



College Station, TX

Meeting Agenda Planning and Zoning Commission

Phone *888 475 4499 and Webinar ID: 923 1197 8424

Internet: <https://zoom.us/j/92311978424>

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

March 4, 2021

6:00 PM

City Hall Council Chambers

***The City uses a third-party vendor to help host the meeting and if the call-in number is not functioning access will be through the internet link only.**

1. Call to Order, Pledge of Allegiance, Consider Absence Request.

2. Hear Visitors.

Speaker Protocol: An individual who wishes to address the Commission regarding any item on the Regular Agenda, shall register with the Commission Secretary prior to 4 p.m. on the day of the meeting. To register, the individual must provide a name and phone number by calling 979.764.3751 or emailing khejny@cstx.gov prior to 4 p.m. To submit written comments to the Commission, email khejny@cstx.gov and they will be distributed to the Commission. Upon being called to speak, an individual must state their name and city of residence, including the state of residence if the city is located out of state. Speakers are encouraged to identify their College Station neighborhood or geographic location. Each speaker's remarks are limited to three (3) minutes. Any speaker addressing the Council through the use of a translator may speak for six (6) minutes. At the (3) minute mark, the Commission Secretary will announce that the speaker must conclude their remarks.

3. Informational

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

3.2. Discussion of Minor / Amending Plats approved by Staff:

- Venable Place, Block 1, Lot 1 ~ Case #FP2020-000040
- Aggieland Business Park, Phase 1, Block 1, Lots 1B-2R & 2R-2 ~ Case #FPCO2020-000019

Sponsors: Elizabeth Pedersen, Anthony Armstrong

3.3. Presentation and discussion of public input gathered on the proposed Restricted Occupancy Overlay ordinance. (Note: Discussion of this item is scheduled for the March 11, 2021 City Council Meeting on the workshop agenda – subject to change.)

Sponsors: Alyssa Halle-Schramm

Attachments: 1. Memo - Restricted Occupancy Overlay Public Input

3.4. Designation by the Chairperson of the Planning & Zoning Commission of a member to serve on the Design Review Board.

Sponsors: Molly Hitchcock

3.5. Presentation and discussion regarding an update on items heard:

- A Comprehensive Plan Amendment on approximately 10 acres located at 1660 Graham Road from Suburban Commercial to Urban. The Planning & Zoning Commission heard this item on October 1, 2020, and voted (3-1) to recommend approval. The City Council heard this item on February 25, 2021, and voted (5-2) to deny the request.

3.6. Presentation and discussion regarding the P&Z Calendar of Upcoming Meetings:

- Thursday, March 11, 2021 ~ City Council Meeting ~ Virtual Meeting ~ Workshop 4:00 p.m. and Regular 6:00 p.m. (Liaison - Guerra)
- Thursday, March 18, 2021 ~ P&Z Meeting ~ Virtual Meeting ~ 6:00 p.m.
- Thursday, March 25, 2021 ~ City Council Meeting ~ Virtual Meeting ~ Workshop 4:00 p.m. and Regular 6:00 p.m. (Liaison - Cornelius)
- Thursday, April 1, 2021 ~ P&Z Meeting ~ Virtual Meeting ~ 6:00 p.m.

3.7. Discussion and review regarding the following meetings: Design Review Board, BioCorridor Board.

4. Consent Agenda

All matters listed under the 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. Since there will not be separate discussion of these items, citizens wishing to address the Commission regarding one or more items on the Consent Agenda may address the Commission at this time as well. If any Commissioner desires to discuss an item on the Consent Agenda it may be moved to the Regular Agenda for further consideration.

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

Attachments: 1. January 21 2021

4.2. Presentation, discussion, and possible action regarding a Development Plat for Peach Creek Estates on approximately 6 acres generally located southeast of the cul-de-sac of Stokes Circle in the College Station Extraterritorial Jurisdiction (ETJ). Case # DVPL2020-000002

Sponsors: Debbie Stickles

Attachments: 1. Staff Report
2. Vicinity Map, Aerial, and Small Area Map
3. Copy of Development Plat

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

6. Regular Agenda

- 6.1. Public Hearing, presentation, possible action, and discussion regarding a Final Plat for West Park Addition Block 6, Lots 11, 12R-1, & 12R-2 being a replat of West Park Addition Block 6, Lots 11 & 12 consisting of 3 residential lots on approximately 0.369 acres located at 200 Grove Street, generally located Northeast of Wellborn Road. Case #FP2020-000058

Sponsors: Elizabeth Pedersen

Attachments:

1. Staff Report
2. Vicinity Map, Aerial and Small Area Map
3. Copy of Final Plat

- 6.2. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, "Unified Development Ordinance," Article 4, "Zoning Districts," Section 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 and CI Commercial Industrial to BP Business Park on approximately 10 acres of land located at 4520 Raymond Stotzer Parkway. Case #REZ2021-000002 (Note: Final action on this item is scheduled for the March 25, 2021 City Council meeting - subject to change)

Sponsors: Rachel Lazo

Attachments:

1. Staff Report
2. Vicinity, Aerial, and Small Area Maps
3. Rezoning Exhibit
4. Background Information
5. Applicant's Supporting Information
6. Rezoning Map

- 6.3. Public Hearing, presentation, discussion and possible action regarding an ordinance amending Appendix A, "Unified Development Ordinance," Article 4, "Zoning Districts," Section 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 E Estate and NAP Natural Areas Protected on approximately 57 acres of land located at 9500 Rock Prairie Road. Case #REZ2020-000011 (Note: Final action on this item is scheduled for the March 25, 2021 City Council meeting - subject to change)

Sponsors:

Attachments:

1. Staff Report
2. Vicinity Aerial and Small Area Maps
3. Rezoning Exhibit
4. Background Information
5. Applicant's Supporting Information
6. Rezoning Map

6.4. Presentation, discussion, and possible action on a recommendation to the City Council on the appointment of two Planning and Zoning Commissioners to the BioCorridor Board.

Sponsors: Molly Hitchcock

Attachments: 1. Memo - BioCorridor Board Recommendation
2. BioCorridor PDD Article 4 BioCorridor Board

7. Discussion and possible action on future agenda items.

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

8. Adjourn

The Planning and Zoning Commission may adjourn into Executive Session to consider any item listed on the agenda if a matter is raised that is appropriate for Executive Session discussion.

I certify that the above Notice of Meeting was posted on the website and at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on February 26, 2021 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."



MEMORANDUM

March 4, 2021

TO: Members of the Planning & Zoning Commission

FROM: Alyssa Halle-Schramm, AICP, Long Range Planning Administrator

SUBJECT: Restricted Occupancy Overlay Public Input

Item: Presentation and discussion of public input gathered on the proposed Restricted Occupancy Overlay ordinance. (Note: Discussion of this item is scheduled for the March 11, 2021 City Council Meeting on the workshop agenda – subject to change.)

Background: City Council requested that City staff draft a Restricted Occupancy Overlay (ROO) ordinance and associated handbook that would allow single-family property owners the option to request an overlay zoning restricting occupancy to no more than two unrelated persons in their subdivision. The Council asked for a process that mirrored the City's Neighborhood Conservation Overlay ordinance and handbook, as well as used the City of Bryan's Residential-Neighborhood Conservation zoning district as a base. Staff conducted research, drafted an ordinance and handbook, and presented these during workshop sessions of the Planning & Zoning Commission on June 18, 2020 and City Council on June 25, 2020. The Council requested additional public input on a few key items so that everyone impacted and particularly neighborhoods, the real estate and development community, and university students could provide meaningful input. Staff began that process in August 2020 and quickly identified there were substantial concerns regarding the City's definition of "related" and how it affected the determination of a "family." In response to citizen concern and Council direction, staff paused the ROO public input process and overhauled the definitions to address their restrictive nature and modernize them in accordance with legal precedent. The updated definitions, which substantially revised "family" and removed "related," were adopted by the City Council on December 10, 2020. With the new "family" definition in place, staff launched the ROO public input process. Staff hosted three public input meetings that were specifically tailored to the aforementioned groups, including February 8 for the real estate and development community, February 22 for university students, and February 23, 2021 for neighborhood organizations. Staff also hosted an online poll from February 9 through 26. Staff will present a summary of input from those meetings and the poll for the Planning & Zoning Commission's consideration.

Supporting Materials: N/A

**MINUTES
PLANNING & ZONING COMMISSION**

January 21, 2021 6:00 p.m.

Phone: *888 475 4499 and Webinar ID: 968 2190 8100

Internet: <https://zoom.us/j/96821908100>

COMMISSIONERS PRESENT: Dennis Christiansen, Bill Mather, Joe Guerra, Jeremy Osborne, Bobby Mirza, William Wright and Jason Cornelius

COUNCIL MEMBERS PRESENT: Bob Brick and Elizabeth Cunha

CITY STAFF PRESENT: Jennifer Prochazka, Michael Ostrowski, Molly Hitchcock, Carol Cotter, Alyssa Halle-Schramm, Anthony Armstrong, Alma Guerra, Debbie Stickles, Elizabeth Pedersen, Jason Schubert, Carla Robinson and Kristen Hejny

1. Call Meeting to Order, Pledge of Allegiance, Consider Absence Request.

Chairman Christiansen called the meeting to order at 6:00 p.m.

2. **Hear Visitors**

No visitors spoke.

3. **Informational Agenda**

- 3.1 Discussion of new development applications submitted to the City

New Development Link: www.cstx.gov/newdev

There was no discussion.

- 3.2 Presentation and discussion regarding an update on items heard:

- A Rezoning for approximately five acres located at 567 Momma Bear Drive from T Townhouse to PDD Planned Development District. The Planning & Zoning Commission heard this item on December 3, 2020 and voted (5-0) to recommend approval. The City Council heard this item on January 14, 2021 and voted (7-0) to approve the request.
- A Rezoning for approximately 11 acres located at 3445 Cain Road from R-4 Multi-Family to PDD Planned Development District. The Planning & Zoning Commission heard this item on December 17, 2020 and voted (4-0) to recommend approval. The City Council heard this item on January 14, 2021 and voted (7-0) to approve the request.

There was no discussion.

- 3.3 Presentation and discussion regarding the P&Z Calendar of Upcoming Meetings:

- Thursday, January 28, 2021 ~ City Council Meeting ~ Virtual Meeting ~ See Agenda for Meeting Times (Liaison – Osborne)
- Thursday, February 4, 2021 ~ P&Z Meeting ~ Virtual Meeting ~ 6:00 p.m.

- Thursday, February 11, 2021 ~ City Council Meeting ~ Virtual Meeting ~ See Agenda for Meeting Times (Liaison – Mather)
- Thursday, February 18, 2021 ~ P&Z Meeting ~ Virtual Meeting ~ 6:00 p.m.

There was no discussion.

- 3.4 Discussion and review regarding the following meetings: Design Review Board and BioCorridor Board.

There was no discussion.

Consent Agenda

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

- January 7, 2021

Commissioner Mather motioned to approve the Consent Agenda. Commissioner Guerra seconded the motion, motion passed (5-0-2) with Commissioners Cornelius and Wright abstaining.

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

No items were removed.

6. Regular Agenda

- 6.1 Presentation, discussion, and possible action regarding a waiver request to the Unified Development Ordinance Section 8.3.G ‘Blocks’ regarding block length requirements in General Urban Context Zones and presentation, discussion, and possible action regarding a Preliminary Plan for Ascend at Harvey on approximately 12 acres, generally located on Harvey Road between Summit Crossing Lane and Boonville Road. Case #PP2020-000015

Staff Planner DiMeolo presented the waiver request and Preliminary Plan to the Commission, recommending approval.

Commissioner Guerra asked where Sara Lane will tie into.

Staff Planner DiMeolo stated that the developer has proposed to have a temporary access easement for turn around at the end of Sara Lane.

Transportation Planning Coordinator Schubert stated Sara Lane extension is a requirement of the subdivision regulations and will extend into open property.

Commissioner Guerra asked if it is anticipated that Sara Lane ties to a road or thoroughfare.

Transportation Planning Coordinator Schubert confirmed that Sara Lane will likely tie into a thoroughfare as it is probable that development along FM 158 will be commercial property along with additional phases of Summit Crossing.

Commissioner Guerra inquired about the detention ponds on the property, asking if they are in the flood plain.

Engineering Services & Construction inspections manager Armstrong stated that the area of detention is not floodplain or tributary. Mr. Armstrong further explained that Summit Crossing is using this area as regional detention for development.

Commissioner Mather motioned to recommend approval of the waiver request and Preliminary Plan citing all criteria have been met. Osborne seconded the motion, motion passed (7-0).

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

There was general discussion on the P&Z Retreat and P&Z Orientation.

8. Adjourn

The meeting adjourned at 6:16 p.m.

