS OBSERVATION.
2. CM - CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES.
3. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOODPLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0220F DATED APRIL 2, 2014.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT; EASEMENTS AND OTHER MATTERS MAY APPLY.

REVISED 08-04-16
1.377 ACRES, MARIE KEGANS LEAGUE A-28

ZONING PLAT
OF
LOTS 32 AND 33, BLOCK 1
HARVEY HILLSIDES
VOLUME 263, PAGE 485
COLLEGE STATION, BRAZOS COUNTY, TEXAS



SCALE: 1 INCH = 20 FEET
SURVEY DATE: 07-07-16
PLAT DATE: 07-10-16
JOB NUMBER: 16-561
CAD NAME: 16-561
CR5 FILE: 16-561

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



Legislation Details (With Text)

File #:	16-0498	Version:	3	Name:	1404 Bird Pond Road Comprehensive Plan Amendment
Type:	Comprehensive Plan	Status:	Agenda Ready		
File created:	8/9/2016	In control:	Planning and Zoning Commission Regular		
On agenda:	8/18/2016	Final action:			
Title:	Public Hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan - Future Land Use & Character Map from Estate to Restricted Suburban for approximately 13 acres located at 1404 Bird Pond Road, more generally located near the northeast corner of Rock Prairie Road and Bird Pond Road. Case #CPA2016-000005(Note: Final action on this item is scheduled for the September 8, 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 Estate to Restricted Suburban for approximately 13 acres located at 1404 Bird Pond Road, more generally located near the northeast corner of Rock Prairie Road and Bird Pond Road. Case #CPA2016-000005(Note: Final action on this item is scheduled for the September 8, 2016 City Council meeting - subject to change)



**COMPREHENSIVE PLAN AMENDMENT
FOR
1404 Bird Pond Road
CPA2016-000005**

REQUEST: Estate to Restricted Suburban

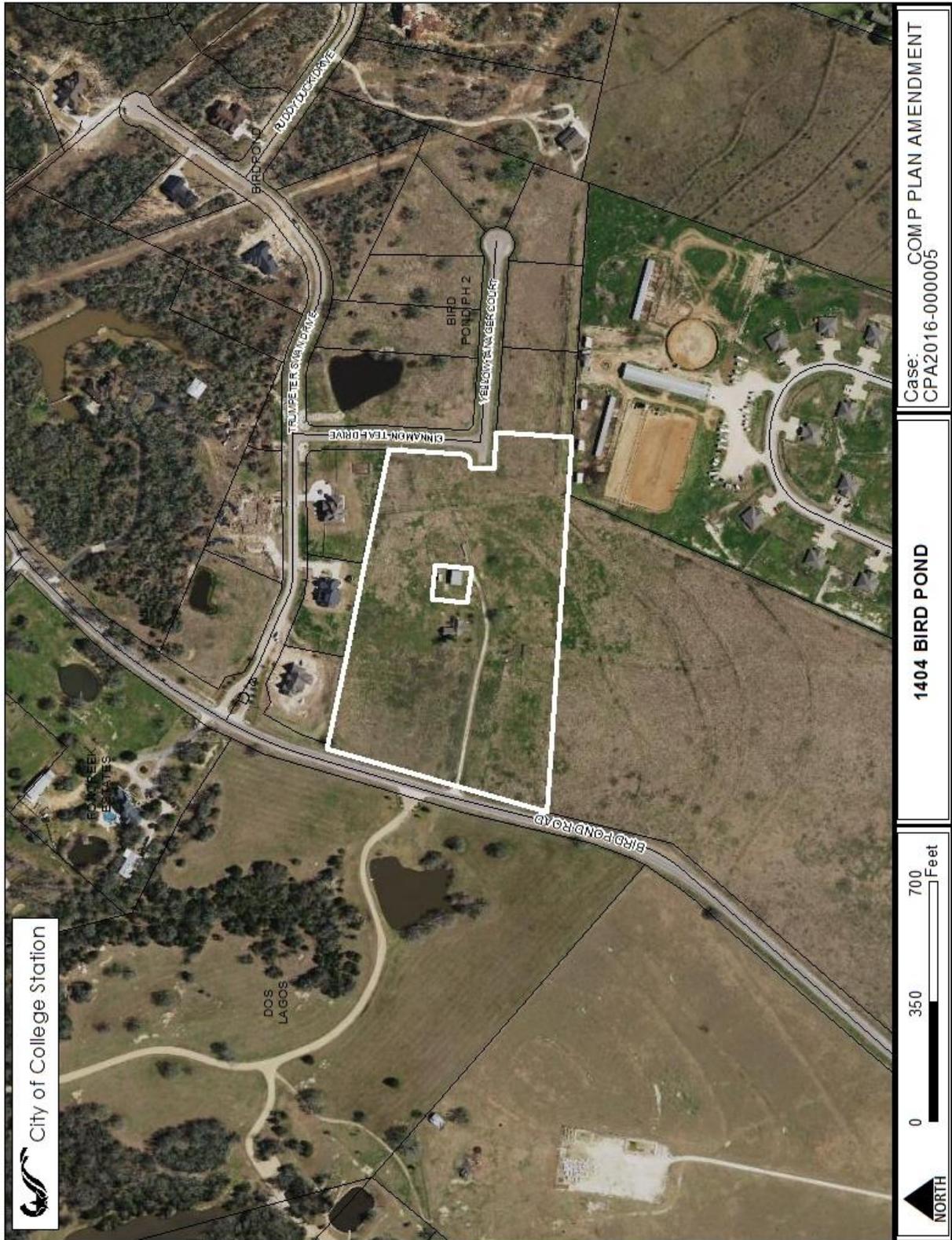
SCALE: Approximately 13 acres

LOCATION: 1404 Bird Pond Road, generally located near the northeast corner of Rock Prairie Road and Bird Pond Road.