Approved:

Dennis Christiansen, Chairman
Planning & Zoning Commission

Attest:

Kristen Hejny, Admin Support Specialist
Planning & Development Services



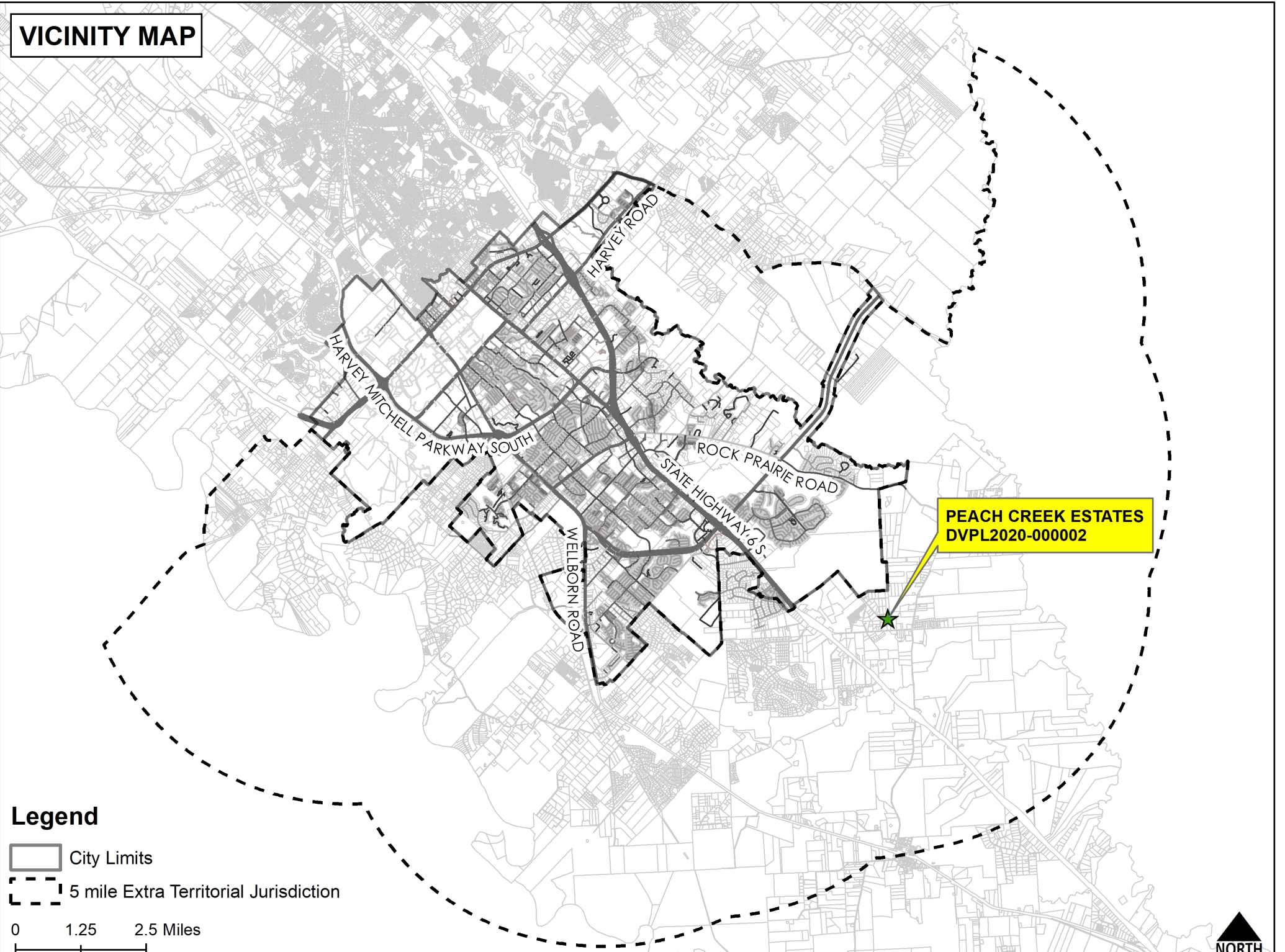
**DEVELOPMENT PLAT
OF
PEACH CREEK ESTATES
(DVPL2020-000002)**

Scale	1 lot on approximately 6 acres
Location	Generally located southeast of the cul-de-sac of Stokes Circle in the College Station Extraterritorial Jurisdiction
Property Owner	Kocurek Properties LLC
Applicant	J4 Engineering
Project Manager	Debbie Stickles, Graduate Engineer I dstickles@cstx.gov
Project Overview	This plat will consist of a commercial property to be utilized as an assisted living home.
Preliminary Plan	N/A
Public Infrastructure	N/A
Parkland Dedication	N/A
Traffic Impact Analysis	Not required
Compliant with Comprehensive Plan (including Master Plans) and Unified Development Ordinance	Yes
Compliant with Subdivision Regulations	Yes
Staff Recommendation	Approval

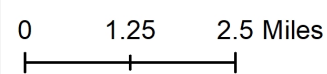
Supporting Materials

1. Vicinity Map, Aerial, and Small Area Map
2. Copy of Development Plat

VICINITY MAP

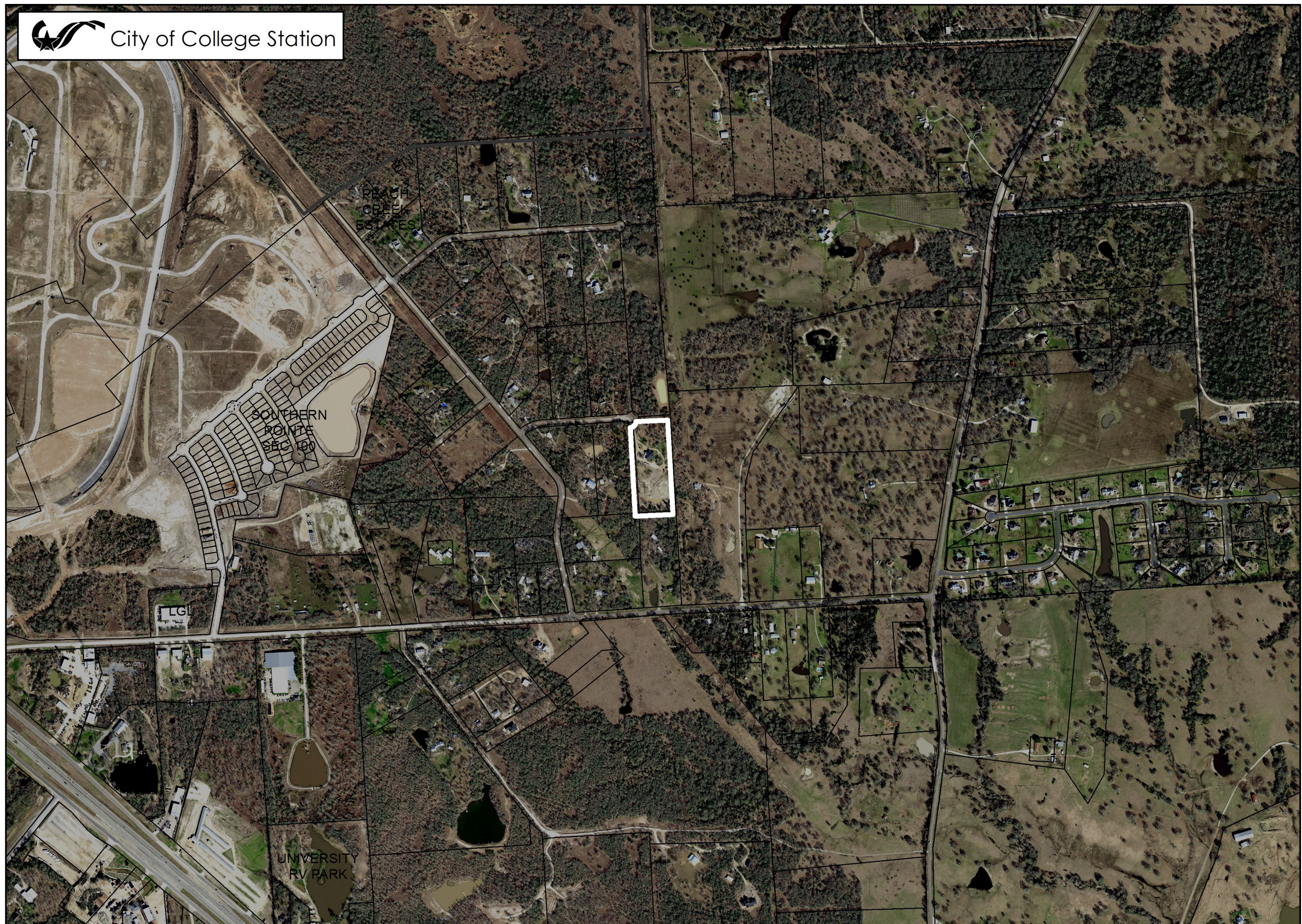


- Legend**
- City Limits
 - 5 mile Extra Territorial Jurisdiction





City of College Station



0 1,050 2,100 Feet

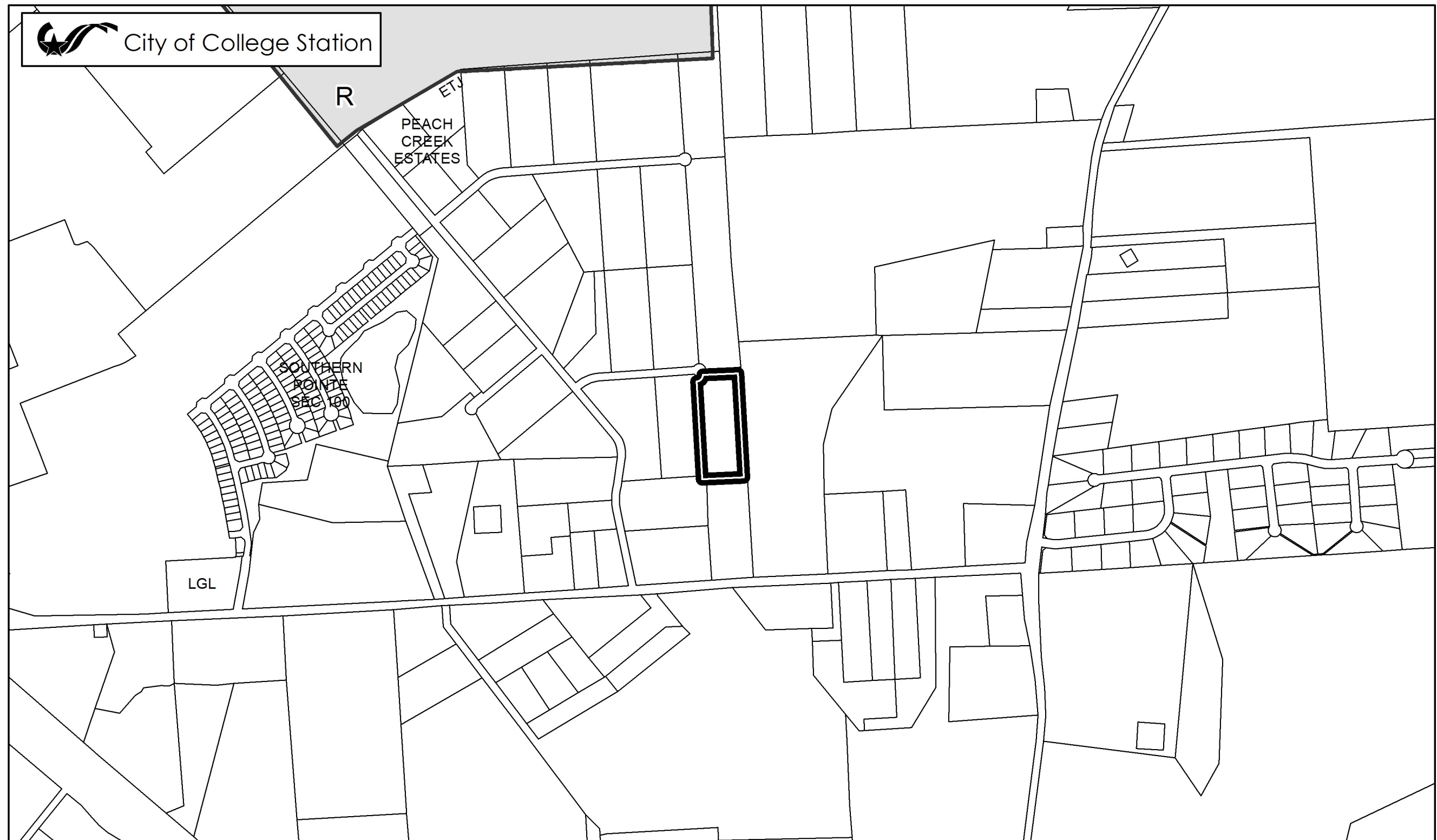
PEACH CREEK ESTATES

Case:
DVPL2020-000002

DEVELOPMENT PLAT



City of College Station



ZONING DISTRICTS (In Grayscale)

Residential		MF	Multi-Family
R	Rural	MU	Mixed-Use
WE	Wellborn Estate	MHP	Manufactured Home Pk.
E	Estate		
WRS	Wellborn Restricted Suburban		
RS	Restricted Suburban		
GS	General Suburban		
D	Duplex		
T	Townhome		

Non-Residential

NAP	Natural Area Protected
O	Office
SC	Suburban Commercial
WC	Wellborn Commercial
GC	General Commercial
CI	Commercial Industrial
BP	Business Park
BPI	Business Park Industrial
C-U	College and University

Planned Districts

P-MUD	Planned Mixed-Use Dist.
PDD	Planned Develop. Dist.

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	Nbrhd. Prevailing Ovr.
NCO	Nbrhd. Conservation Ovr.
HP	Historic Preservation Ovr.