APPLICANT: Tony Jones, The Aggieland Company

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

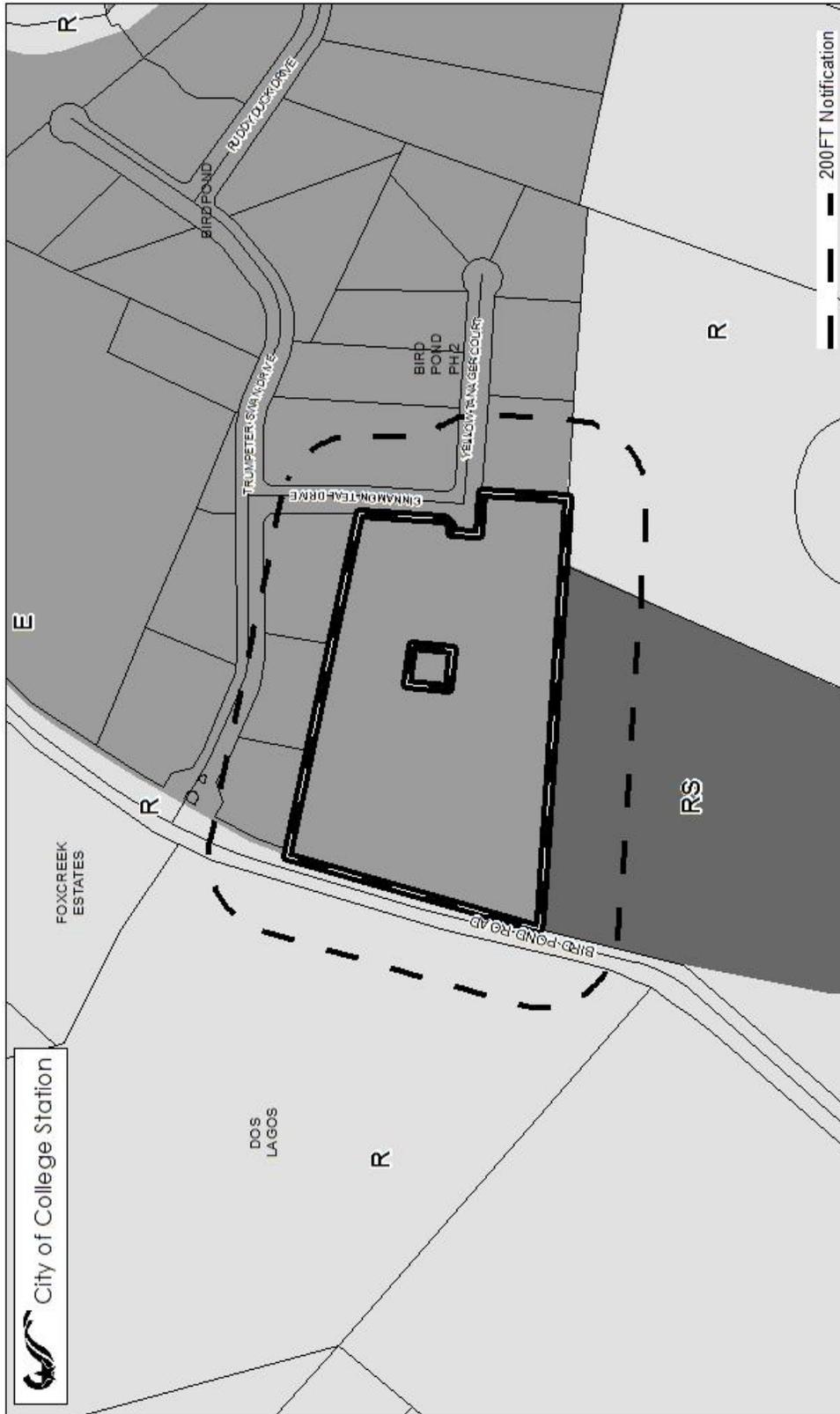
RECOMMENDATION: Staff recommends denial of the Future Land Use and Character Map amendment.



Case: COMP PLAN AMENDMENT
CPA2016-000005

1404 BIRD POND

City of College Station



ZONING DISTRICTS (In Grayscale)

Residential	MU	Mixed-Use	CI	Commercial Industrial	Design Districts	Overlay Districts	Retired Districts
R	MHP	Manufactured Home Pk.	BP	Business Park	WPC	Corridor Ovr.	R-1B
E			BPI	Business Park Industrial	NG-1	Redevelopment District	Single Family Residential
RS		Non-Residential	C-U	College and University	NG-2	Krenak Tap Ovr.	R-4
GS		Natural Area Protected			NPO	Nbrhd. Prevailing Ovr.	High Density Multi-Family
D		Office			NCO	Nbrhd. Conservation Ovr.	R-6
T		Suburban Commercial			HP	Historic Preservation Ovr.	Research and Dev.
MF		General Commercial					M-1
							Light Industrial
							M-2
							Heavy Industrial

1404 BIRD POND

Case: **CPA2016-000005**

COMP PLAN AMENDMENT

PROPOSED
Future Land Use



EXISTING
Future Land Use



NOTIFICATIONS

Advertised Commission Hearing Date: August 18, 2016
Advertised Council Hearing Dates: September 8, 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 as of date of staff report
Contacts in opposition: One as of date of staff report, including concerns increased density compared to Bird Pond Estates and character of area
Inquiry contacts: Three as of date of staff report

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Estate	E Estate	Bird Pond Estates Subdivision
South	Restricted Suburban	RS Restricted Suburban	Vacant (Preliminary Plan in process for Waterford Heights)
East	Estate	E Estate	Bird Pond Estates Subdivision
West (across Bird Pond Road)	Restricted Suburban	R Rural	Agricultural

DEVELOPMENT HISTORY

Annexation: November 2002
Zoning: R Rural
Final Plat: Unplatted
Originally included in 2006 Bird Pond Estates Master Plan and Preliminary Plan (Both now expired)
Site development: Large tract single-family

REVIEW CRITERIA

- 1. Changed or changing conditions in the subject area or the City:** In August 2015, land located between the subject property and Rock Prairie Road received a Comprehensive Plan Amendment to Restricted Suburban and Suburban Commercial. The tract was also rezoned to RS Restricted Suburban and SC Suburban Commercial.

Due to the recent amendments, the subject tract is currently zoned R Rural located between E Estate and RS Restricted Suburban zoning districts. This Comprehensive Plan Amendment will allow a more dense land use to continue north along Bird Pond Road, further into an area with existing rural character.