Retired Districts

R-1B	Single Family Residential
R-4	Multi-Family
R-6	High Density Multi-Family
C-3	Light Commercial
RD	Research and Dev.
M-1	Light Industrial
M-2	Heavy Industrial



0 1,050 2,100 Feet

PEACH CREEK ESTATES

Case:
DVPL2020-000002

DEVELOPMENT PLAT



**Final Plat
Of
West Park Addition
Block 6, Lots 11-R2, 12-R2, & 12-R3
Being a Replat of
West Park Addition
Block 6, Lots 11-R & 11-R
FP2020-000058**

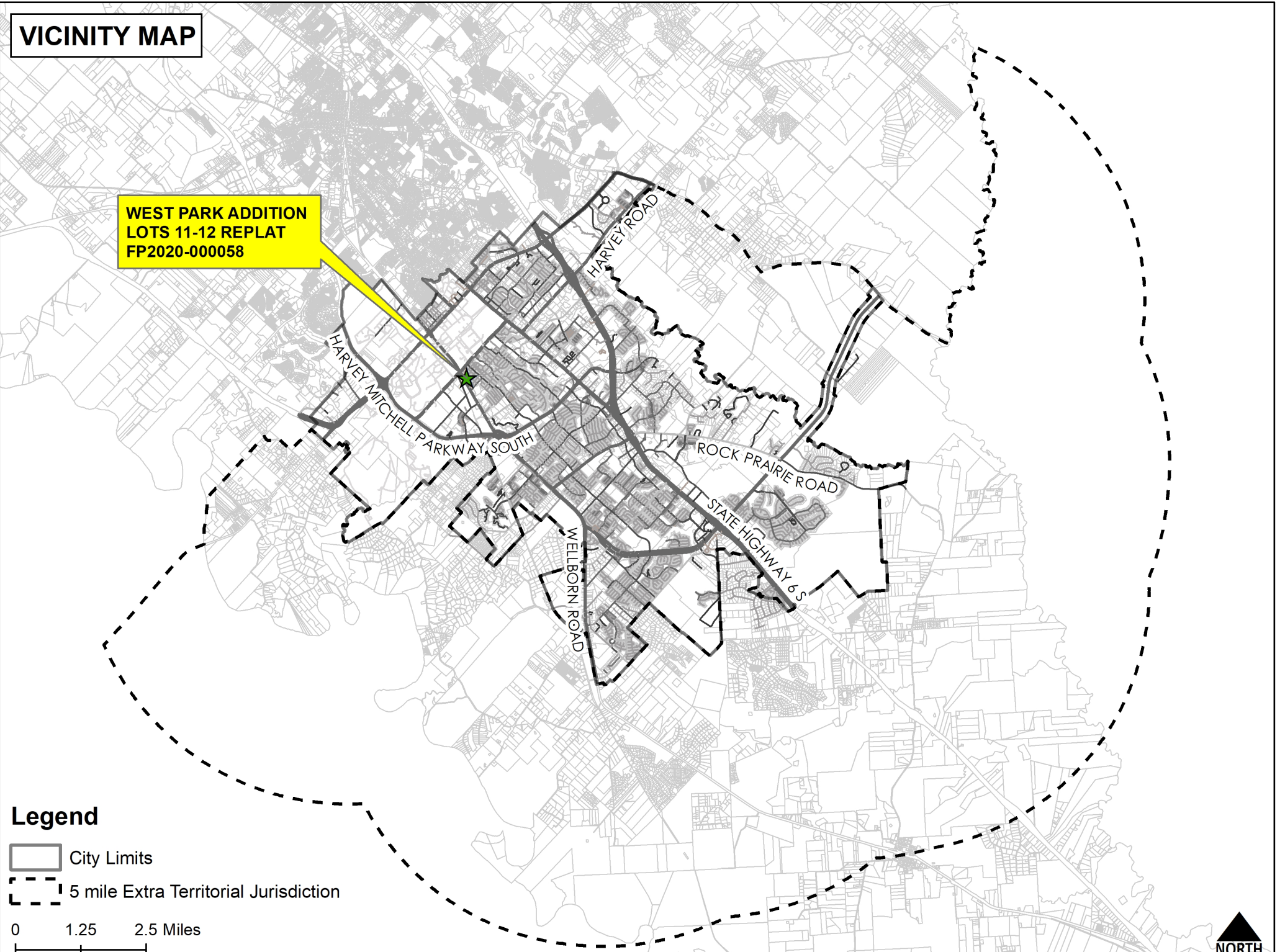
Scale	3 single family residential lots 0.369 acres.
Location	200 Grove Street
Applicant	Schultz Engineering, LLC.
Project Manager	Elizabeth Pedersen, Graduate Engineer epedersen@cstx.gov
Project Overview	The proposed replat subdivides two existing single-family lots to create three single-family lots, an additional one residential lot. . The property was originally part of the West Park Addition plat filed in 1940 and was initially replatted in September 2020. The current replat reorients the lots to front onto Maryem Street.
Preliminary Plan	N/A
Public Infrastructure	Total linear feet proposed: 103.52 feet of Sanitary Sewer Lines
Parkland Dedication	\$1,261 due at Final Plat for one additional single-family lot
Traffic Impact Analysis	Not Required
Compliant with Comprehensive Plan (including Master Plans) and Unified Development Ordinance	Yes
Compliant with Subdivision Regulations	Yes
Staff Recommendation	Approval

Supporting Materials

1. Vicinity Map, Aerial, and Small Area Map
2. Copy of Final Plat

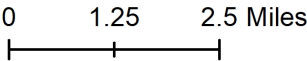
VICINITY MAP

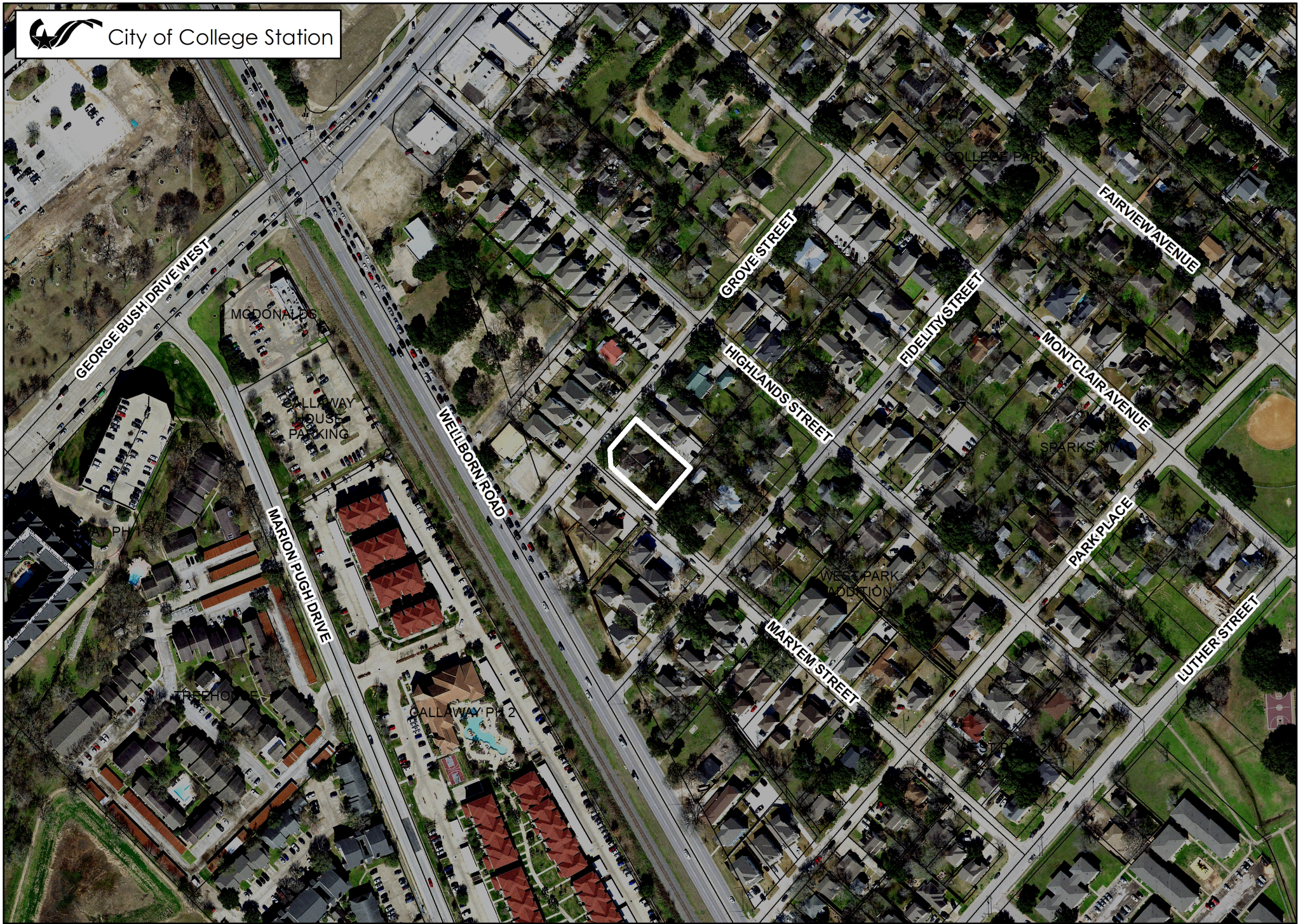
WEST PARK ADDITION
LOTS 11-12 REPLAT
FP2020-000058



Legend

- City Limits
- 5 mile Extra Territorial Jurisdiction





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255

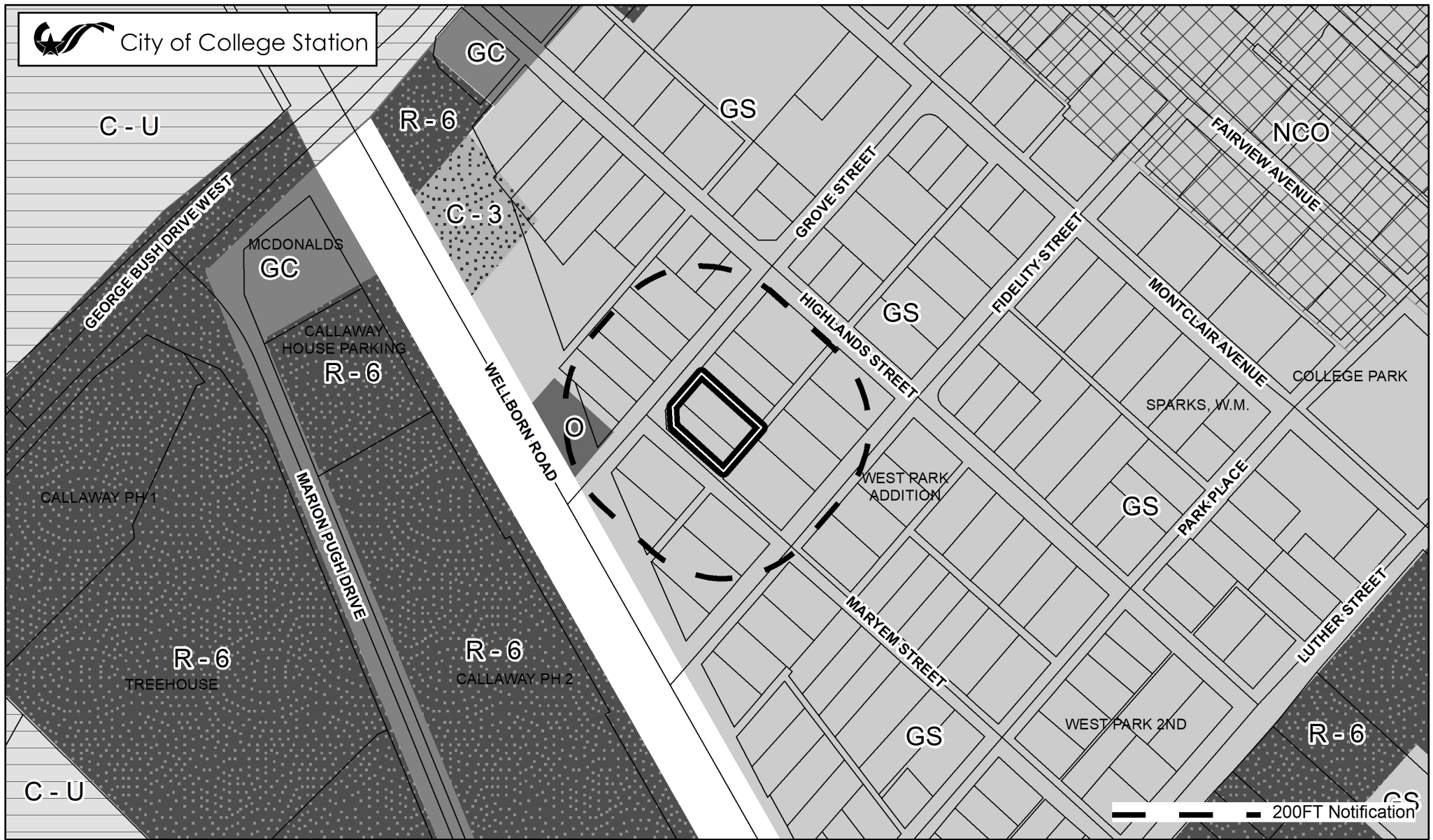
510

Feet

**WEST PARK ADDITION
LOTS 11-12 REPLAT**

Case: FP2020-000058

FINAL PLAT RESIDENTIAL



ZONING DISTRICTS (In Grayscale)

Residential		
R	Rural	MF Multi-Family
WE	Wellborn Estate	MU Mixed-Use
E	Estate	MHP Manufactured Home Pk.
WRS	Wellborn Restricted Suburban	
RS	Restricted Suburban	
GS	General Suburban	
D	Duplex	
T	Townhome	

Non-Residential

NAP	Natural Area Protected
O	Office
SC	Suburban Commercial
WC	Wellborn Commercial
GC	General Commercial
CI	Commercial Industrial
BP	Business Park
BPI	Business Park Industrial
C-U	College and University

Planned Districts

P-MUD	Planned Mixed-Use Dist.
PDD	Planned Develop. Dist.

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	Nbrhd. Prevailing Ovr.
NCO	Nbrhd. Conservation Ovr.
HP	Historic Preservation Ovr.

Retired Districts

R-1B	Single Family Residential
R-4	Multi-Family
R-6	High Density Multi-Family
C-3	Light Commercial
RD	Research and Dev.
M-1	Light Industrial
M-2	Heavy Industrial

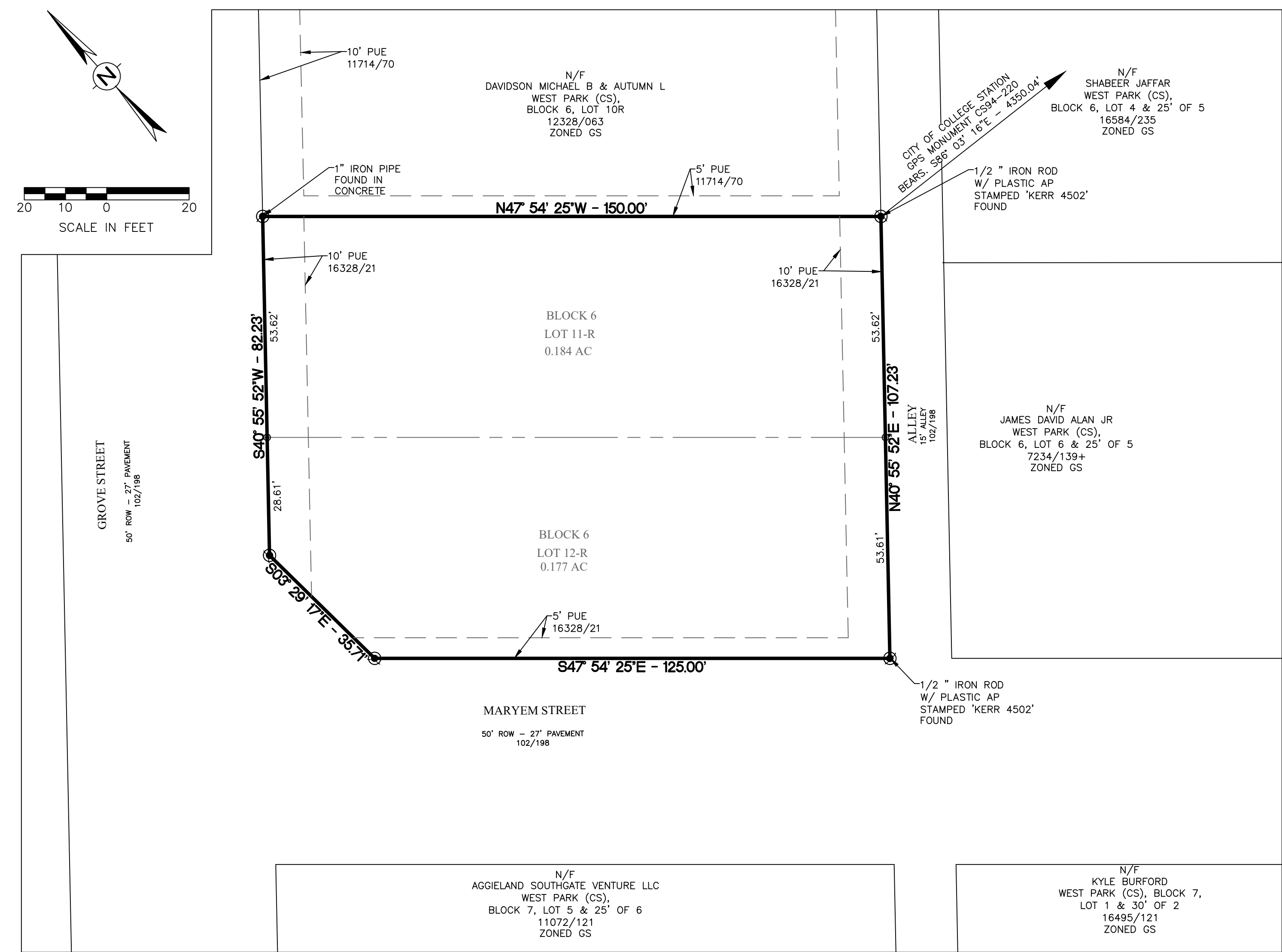
200FT Notification



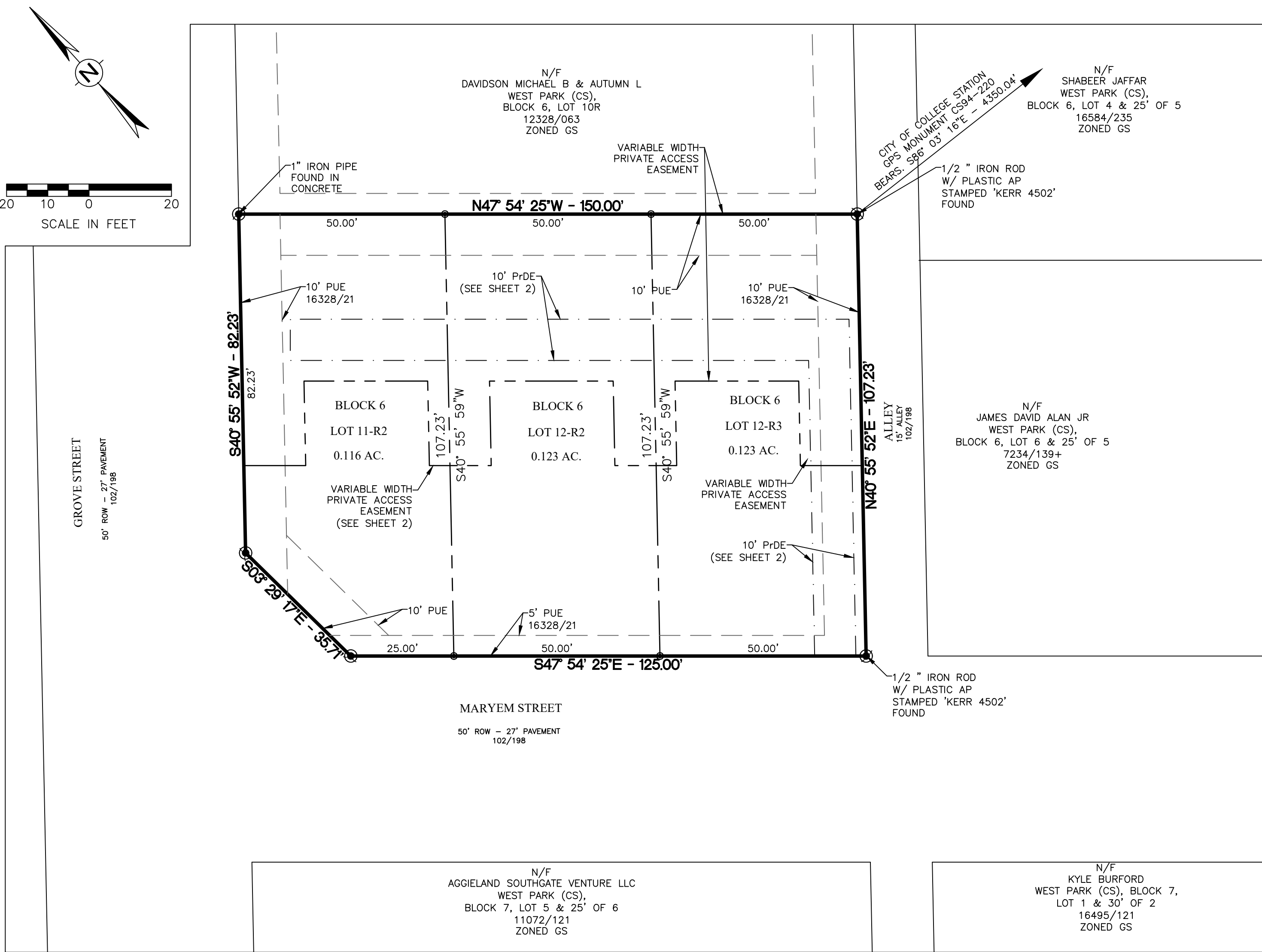
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**WEST PARK ADDITION
LOTS 11-12 REPLAT**

Case: FINAL PLAT RESIDENTIAL
FP2020-000058



ORIGINAL PLAT
16328/21

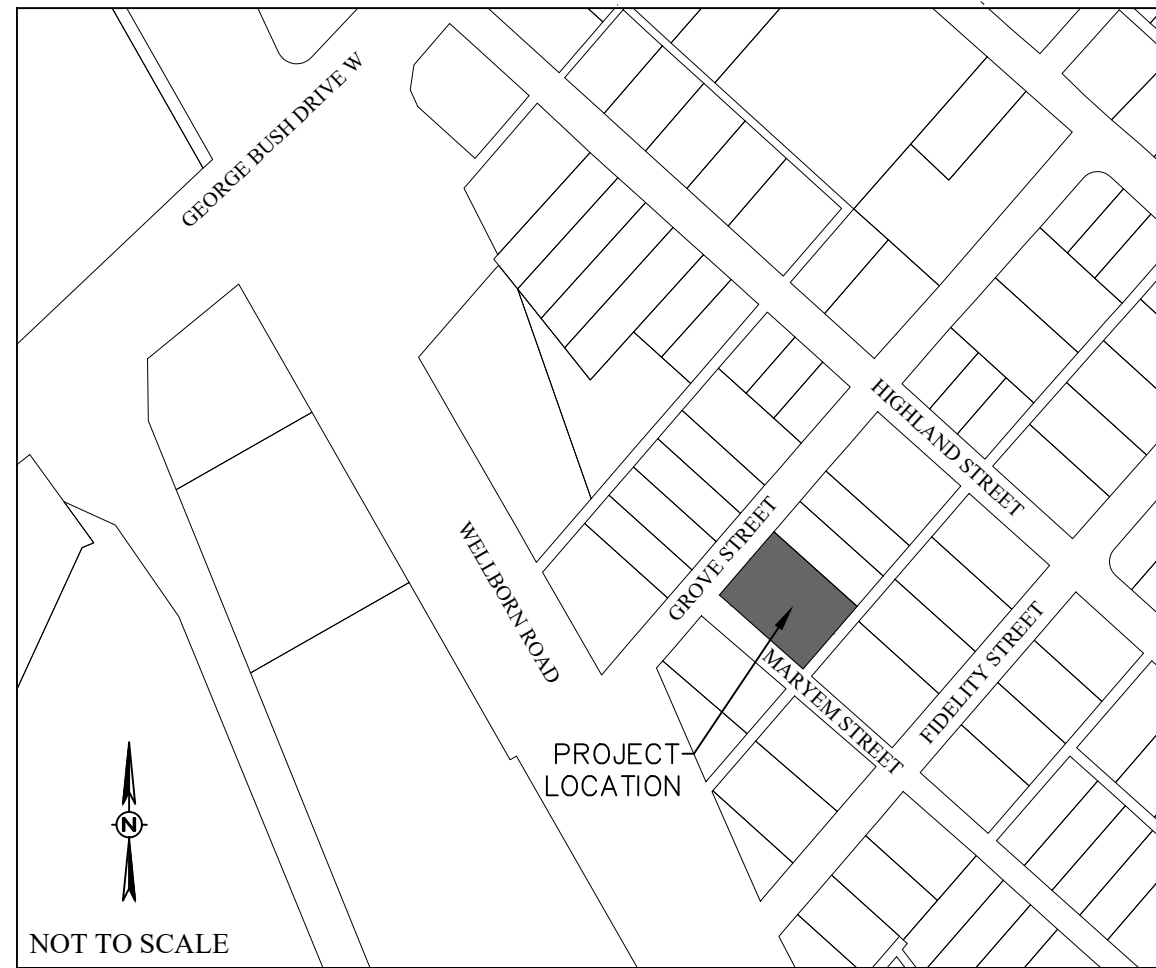


REPLAT

- NOTES:
- 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 CS94-220 (Y:10205296.97, X:3557969.49) AND AS ESTABLISHED BY GPS OBSERVATION.
 - DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00010592 (CALCULATED USING GEOID12B).
 - NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 4804100305F, EFFECTIVE DATE: REVISED APRIL 2, 2014.
 - 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
 - ZONING FOR THIS TRACT IS GENERAL SUBURBAN (GS).
 - ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF COLLEGE STATION UNIFIED DEVELOPMENT ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LAY.
 - IMPERVIOUS COVER
 - LOT 11-R2 = 69%
 - LOT 12-R2 = 70%
 - LOT 12-R3 = 68%
 - THE PRIVATE DRAINAGE EASEMENT AND DRAINAGE PIPING WILL BE OWNED AND MAINTAINED BY THE LOT OWNERS.

LEGEND	
	PROPERTY BOUNDARY
	RIGHT OF WAY
	LOT LINE
	PROPOSED PUBLIC UTILITY EASEMENT (P.U.E.)
	PROPOSED PRIVATE ACCESS EASEMENT (P.A.E.)
	PROPOSED PRIVATE DRAINAGE EASEMENT
	EXISTING PUBLIC UTILITY EASEMENT (P.U.E.)
	PROPERTY CORNER

VICINITY MAP



FINAL PLAT OF WEST PARK ADDITION BLOCK 6, LOTS 11-R2, 12-R2 & 12-R3 BEING A REPLAT OF

OF
WEST PARK ADDITION
BLOCK 6, LOTS 11-R & 12-R
0.369 ACRES

J.E. SCOTT LEAGUE LEAGUE, A-50
VOL. 16328 PG. 21
COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE 1" = 20'
FEBRUARY 2021

OWNER/DEVELOPER:

Boardwalk Homes, LLC
10333 North Central
Expressway, Suite 726
Dallas TX 75231
(979) 320-9840

SURVEYOR:

Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195
TBPELS FIRM # 10018500

ENGINEER:



TBPE NO. 12327
911 SOUTHWEST PKWY E.
College Station, Texas 77840

(979) 764-3900

SHEET 1 OF 2

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Ali Jaffar, owner and developer of the land shown on this plat, and designated herein as the West Park Addition, Block 6, lots 11-R2, 12-R2 & 12-R3, to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Ali Jaffar, Manager
Boardwalk Homes, LLC

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 _____, 20____.