2. **Scope of the request:** The request is to amend the Comprehensive Plan Future Land Use and Character Map designation for approximately 13 acres from Estate to Restricted Suburban. This amendment will allow for a future residential subdivision with medium density single-family housing (average 10,000 square-foot lots). With a maximum allowed density of four dwelling units per acre, this change could allow up to 53 lots on the subject property.
3. **Availability of adequate information:** A Restricted Suburban designation allows for future development of a medium-density single-family residential subdivision with a maximum four dwelling units per acre. Properties in this area are primarily served by Wellborn Special Utility District (water). Wellborn SUD has indicated an ability to serve domestic water service to the proposed subdivision, but cannot currently meet minimum fire flow requirements. City of College Station has agreed to allow a pressure activated valve to be installed that will open during a fire flow event.

There are currently no existing sanitary sewer mains available to serve this property. The developer is proposing an extension of a gravity main from an adjacent tract that was previously rezoned in 2015.

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

Traffic Impact Analysis is not required for residential development. Rock Prairie Road is designated as a future 4-lane Major Arterial and Bird Pond Road is designated as a future 4-lane Minor Arterial on the City's Thoroughfare Plan Map. Both roadways are currently built to a 2-lane rural section and upgrades to their future thoroughfare section are not currently planned.

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

The proposed amendment shifts the existing Restricted Suburban designation further to the north along Bird Pond Road, further into Growth Area III. With the adjacent Comprehensive Plan Amendment request, staff acknowledged that Restricted Suburban may be appropriate closer to the intersection next to Suburban Commercial, stating that further amendments in this area are discouraged due to a limited future street network and utility constraints in this area, as well as to retain the existing rural character.

5. **Consideration of the Future Land Use & Character and/or Thoroughfare Plans:** The existing Future Land Use and Character designation on the property is Estate. Estate is a designation for areas with a prevailing rural character that should have limited development activities consisting of low-density single-family of one-acre lots (or denser if clustered). The applicant requests an amendment to Restricted Suburban allowing up to four dwelling units per acre (10,000 square feet or smaller if clustered around open space). With the exception

of the recent Comprehensive Plan Amendment to the south, area on the east side of Bird Pond Road is currently designated Rural.

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

Rock Prairie Road is designated as a future 4-lane Major Arterial and Bird Pond Road is designated as a future 4-lane Minor Arterial on the City's Thoroughfare Plan Map. Both roadways are currently built to a 2-lane rural section and upgrades to their future thoroughfare section are not currently planned.

- 6. Compatibility with the surrounding area:** The adjacent land uses to the north and east are phases of Bird Pond Estates. To the south is land owned by the applicant for the development of an RS Restricted Suburban residential development. The surrounding area, including land west of Bird Pond Road, contains large acreage tracts of rural character used for single-family residential and agriculture. Located further to the east is the Carter Lake subdivision. A Restricted Suburban development will provide a medium density residential community with a more intense development pattern than the surrounding area.

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

- 7. Impacts on infrastructure including water, wastewater, drainage, and the transportation network:** Domestic Water service will be provided by Wellborn SUD. Wellborn SUD is unable to provide fire protection, however, the City of College Station has agreed to allow a pressure activated valve to be installed that will open during a fire flow event.

There are currently no existing sanitary sewer mains available to serve this property. The developer is proposing an extension of a gravity main from an adjacent tract that was previously rezoned.

The subject tract is in Lick Creek Drainage Basin and detention will be required. There is no FEMA regulated floodplain identified on the tract. The development will be required to comply with the City's drainage ordinance.

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

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

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

adequate fire flows in this area, however, the City of College Station has agreed to allow a pressure activated valve to be installed that will open during a fire flow event.

There are currently no existing sanitary sewer mains available to serve this property. The developer is proposing an extension of a gravity main from an adjacent tract that was previously rezoned.

9. **Impact on environmentally sensitive and natural areas:** This area is not recognized as environmentally sensitive. However, Growth Area III states that “due to the prevailing rural character, this area should remain rural in character and be developed at a low intensity. A significant portion of the total area shall be retained as natural areas, parks, or open spaces with land uses clustered or placed on large lots.”
10. **Contribution to the overall direction and character of the community as captured in the Plan’s vision and goals:** The goal for College Station’s Future Land Use and Character is to create a community with strong, unique neighborhoods, protected rural areas, special districts, distinct corridors, and a protected and enhanced natural environment. The proposed amendment from Estate to Restricted Suburban on just over 13 acres allows further encroachment of dense development into an area with rural character and limited infrastructure. The amendment is not in line with the goal stated as a part of Growth Area III, which indicates a desire to protect the prevailing rural character of this area.

STAFF RECOMMENDATION

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

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 N/A

NAME OF PROJECT Atkins Tract - Rezoning

ADDRESS 1402 and 1404 Bird Pond Road

LEGAL DESCRIPTION (Lot, Block, Subdivision) A000901, Thomas Carruthers (ICL), Tract 11.5, 13.11 ac. & 0.25 ac.

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:

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

TOTAL ACREAGE 13.36

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

Name Tony Jones E-mail tonyjones@aggieland.co

Street Address 1401 Sebesta Road

City College Station State TX Zip Code 77845

Phone Number Work: 979-693-6699 Cell: 979-219-8669 Fax Number 979-695-5941

PROPERTY OWNER'S INFORMATION:

Name John Patton Atkins E-mail _____
Street Address 3906 Rock Prairie Road
City College Station State TX Zip Code 77845-5953
Phone Number _____ Fax Number _____

ANSWER ALL OF THE FOLLOWING:

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

Land use and character designation in the northeast quadrant of the intersection of Rock Prairie Road and Bird Pond Road.

2. What is the amendment request?

The land use and character amendment request is from Estate to Restricted Suburban

3. Explain the reason for this amendment.

The demand for housing in the area indicates a need to change the density of the residential development of the land to make better use of the existing and proposed infrastructure in the area.

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

The medical district has introduced more urban land uses to the general area including major infrastructure improvements. The extension of public sewer to the subject property through the medical district development allows for a more dense pattern of development.

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

The subject property was originally categorized as Estate given the infrastructure limitations in the area. Since adoption of the plan, improvements have been planned for sanitary sewer improvements on the College Station Land Investments, LP tract across Rock Prairie Road and paving enhancements were recently completed for Rock Prairie Road.

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

This amendment will accommodate future growth demands by creating more single family residential units in comparison to the existing land use plan.