Chairman
City of College Station, Texas

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the ____ day of _____, 20____, in the Deed Records of Brazos County, Texas, in Volume _____ Page _____.

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

County Clerk
Brazos County, Texas

CERTIFICATE OF CITY ENGINEER

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

City Engineer
City of College Station, Texas

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Professional Land Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground.

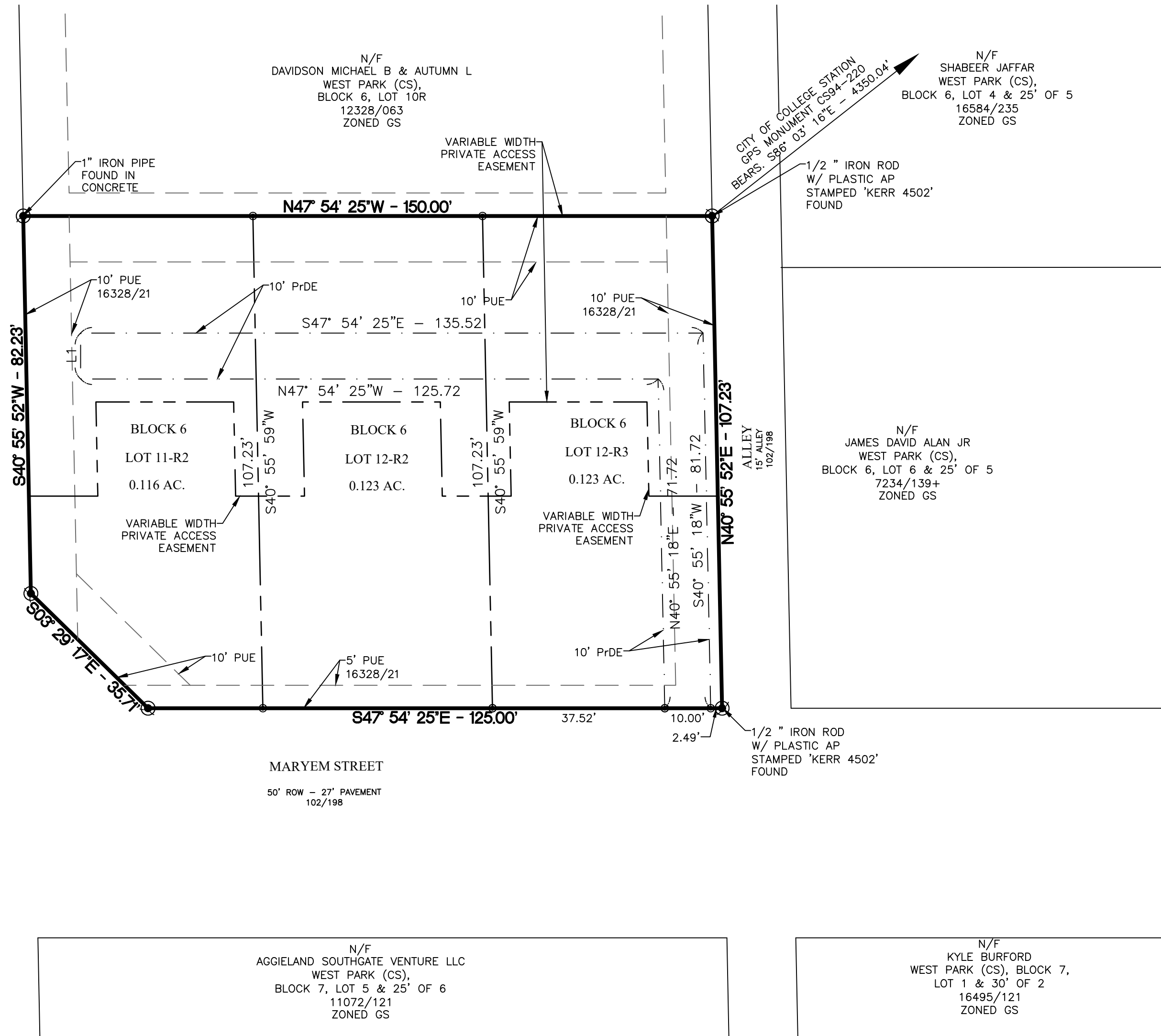
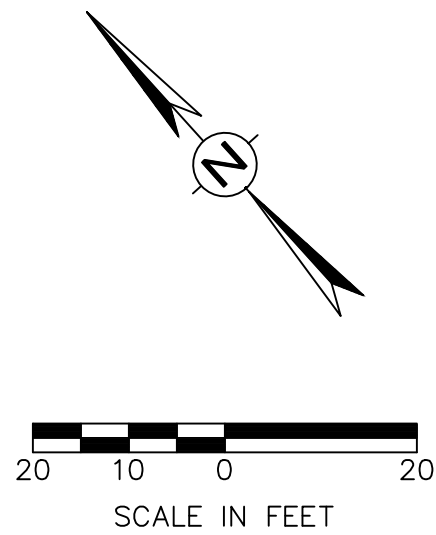
_____, R.P.L.S. No. 4502

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Ali Jaffar, 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.

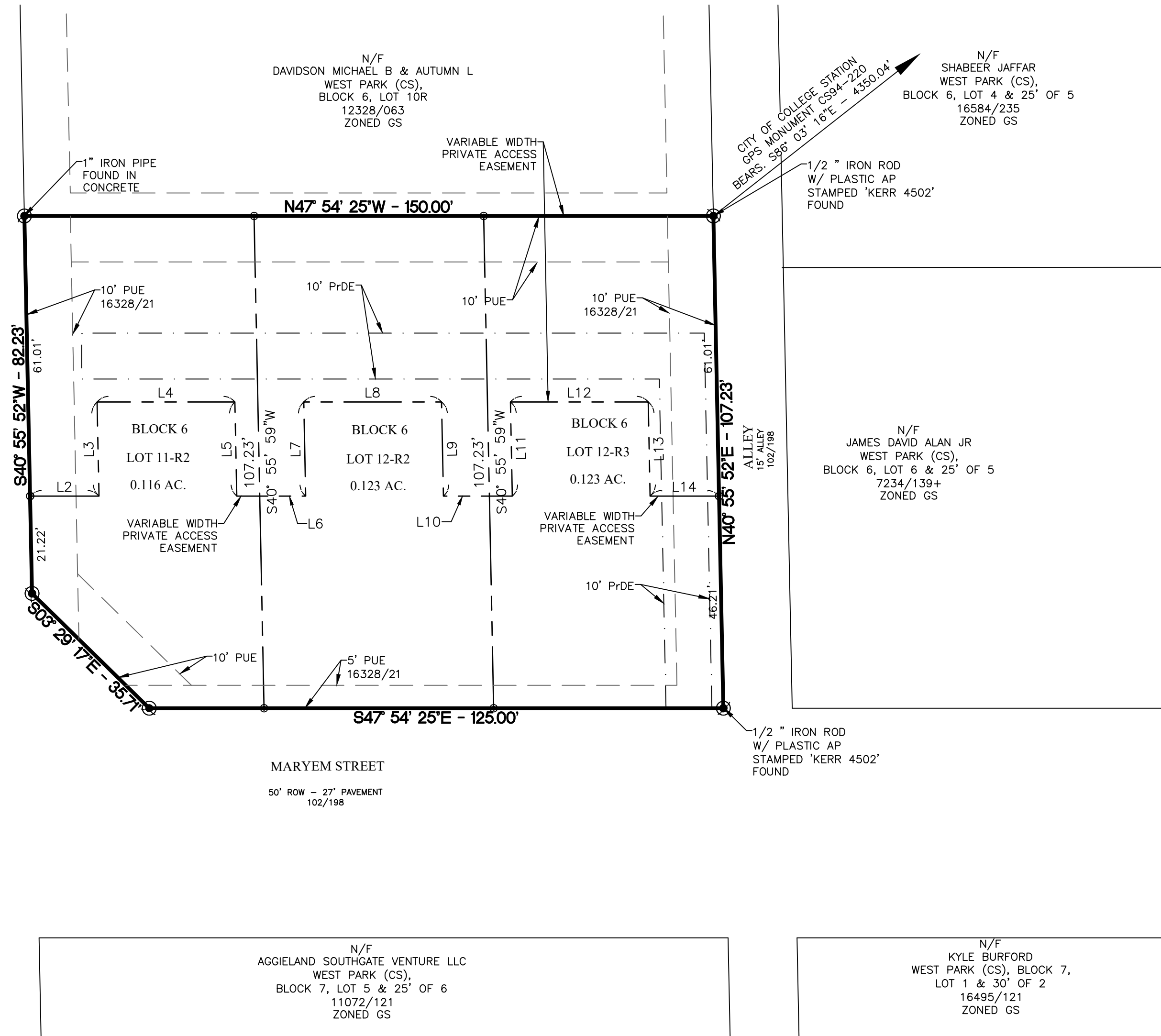
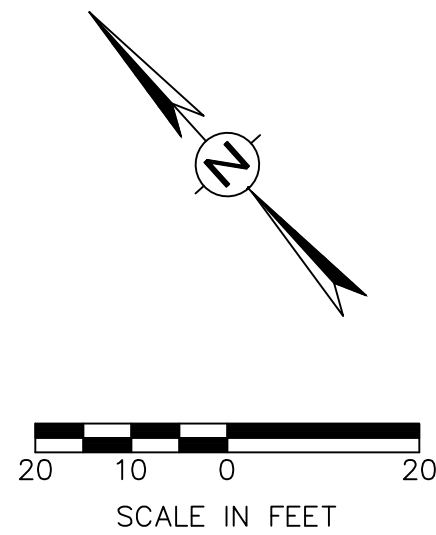
Given under my hand and seal on this ____ day of _____, 20____.

Notary Public, Brazos County, Texas



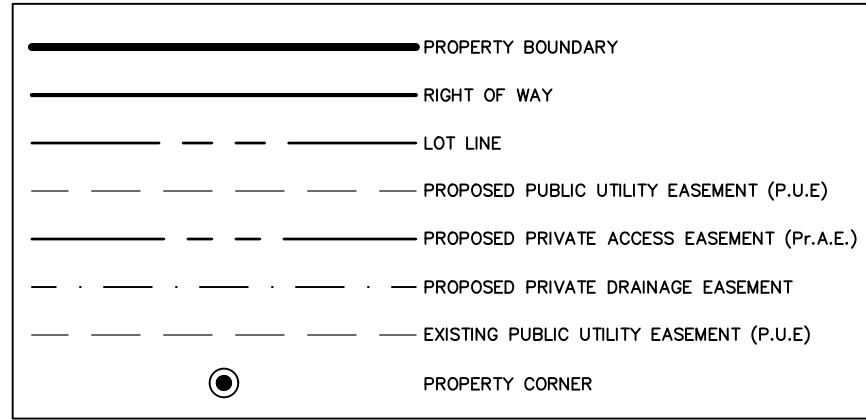
LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	10.00'	N42° 05' 35"E
L2	15.00'	S47° 54' 25"E
L3	20.50'	N40° 55' 52"E
L4	30.00'	S47° 54' 25"E
L5	20.50'	S40° 55' 59"W
L6	15.00'	S47° 54' 25"E
L7	20.50'	N40° 55' 59"E
L8	30.00'	S47° 54' 25"E
L9	20.50'	S40° 55' 59"W
L10	15.00'	S47° 54' 25"E
L11	20.50'	N40° 55' 59"E
L12	30.00'	S47° 54' 25"E
L13	20.50'	S40° 55' 52"W
L14	15.00'	S47° 54' 25"E

PRIVATE DRAINAGE EASEMENT DETAIL



PRIVATE ACCESS AND PARKING EASEMENT DETAIL

LEGEND



FINAL PLAT
OF
WEST PARK ADDITION
BLOCK 6, LOTS 11-R2, 12-R2 & 12-R3
BEING A REPLAT OF

OF
WEST PARK ADDITION
BLOCK 6, LOTS 11-R & 12-R
0.369 ACRES

J.E. SCOTT LEAGUE LEAGUE, A-50
VOL. 16328 PG. 21
COLLEGE STATION, BRAZOS COUNTY, TEXAS
SCALE 1" = 20'
FEBRUARY 2021

OWNER/DEVELOPER:

Boardwalk Homes, LLC
10333 North Central
Expressway, Suite 726
Dallas TX 75231
(979) 320-9840

SURVEYOR:

Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Baytown, TX 77803
(979) 368-3195
TBPELS FIRM # 10018500

ENGINEER:



TBPE NO. 12327
911 SOUTHWEST PKWY E.
College Station, Texas 77840

(979) 764-3900

March 4, 2021
Regular Agenda
Rezoning – Traditions Rezoning

To: Planning & Zoning Commission

From: Rachel Lazo, Senior Planner

Agenda Caption: Public Hearing, presentation, discussion and possible action regarding an ordinance amending Appendix A, “Unified Development Ordinance,” Article 4, “Zoning Districts,” Section 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 and CI Commercial Industrial to BP Business Park on approximately 10 acres of land located at 4520 Raymond Stotzer Parkway. Case # REZ2021-000002 (Note: Final action on this item is scheduled for the March 25, 2021 City Council meeting - subject to change)

Recommendation: Staff recommends approval of the rezoning request.

Summary: The applicant is requesting to rezone the subject property from R Rural and CI Commercial Industrial to BP Business Park on the periphery of the BioCorridor. This request is the first step towards developing the subject tract and the adjacent parcel to the north as part of a planned campus development.

REZONING REVIEW CRITERIA

1. Whether the proposal is consistent with the Comprehensive Plan:

The subject lot is designated Business Park on the Comprehensive Plan Future Land Use and Character Map and is also located in the Presidential Corridor Gateway District. The Comprehensive Plan describes Business Park as areas that include office, research and development, or industrial uses planned and developed as a unified project. This area was identified in the Comprehensive Plan as one that should focus on accommodating businesses including research and development, office, and light industrial. These uses should build on the assets existing in the area while protecting and enhancing this primary gateway into the City. In addition, the City’s Economic Development Master Plan’s goal for this area is to provide adequate opportunities to respond to market opportunities as it relates to supporting and stimulating biotechnology research and advanced manufacturing. The proposed zoning district is consistent with the existing uses in the nearby area, such as Fujifilm and Viasat.

2. Whether the uses permitted by the proposed zoning district will be appropriate in the context of the surrounding area:

The property has over 1,000 feet of frontage and takes access to Raymond Stotzer Parkway, which is an existing Freeway/Expressway. The subject area is directly adjacent to the BioCorridor, which allows for various office, research and development, and industrial uses. The rezoning request is in anticipation of a planned campus development on the adjacent property to the north. The proposed zoning district will further the Comprehensive Plan’s goal for unified development and provide additional opportunities to support primary job creation.

3. Whether the property to be rezoned is physically suitable for the proposed zoning district:

The site meets the minimum dimensional standards for the Business Park zoning district and is planned to be part of a larger campus development. The size and location of the subject property is suitable for business park uses.

4. Whether there is available water, wastewater, stormwater, and transportation facilities generally suitable and adequate for uses permitted by the proposed zoning district:

There is an existing Wellborn water line along Raymond Stotzer Frontage Road. There is a City of College Station Water Master Plan line along the north of the subject property that will be extended with platting. The sanitary service for this property will be provided by the City of Bryan and is located along the north property line. Drainage and other public infrastructure required with site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. Existing infrastructure appears to be adequate for the proposed use at this time.

5. The marketability of the property:

The tract is currently marketable with its current zoning, but the present uses, rural residential and group housing, are not appropriate for its location. Rezoning the property will increase its marketability.

STAFF RECOMMENDATION

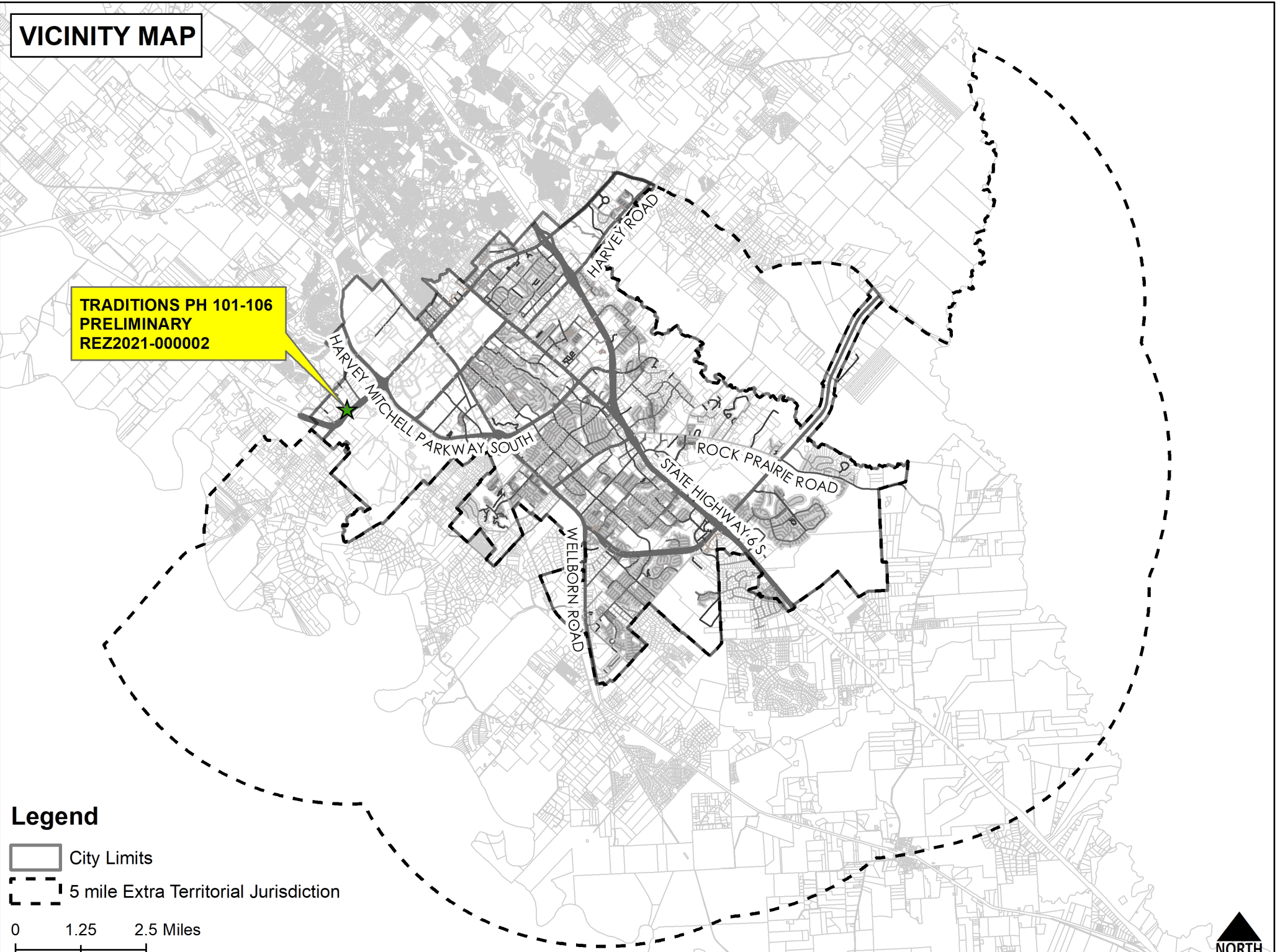
Staff recommends approval of the rezoning request.

SUPPORTING MATERIALS

1. Vicinity, Aerial, and Small Area Maps
2. Rezoning Exhibit
3. Background Information
4. Applicant's Supporting Information
5. Rezoning Map

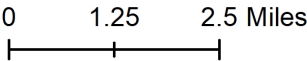
VICINITY MAP

TRADITIONS PH 101-106
PRELIMINARY
REZ2021-000002



Legend

- City Limits
- 5 mile Extra Territorial Jurisdiction





0

425

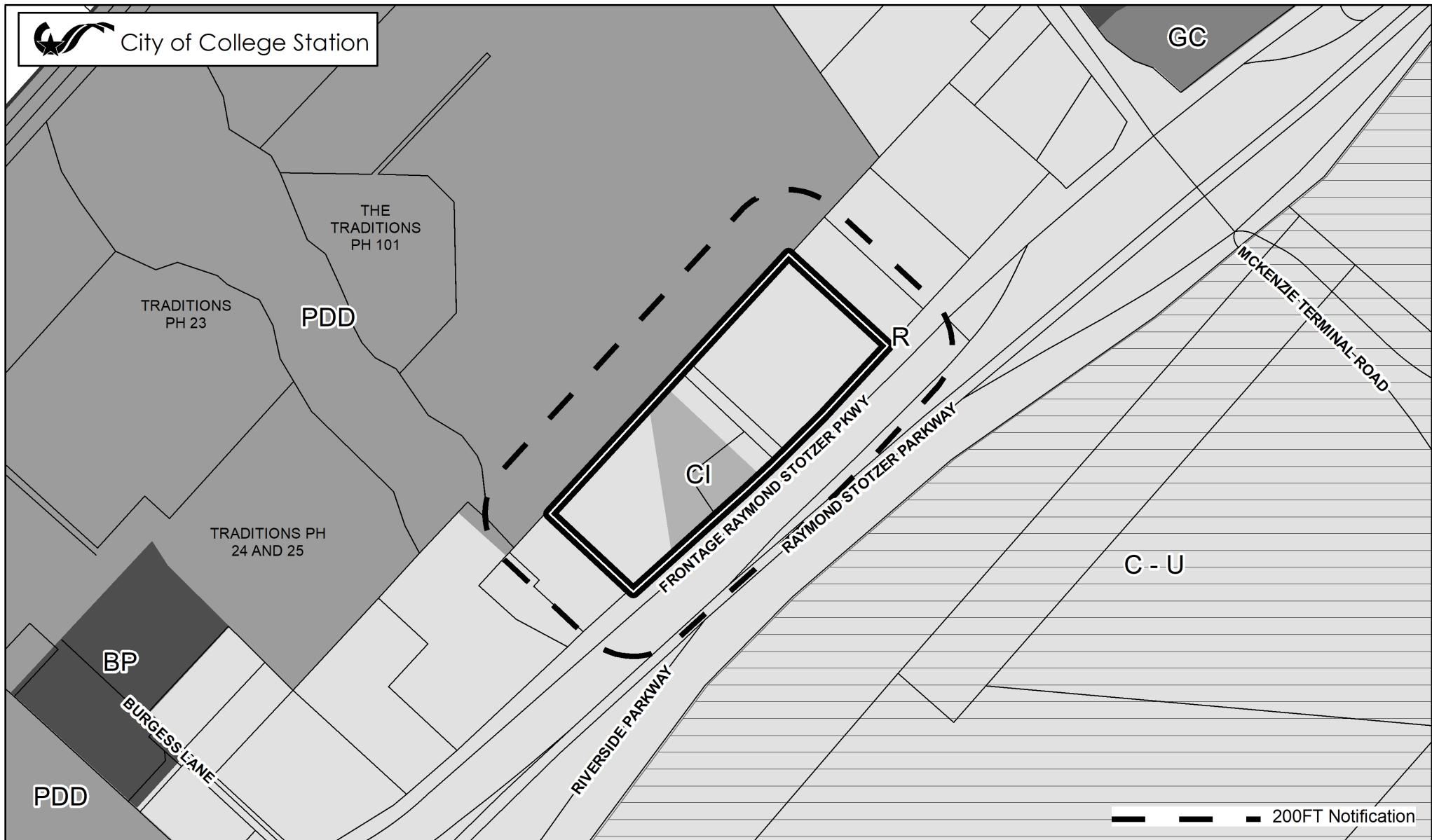
850

Feet

TRADITIONS REZONING

Case:
REZ2021-000002

REZONING



ZONING DISTRICTS (In Grayscale)

Residential		
R	Rural	MF Multi-Family
WE	Wellborn Estate	MU Mixed-Use
E	Estate	MHP Manufactured Home Pk.
WRS	Wellborn Restricted Suburban	
RS	Restricted Suburban	
GS	General Suburban	
D	Duplex	
T	Townhome	

Non-Residential

NAP	Natural Area Protected
O	Office
SC	Suburban Commercial
WC	Wellborn Commercial
GC	General Commercial
CI	Commercial Industrial
BP	Business Park
BPI	Business Park Industrial
C-U	College and University

Planned Districts

P-MUD	Planned Mixed-Use Dist.
PDD	Planned Develop. Dist.

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	Nbrhd. Prevailing Ovr.
NCO	Nbrhd. Conservation Ovr.
HP	Historic Preservation Ovr.

Retired Districts

R-1B	Single Family Residential
R-4	Multi-Family
R-6	High Density Multi-Family
C-3	Light Commercial
RD	Research and Dev.
M-1	Light Industrial
M-2	Heavy Industrial