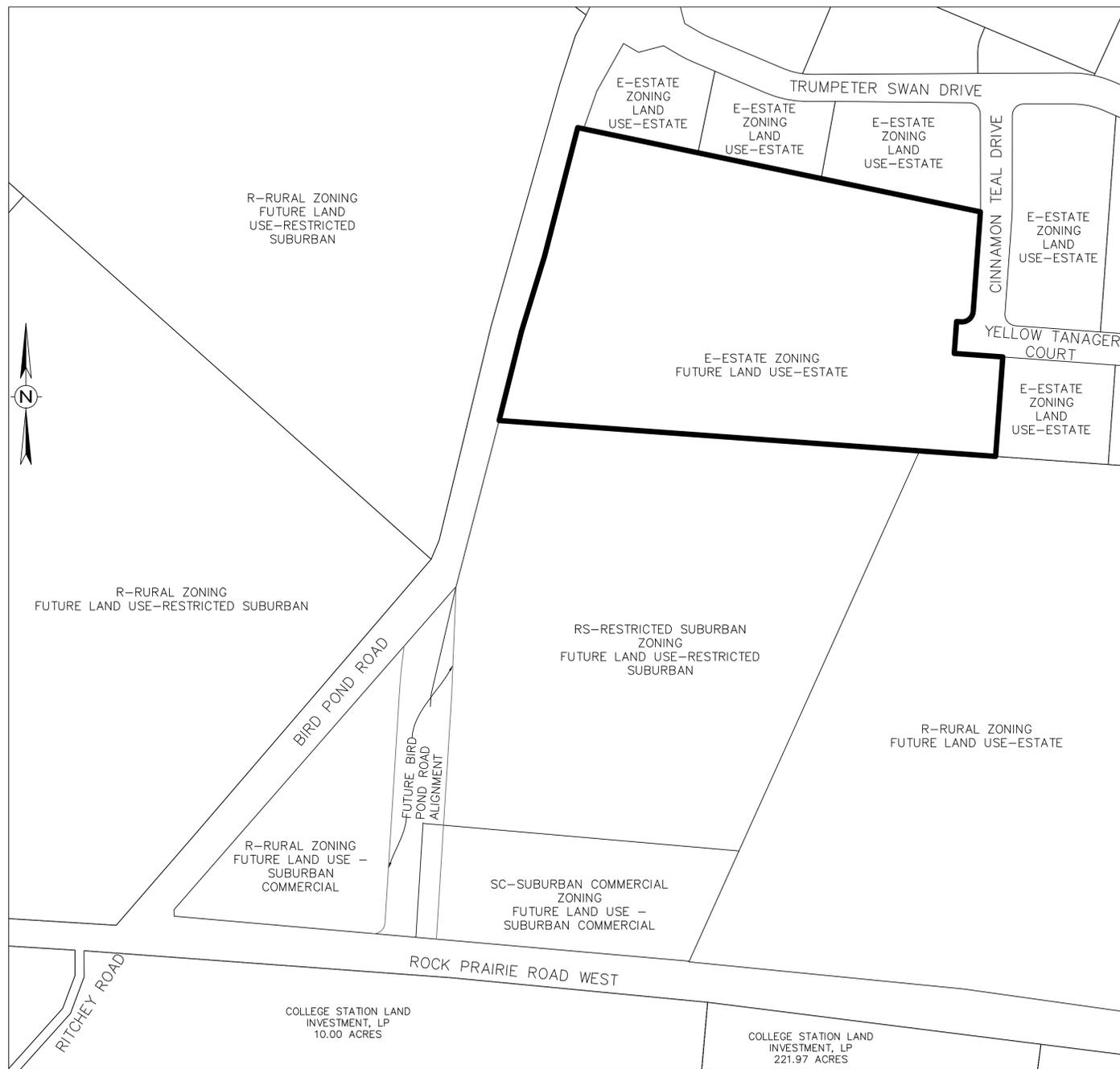
7. What other information are you providing to support the proposed amendment (for example, transportation impact study)?

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

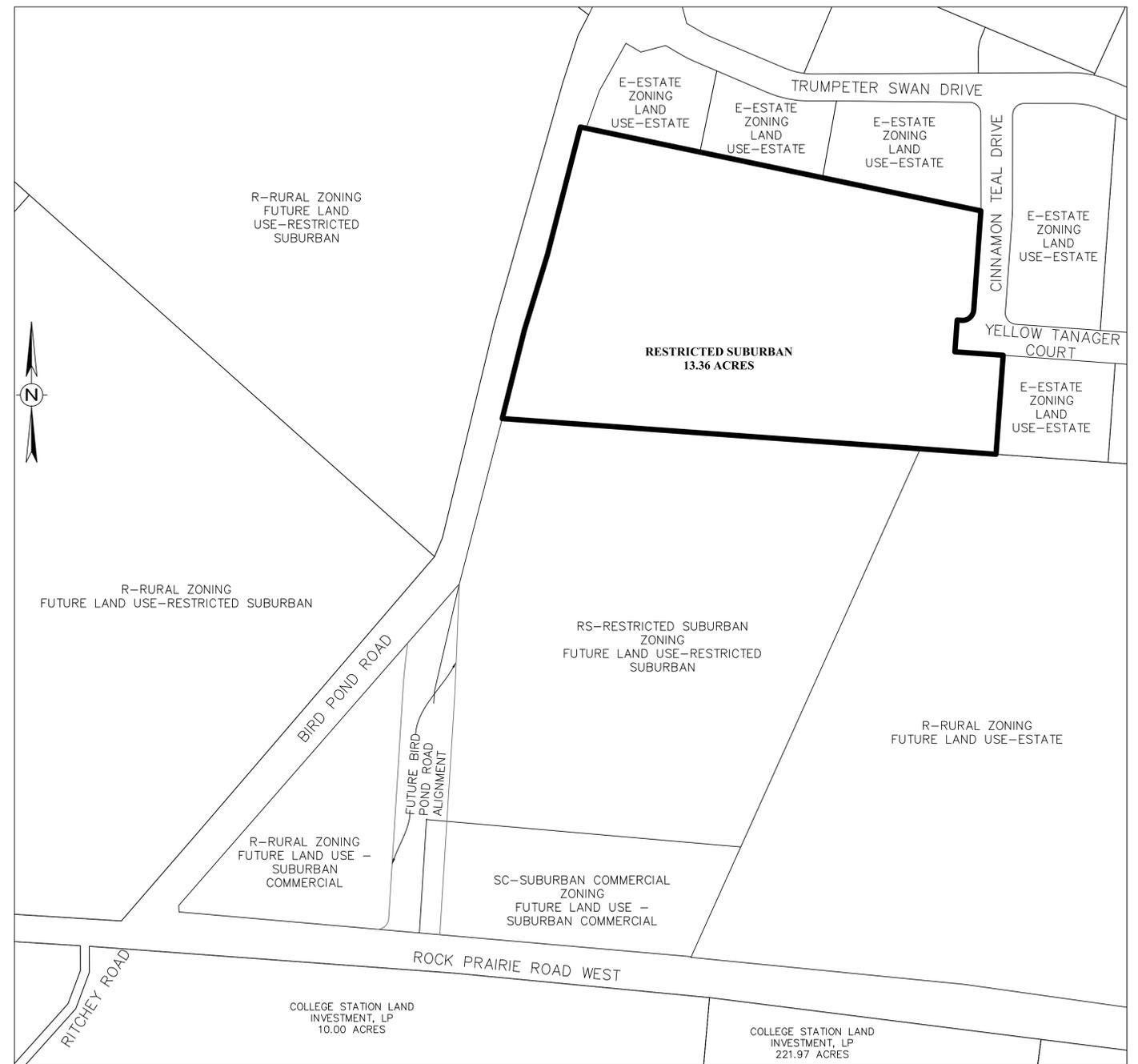
The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from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

John Patton Otthelme
Signature and title

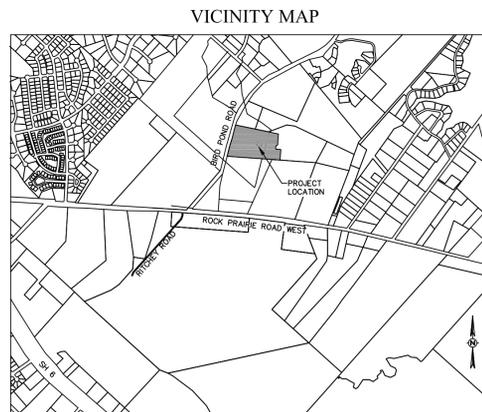
5-20-2016
Date



EXISTING LAND USE



PROPOSED LAND USE



VICINITY MAP

13.36 ACRES - 1404 BIRD POND ROAD COMPREHENSIVE PLAN AMENDMENT

OWNER:
JOHN PATTON ATKINS
3906 ROCK PRAIRIE ROAD
COLLEGE STATION, TX 77845-5953

APPLICANT:
TONY JONES
1401 SEBESTA ROAD
COLLEGE STATION, TX 77845



Legislation Details (With Text)

File #: 16-0497 **Version:** 3 **Name:** 1404 Bird Pond Road Rezoning

Type: Rezoning **Status:** Agenda Ready

File created: 8/9/2016 **In control:** Planning and Zoning Commission Regular

On agenda: 8/18/2016 **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 E Estate to RS Restricted Suburban for approximately 13 acres being situated in the Thomas Caruthers league, abstract no. 9, College Station, Brazos county, Texas, said tract being the remainder of a called 26.25 acre tract of land as described as tract 2 by a partition deed to John Patton Atkins recorded in volume 394, page 796 of the deed records of Brazos County, Texas, generally located at 1404 Bird Pond Road, more generally located near the northeast corner of Rock Prairie Road and Bird Pond Road. Case #REZ2016-000017 (Note: Final action on this item is scheduled for the September 8, 2016 City Council meeting - subject to change)

Sponsors: Jessica Bullock

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from E Estate to RS Restricted Suburban for approximately 13 acres being situated in the Thomas Caruthers league, abstract no. 9, College Station, Brazos county, Texas, said tract being the remainder of a called 26.25 acre tract of land as described as tract 2 by a partition deed to John Patton Atkins recorded in volume 394, page 796 of the deed records of Brazos County, Texas, generally located at 1404 Bird Pond Road, more generally located near the northeast corner of Rock Prairie Road and Bird Pond Road. Case #REZ2016-000017 (Note: Final action on this item is scheduled for the September 8, 2016 City Council meeting - subject to change)



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

REZONING REQUEST
for
1404 Bird Pond Road
REZ2016-000017

REQUEST: E Estate to RS Restricted Suburban

SCALE: Approximately 13 acres

LOCATION: 1404 Bird Pond Road, generally located near the northeast corner of Rock Prairie Road and Bird Pond Road

Being situated in the Thomas Caruthers league, abstract no. 9, College Station, Brazos county, Texas, said tract being the remainder of a called 26.25 acre tract of land as described as tract 2 by a partition deed to John Patton Atkins recorded in volume 394, page 796 of the deed records of Brazos County, Texas

APPLICANT: Tony Jones, The Aggieland Company

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

RECOMMENDATION: Staff recommends denial of the rezoning request. The subject property has service limitations including rural road sections with limited future thoroughfare capacity and it is not located within the Fire Department's desired 4.5 minute response time. This area is identified in Growth Area III which aims to stay rural in character with low intensity development.

If the proposed amendment to the Comprehensive Plan Land Use and Character Map is approved, the proposed rezoning will be consistent with the map. While the Comprehensive Plan Land Use and Character Map indicates the land use is appropriate in the future, rezoning states that infrastructure is in place and the timing is appropriate today. Based on current and planned infrastructure and service limitations, staff recommends denial of this request.