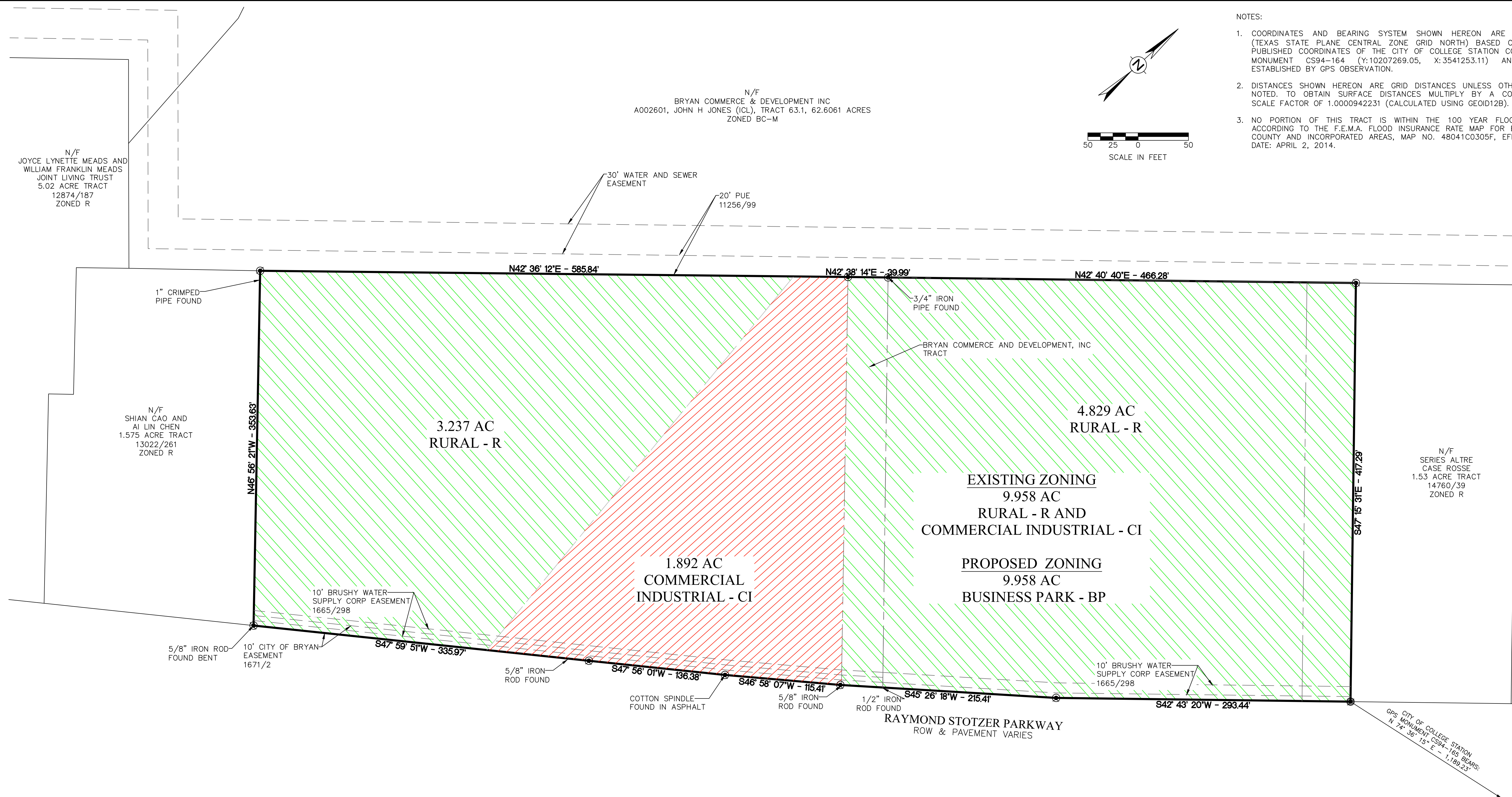


0 425 850 Feet

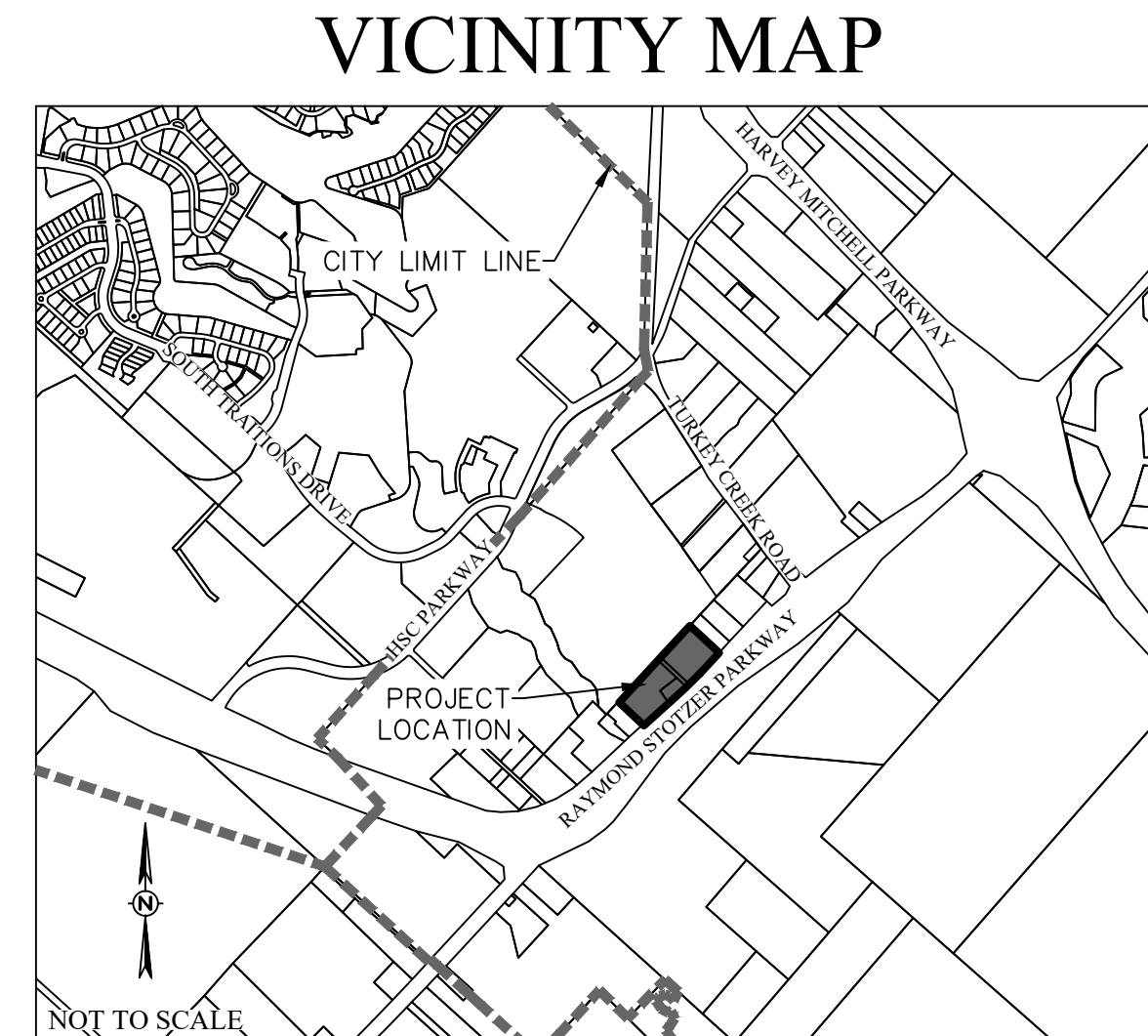
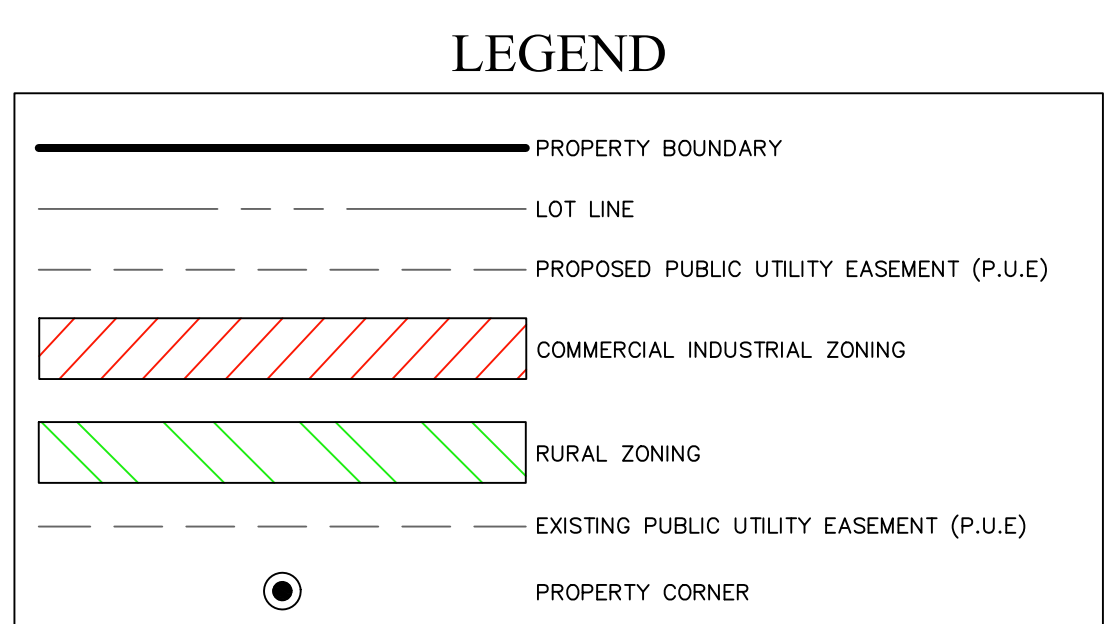
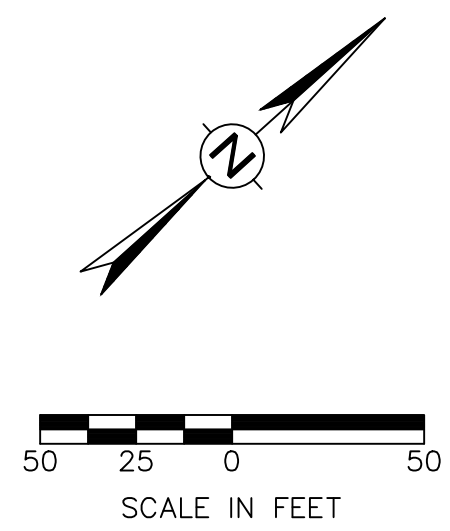
TRADITIONS REZONING

Case:
REZ2021-000002

REZONING



- NOTES:
- 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 CS94-164 (Y:10207269.05, X:3541253.11) AND AS ESTABLISHED BY GPS OBSERVATION.
 - DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.0000942231 (CALCULATED USING GEOID12B).
 - NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0305F, EFFECTIVE DATE: APRIL 2, 2014.



ZONING MAP

TRADITIONS REZONING

9.958 ACRES

J.H. JONES SURVEY , A-26

COLLEGE STATION, BRAZOS COUNTY, TEXAS

OWNER:
BRYAN COMMERCE & DEVELOPMENT, INC
P.O. BOX 1000
BRYAN, TEXAS 77805
(979) 209-5130

OWNER:
TRADITIONS ACQUISITION PARTNERSHIP LP
3891 S. TRADITIONS DRIVE
BRYAN, TEXAS 77807
(979) 704-6395

SCALE: AS SHOWN
JANUARY, 2021

SURVEYOR:
Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195

ENGINEER:

TBPE NO. 12327
911 SOUTHWEST PKWY E.
College Station, Texas 77840

(979) 764-3900

BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: March 4, 2021
Advertised Council Hearing Date: March 25, 2021

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

None

Property owner notices mailed: 9

Contacts in support: None at the time of this report
Contacts in opposition: None at the time of this report
Inquiry contacts: None at the time of this report

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Business Park	PDD Planned Development District	BioCorridor
South	Freeway/Expressway	Freeway/Expressway	Raymond Stotzer Parkway
East	Business Park	R Rural	Single-Family Residential
West	Business Park	R Rural	Single-Family Residential

DEVELOPMENT HISTORY

Annexation: June 1995
Zoning: A-O Agricultural Open upon Annexation (1995)
C-2 Commercial Industrial (1997)
C-2 Commercial Industrial renamed CI Commercial Industrial (2012)
A-O Agricultural Open renamed R Rural (2013)
Final Plat: Unplatted
Site development: Single Family and Fraternity House



REZONING APPLICATION SUPPORTING INFORMATION

Name of Project: TRADITIONS REZONING

Address: 4520 RAYMOND STOTZER PKWY

Legal Description: A002601, JOHN H JONES (ICL), TRACT 23 CS, 4.29 ACRES

Total Acreage: 9.958

Applicant:: SCHULTZ ENGINEERING LLC

Property Owner: TRADITIONS ACQUISITION PARTNER

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

Development Activity in the Bio-Corridor will require development of this property.

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

The zone change is in accordance with the comprehensive plan.

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 rural zone does not allow for any uses in the Business Park zone.

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

The property has access to sanitary sewer, water, and other utilities can easily be extended to the property so it is suitable for use.

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

The property has access to sanitary sewer, water, and other utilities can easily be extended to the property so it is suitable for use.

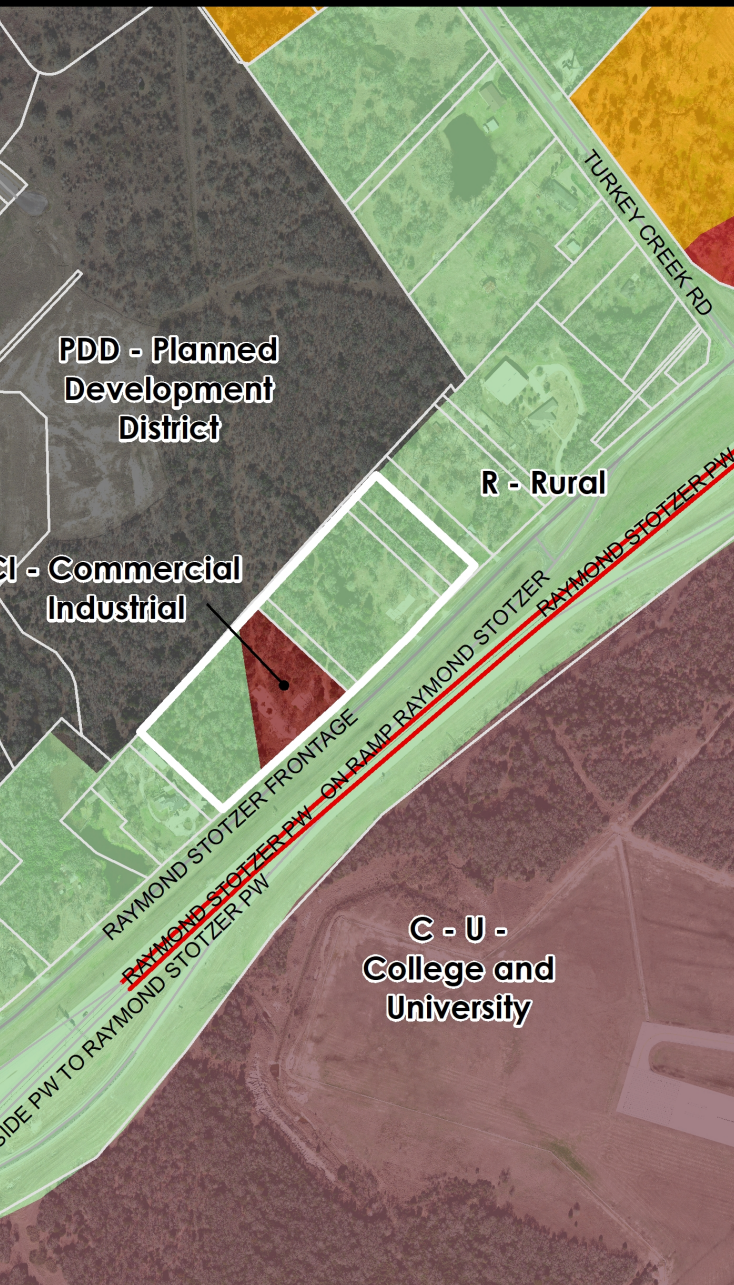
Explain the marketability of the property for uses permitted by the current zoning district.