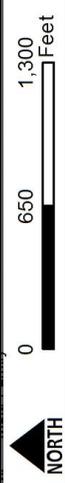


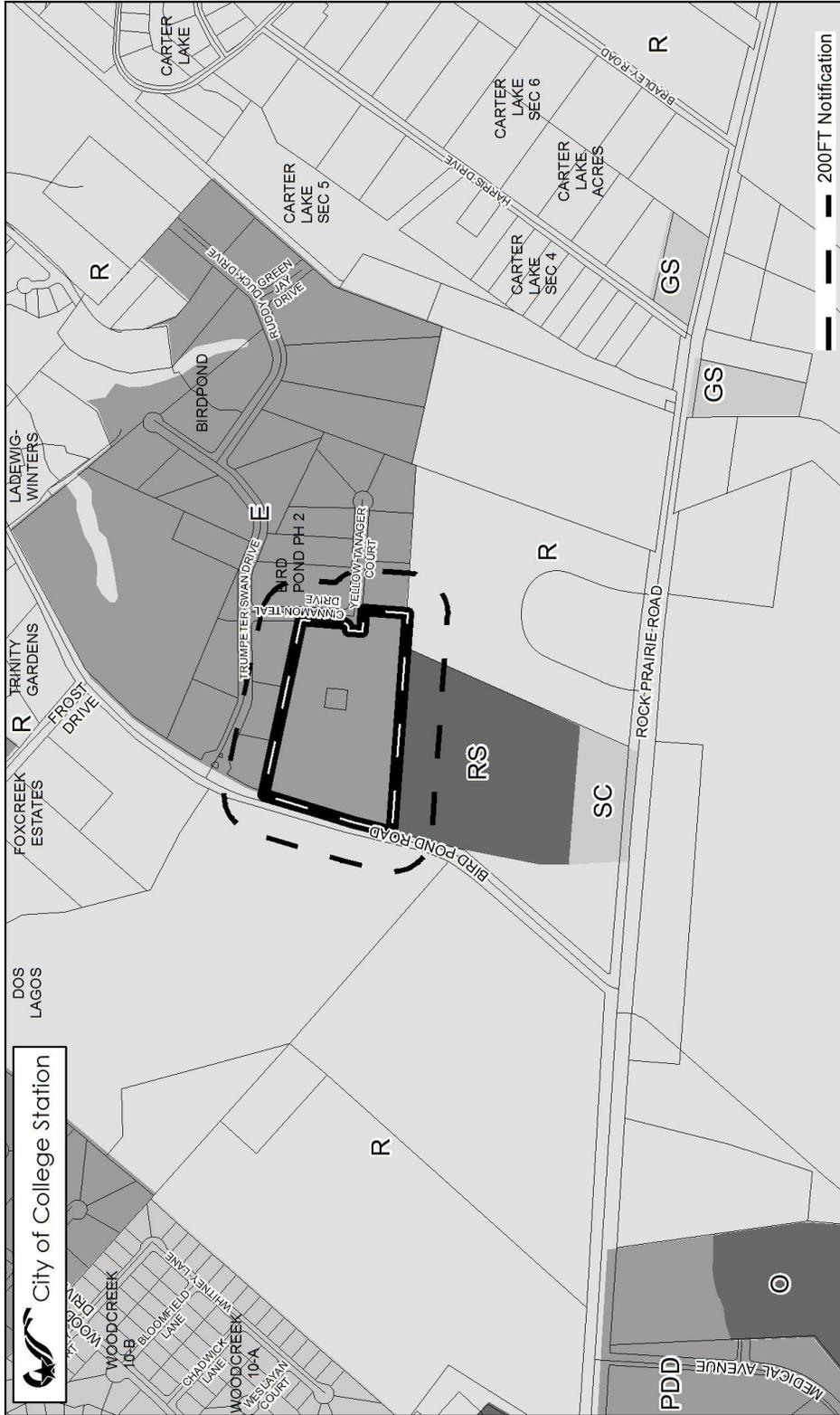
City of College Station

REZONING

Case: REZ2016-000017

ATKINS TRACT





ZONING DISTRICTS (in Grayscale)	
R Residential	MU Mixed-Use
R Rural	MHP Manufactured Home Pk.
E Estate	Non-Residential
RS Restricted Suburban	NAP Natural Area Protected
GS General Suburban	O Office
D Duplex	SC Suburban Commercial
T Townhome	GC General Commercial
MF Multi-Family	
	Planned Districts
	P-MUD Planned Mixed-Use Dist.
	PDD Planned Develop. Dist.
	CI Commercial Industrial
	BP Business Park
	BPI Business Park Industrial
	C-U College and University
	Design Districts
	WPC Wolf Pen Creek Dev. Cor.
	NG-1 Core Northgate
	NG-2 Transitional Northgate
	NG-3 Residential Northgate
	Overlay Districts
	OV Corridor Ovr.
	RDD Redevelopment District
	KO Krenek Tap Ovr.
	NPO Nbrd. Prevailing Ovr.
	NCO Nbrd. Conservation Ovr.
	HP Historic Preservation Ovr.
	Retired Districts
	R-1B Single Family Residential
	R-4 Multi-Family
	R-6 High Density Multi-Family
	RD Research and Dev.
	M-1 Light Industrial
	M-2 Heavy Industrial

NORTH

0 650 1,300 Feet

ATKINS TRACT

Case: REZ2016-000017

REZONING

NOTIFICATIONS

Advertised Commission Hearing Date: August 18, 2016
Advertised Council Hearing Dates: September 8, 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

Property owner notices mailed: Seven
Contacts in support: None as of date of staff report
Contacts in opposition: One as of date of staff report, including concerns about increased density compared to Bird Pond Estates and character of area
Inquiry contacts: Three as of date of staff report

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Estate	E Estate	Bird Pond Estates Subdivision
South	Restricted Suburban	RS Restricted Suburban	Vacant (Preliminary Plan in process for Waterford Heights)
East	Estate	E Estate	Bird Pond Estates Subdivision
West (across Bird Pond Road)	Restricted Suburban	R Rural	Agricultural

DEVELOPMENT HISTORY

Annexation: November 2002
Zoning: R Rural
Final Plat: Unplatted
Originally included in 2006 Bird Pond Estates Master Plan and Preliminary Plan (Both now expired)
Site development: Large tract single-family

REVIEW CRITERIA

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

Estate is a designation for areas 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 lots with a minimum of one acre. Lot size can be reduced to an average of 20,000 square feet when clustered around open space.

Restricted Suburban is a designation for areas that should have a moderate level of development. These areas will tend to consist of medium-density single-family residential lots (average 8,000 square feet) when clustered around open space or larger when not clustered.

If the Planning and Zoning Commission recommends approval of the Comprehensive Plan Future Land Use and Character Map amendment to Restricted Suburban, the proposed rezoning will be consistent with the map. If the Planning and Zoning Commission recommends denial of the Comprehensive Plan Future Land Use and Character Map amendment, the proposed rezoning will not be consistent.

- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The adjacent land uses to the north and east are phases of Bird Pond Estates (acreage lots with an average lot size of 1.25 acres and an overall future density of 0.4 dwelling units per acre). This area was originally planned to be a continuation of the Bird Pond Estates Subdivision as the third phase. To the south is land owned by the applicant for the development of an RS Restricted Suburban residential development. The surrounding area, including land west of Bird Pond Road, contains large acreage tracts of rural character used for single-family residential and agriculture. Located further to the east is the Carter Lake subdivision. A Restricted Suburban development will provide a medium density residential community with a more intense development pattern than the surrounding area.
- 3. Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment:** The rezoning request is for RS Restricted Suburban on approximately 13 acres located between the established Bird Pond Estates and property recently rezoned to RS Restricted Suburban. The applicant states that the property is suitable for RS Restricted Suburban lots and that it will be complimentary to the uses in the Medical District.

The subject property and the surrounding area has infrastructure and service limitations that make increased density unsuitable. The area has service limitations including rural road sections with limited future thoroughfare capacity and it is not located within the Fire Department's desired 4.5 minute response time.

- 4. Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The property is currently zoned E Estate providing opportunities for large-lot, low density single-family residential development. This zoning district should be used in areas that have public service limitations and a prevailing rural character. Given the service limitations and rural character, E Estate is a suitable zoning district.
- 5. Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The applicant indicates that the property could be marketed as an E Estate subdivision, but the

marketability of RS Restricted Suburban lots will be much higher as some of the Estate lots have not been developed.

- 6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** Domestic Water service will be provided by Wellborn SUD. Wellborn SUD is unable to provide fire protection, however, the City of College Station has agreed to allow a pressure activated valve to be installed that will open during a fire flow event.

There are currently no existing sanitary sewer mains available to serve this property. The developer is proposing an extension of a gravity main from an adjacent tract that was previously rezoned.

The subject tract is in Lick Creek Drainage Basin and detention will be required. There is no FEMA regulated floodplain identified on the tract. The development will be required to comply with the City's drainage ordinance.

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

STAFF RECOMMENDATION

Staff recommends denial of the rezoning request. The subject property has service limitations including rural road sections with limited future thoroughfare capacity and it is not located within the Fire Department's desired 4.5 minute response time. This area is identified in Growth Area III which aims to stay rural in character with low intensity development.

If the proposed amendment to the Comprehensive Plan Land Use and Character Map is approved, the proposed rezoning will be consistent with the map. While the Comprehensive Plan Land Use and Character Map indicates the land use is appropriate in the future, rezoning requires that infrastructure is in place and the timing is appropriate today. Based on current and planned infrastructure and service limitations, staff recommends denial of this request.

SUPPORTING MATERIALS

1. Application
2. Rezoning map



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

ZONING MAP AMENDMENT (REZONING) APPLICATION GENERAL

MINIMUM SUBMITTAL REQUIREMENTS:	
<input checked="" type="checkbox"/>	\$1,165 Rezoning Application Fee.
<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	Traffic Impact Analysis or calculations of projected vehicle trips showing that a TIA is not necessary for the proposed request.
<input checked="" type="checkbox"/>	One (1) copy of a fully dimensioned map on 24" x 36" paper showing: <ul style="list-style-type: none"> 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.
<input checked="" type="checkbox"/>	Written legal description of subject property (metes & bounds or lot & block of subdivision, whichever is applicable).
<input checked="" type="checkbox"/>	A CAD (dxf/dwg) - model space State Plane NAD 83 or GIS (shp) digital file (e-mailed to pdsdigitalsubmittal@cstx.gov)
NOTE: If a petition for rezoning is denied by the City Council, another application for rezoning shall not be filed within a period of 180 days from the date of denial, except with permission of the Planning & Zoning Commission.	

Date of Optional Preapplication Conference N/A

NAME OF PROJECT Atkins Tract - Rezoning

ADDRESS 1402 and 1404 Bird Pond Road

LEGAL DESCRIPTION (Lot, Block, Subdivision) A000901, Thomas Carruthers (ICL), Tract 11.5, 13.11 ac. & 0.25 ac.

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:
Located in the northeast quadrant of the Rock Prairie Road and Bird Pond Intersection

TOTAL ACREAGE 13.36

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

Name Tony Jones E-mail tonyjones@aggieland.co

Street Address 1401 Sebesta Road

City College Station State TX Zip Code 77845

Phone Number Work: 979-693-6699 Cell: 979-219-8669 Fax Number 979-695-2941

PROPERTY OWNER'S INFORMATION:

Name John Patton Atkins E-mail -

Street Address 3906 Rock Prairie Road

City College Station State TX Zip Code 77845-5953

Phone Number C - 979-220-3012 Fax Number -

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

Name Joe Schultz, P.E. E-mail joe@schultzens.com
Street Address 911 Southwest Parkway East
City College Station State TX Zip Code 77840
Phone Number (979) 764-3900 Fax Number (979) 764-3910

This property was conveyed to owner by deed dated 10-12-12 and recorded in Volume 10955, Page 193 of the Brazos County Official Records.

Existing Zoning Estate Proposed Zoning Restricted Suburban with Conditions

Present Use of Property Vacant

Proposed Use of Property Single Family Residential

REZONING SUPPORTING INFORMATION

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

The Medical District has introduced more urban land uses to the general area including major infrastructure improvements. The extension of public sewer to the subject property through this development allows for a more dense pattern of development in this area. In addition there is a high demand for lots for homes that are typically constructed on Restricted Suburban lots.

- 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.

It will be in compliance if the adoption of the recent Comprehensive Plan Amendment for this same property is approved. Across Bird Pond Road from subject property, the land is shown as Restricted Suburban on the Comp Plan. The adjacent tract to the south is Restricted Suburban.

- 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 zone change to Restricted Suburban will match the Comprehensive Plan for the Land across Bird Pond Road. The land to the South is Zoned Restricted Suburban. The average lot size of 10,000 sf.ft. or larger will ensure a quality single family development. To protect the investment in homes in Bird Pond Estates it is requested that all Restricted Suburban lots adjacent to Bird Pond Estates, Phase 1, Block 1, Lots 3, 4, and 5 shall be a minimum of one-half acre in size.

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

The property is very suitable for Restricted Suburban residential lots. It will be complimentary for the commercial, offices, and other uses in the Medical District. There is a high demand for lots of this size.

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

The property is suitable to develop as an E-Estate. However, it will limit the number of homes that could be developed and that are in high demand. It is anticipated that the homes will be similar to Wood Creek, Emerald Forest, FoxFire and Bird Pond Estates in value of homes.

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

It could be marketed as a E-Estate Subdivision. However, the marketability of lots for a RS-Restricted Suburban Subdivision will be much higher as some of the Estate lots have not been developed.

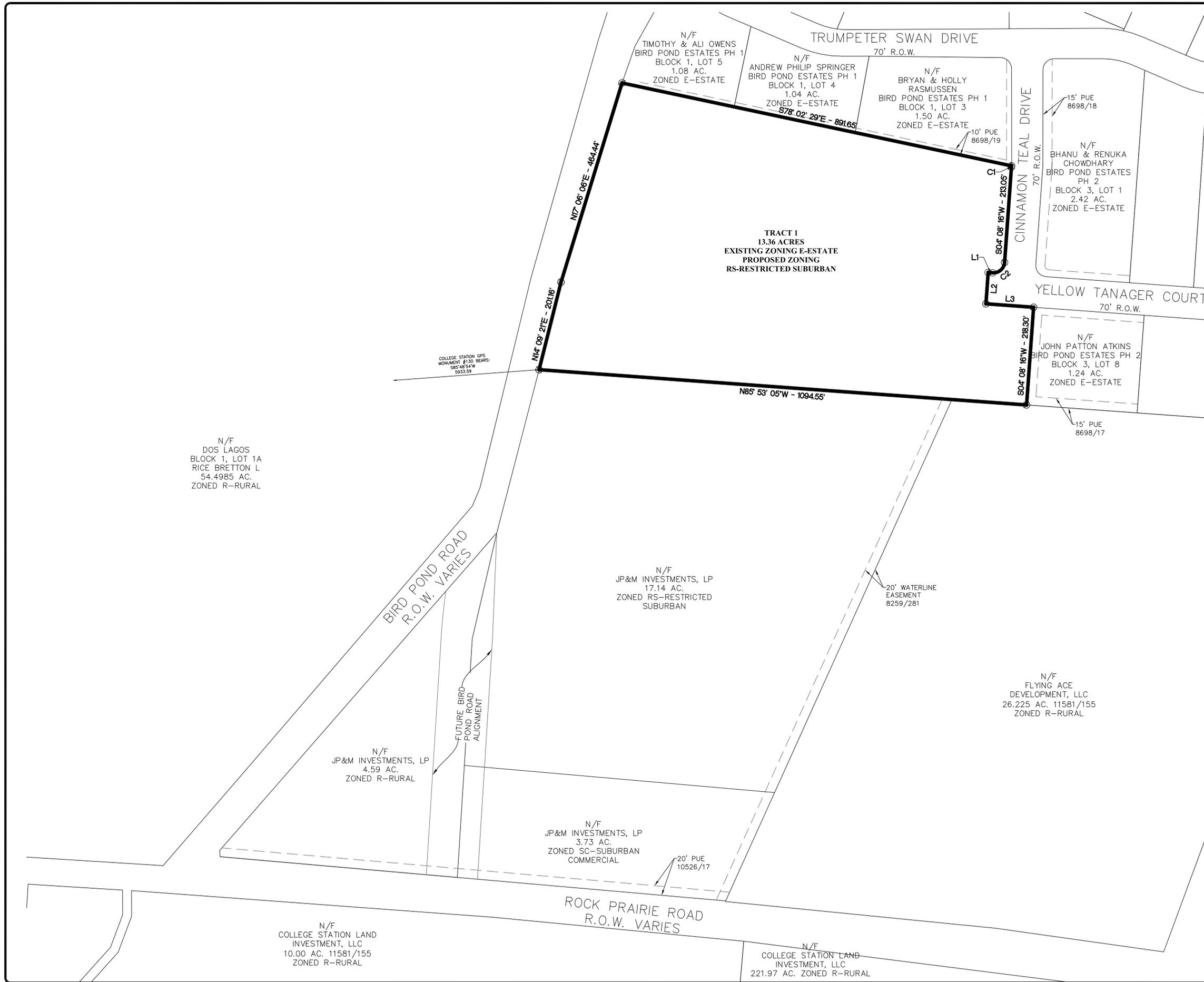
7. List any other reasons to support this zone change.

Our community is growing fast, a lot closer in, and subdivisions like Wood Creek, Emerald Forest, Sandstone, FoxFire and Bird Pond Estates all allow for secure residential lots. The closeness to the hospitals also compliments the need for doctors and medical employees to be able to live close to their jobs.

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.

John Patton Atkins
Signature and title

5-20-2014
Date



N

100 50 0 100
SCALE IN FEET

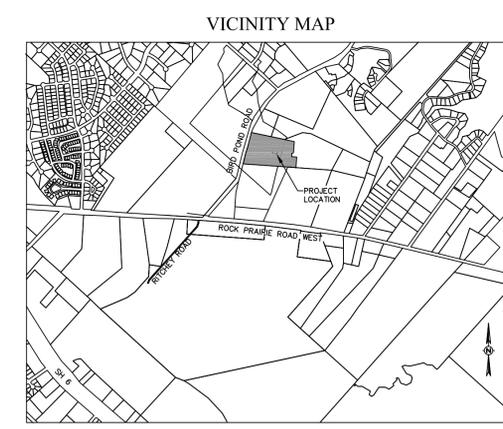
LINE TABLE			
LINE #	LENGTH	DIRECTION	
L1	10.00'	N85° 51'	44.20"W
L2	70.00'	S4° 08'	15.80"W
L3	106.98'	S85° 51'	44.20"E

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	2.58'	165.00'	000°53'49"	1.23'	2.58'	S03°41'21"W
C2	39.27'	25.00'	090°00'00"	25.00'	35.36'	S49°08'16"W

- NOTES:**
1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 2. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOODPLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0310 F, EFFECTIVE DATE 4/02/14.

LEGEND

- REZONING LINE
- EASEMENT LINE
- PROPERTY LINE



ZONING MAP

13.357 ACRES
1404 BIRD POND ROAD
COLLEGE STATION, TEXAS
 EXISTING ZONING
E - ESTATE
 PROPOSED ZONING
RS - RESTRICTED SUBURBAN

THOMAS CARUTHERS LEAGUE, A-9
COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1" = 100'
JUNE 2016

OWNER:
JOHN PATTON ATKINS
3906 ROCK PRAIRIE ROAD
COLLEGE STATION, TX 77845-5953

APPLICANT:
TONY JONES
1401 SEBESTA ROAD
COLLEGE STATION, TX 77845

SURVEYOR:
Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
P.O. Box 269
College Station, TX 77841
(979) 268-3195