There is no marketability for large rural residential lots in this location.

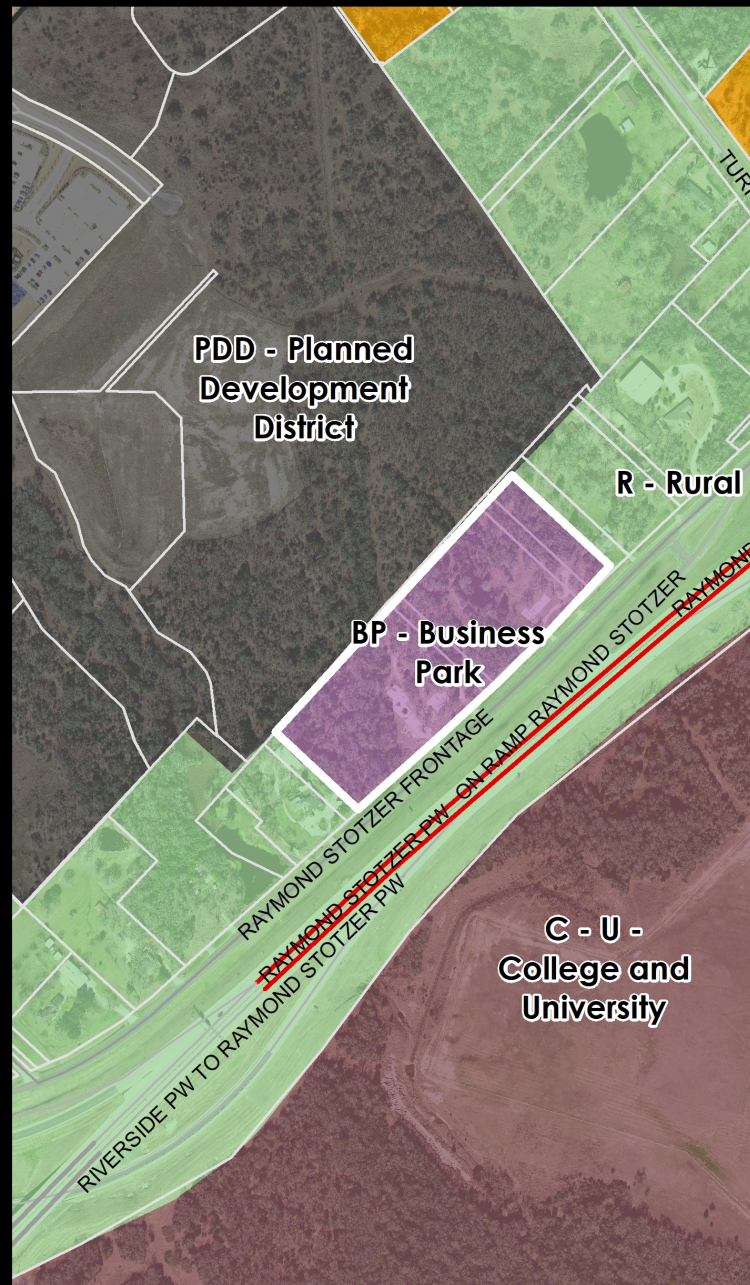
List any other reasons to support this zone change.

Development in the Bio-Corridor

EXISTING Zoning



PROPOSED Zoning



March 4, 2021
Regular Agenda
Rezoning – Williams Creek Reserve Rezoning

To: Planning & Zoning Commission

From: Rachel Lazo, Senior Planner

Agenda Caption: Public Hearing, presentation, discussion and possible action regarding an ordinance amending Appendix A, “Unified Development Ordinance,” Article 4, “Zoning Districts,” Section 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 E Estate and NAP Natural Areas Protected on approximately 57 acres of land located at 9500 Rock Prairie Road. Case # REZ2020-000011 (Note: Final action on this item is scheduled for the March 25, 2021 City Council meeting - subject to change)

Recommendation: Staff recommends approval of the rezoning request with the condition listed at the end of this report related to the existing oil and gas well on site development.

Summary: This request is to rezone approximately 57 acres of land located east of the intersection at Rock Prairie Road and William D. Fitch. The subject property currently has an operating oil and gas well on site and is a planned expansion of the existing Williams Creek Reserve Subdivision. The condition proposed will ensure any future residential development will provide adequate spacing from the wellsite.

REZONING REVIEW CRITERIA

1. Whether the proposal is consistent with the Comprehensive Plan:

The subject property is designated as Estate and Natural Areas Reserved on the Comprehensive Plan Future Land Use and Character Map. The Estate designation is generally for areas that, due to public service limitations or prevailing rural character, should have limited development activities. These areas will tend to consist of low-density single-family residential lots of at least one acre in size or lots that average 20,000 square feet clustered around open space. Natural Areas Reserved is intended for areas that should be preserved for their natural function, such as floodplain and riparian buffers. This request is consistent with the Comprehensive Plan.

2. Whether the uses permitted by the proposed zoning district will be appropriate in the context of the surrounding area:

The proposed Estate zoning allows for large-lot single family residential uses. Given the property’s adjacency to the existing Williams Creek Reserve Subdivision and rural residential lots to the east, the proposed use would be easily incorporated with the existing developments. The proposed Natural Areas Protected zoning is anticipated to protect the FEMA floodplain from excessive development and maintain its natural state. While this area is currently zoned R Rural, the proposed zoning districts comply with the anticipated future land uses along this corridor as outlined in the Comprehensive Plan.

3. Whether the property to be rezoned is physically suitable for the proposed zoning district:

The property has over 1,300 feet of frontage and takes access to Rock Prairie Road, which is a future 4-lane Major Arterial. The proposed Estate zoning is suitable for the future subdivision of land for acreage homesites and would have adequate access and utility availability. The northern

portion of the subject property contains FEMA-designated 100-year floodplain and is proposed to be protected from development by being zoned NAP Natural Areas Protected. Additionally, the condition proposed with the rezoning request will provide a minimum separation from the existing oil wellsite that is required to safely develop additional residential lots. The subject property is physically suitable for the proposed zoning districts.

4. Whether there is available water, wastewater, stormwater, and transportation facilities generally suitable and adequate for uses permitted by the proposed zoning district:

Fire flow and domestic water service will generally be served by Wellborn SUD; however, there is a small portion of the property along Rock Prairie Road within the City of College Station's Water CCN that will require the extension of City service lines. Currently, there are no sanitary sewer lines in the area available to serve the property. Individual lots may use On-Site Sewage Facilities (OSSFs) permitted by the Brazos County Health Department. With site development, the property will need to be designed to accommodate future public sanitary sewer service.

The subject property generally drains to the northeast within the Carter's Creek drainage basin and contains FEMA Special Flood Hazard Area (SFHA). Drainage improvements and other public infrastructure required with site development shall be designed and constructed in accordance with the B/CS Unified Design Guidelines.

The subject property has frontage along Rock Prairie Road, which is designated on the Thoroughfare Plan as a proposed 4-lane Major Arterial. A Traffic Impact Analysis (TIA) was not required as part of the rezoning request.

5. The marketability of the property:

The applicant states that the marketability of the tract is limited with the existing R Rural zoning as a low number of lots could be created that do not support the cost of the required infrastructure. Should the rezoning request be approved, it is anticipated to increase the marketability of the property.

STAFF RECOMMENDATION

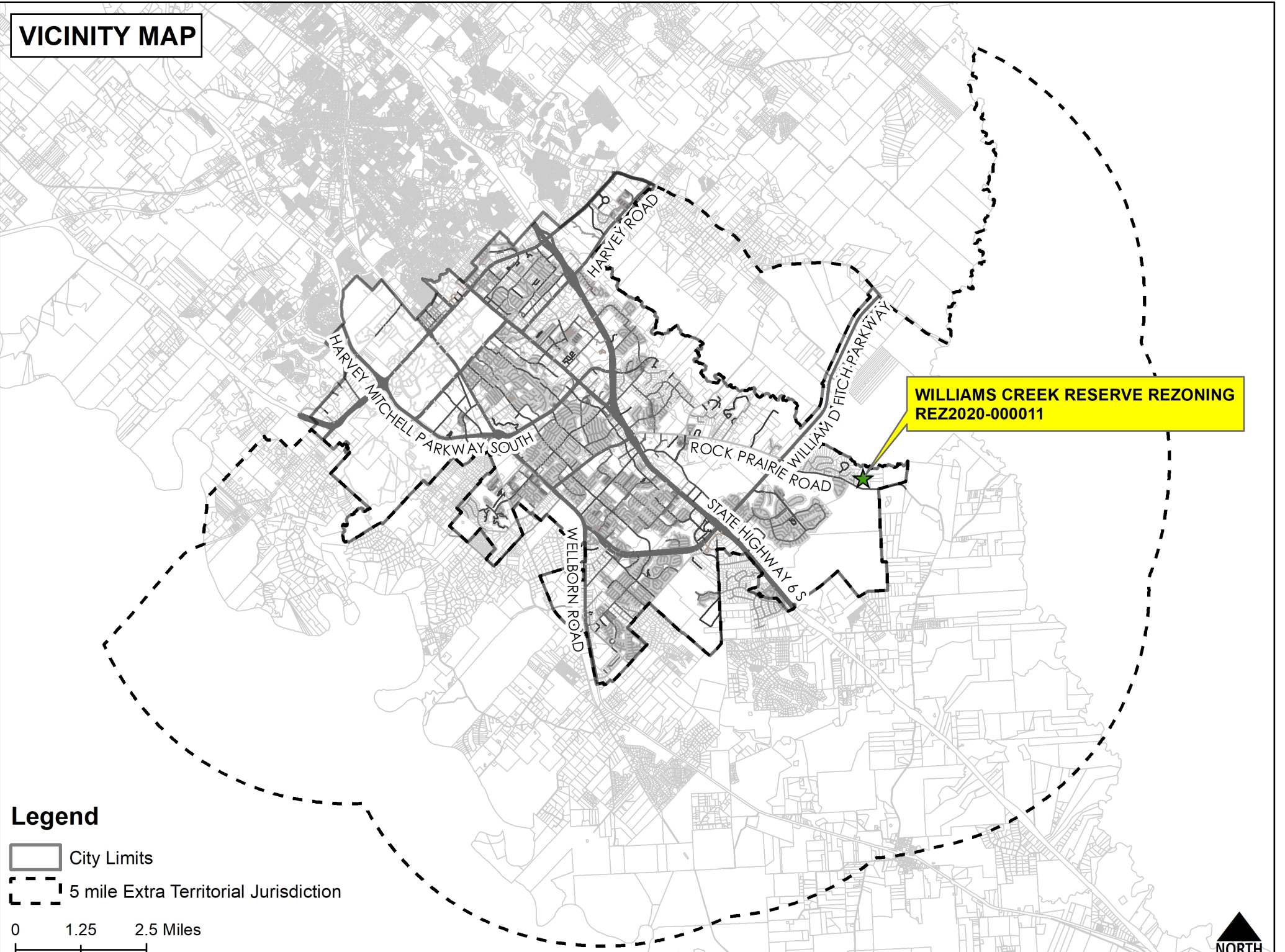
Staff recommends approval of the rezoning request with the following condition:

The development of Williams Creek Reserve located on 57 acres on Rock Prairie Road will be limited by the existing McCullough-McCollough Unit 1 oil and gas well located on the property. No residential lots will be located within 300' of the wellhead per International Fire Code requirements or within the Acceptable Separation Distance for Thermal Radiation for People (ASDPNPD) of 483 feet from the 73" x 20' Heater Treater located at the wellsite. This distance was calculated using the Acceptable Separation Distance Assessment Tool provided by the U.S Department of Housing and Urban Development.

SUPPORTING MATERIALS

1. Vicinity, Aerial, and Small Area Maps
2. Rezoning Exhibit
3. Background Information
4. Applicant's Supporting Information
5. Rezoning Map

VICINITY MAP



**WILLIAMS CREEK RESERVE REZONING
REZ2020-000011**

Legend

- City Limits
- 5 mile Extra Territorial Jurisdiction

0 1.25 2.5 Miles



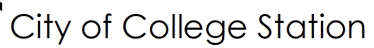


0 1,050 2,100 Feet

WILLIAMS CREEK RESERVE REZONING

Case:
REZ2020-000011

REZONING



<u>Residential</u>	MF	Multi-Family
R Rural	MU	Mixed-Use
WE Wellborn Estate	MHP	Manufactured Home Pk.
E Estate		
WRS Wellborn Restricted Suburban		
RS Restricted Suburban		
GS General Suburban		
D Duplex		
T Townhome		

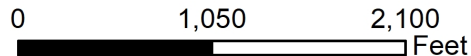
NAP	Natural Area Protected
O	Office
SC	Suburban Commercial
WC	Wellborn Commercial
GC	General Commercial
CI	Commercial Industrial
BP	Business Park
BPI	Business Park Industrial
C-U	College and University

P-MUD Planned Mixed-Use Dist.
PDD Planned Develop. Dist.

WPC	Wolf Pen Creek Dev. Cor.
NG-1	Core Northgate
NG-2	Transitional Northgate
NG-3	Residential Northgate

OV	Corridor Ovr.
RDD	Redevelopment District
KO	Krenek Tap Ovr.
NPO	Nbrhd. Prevailing Ovr.
NCO	Nbrhd. Conservation Ovr.
HP	Historic Preservation Ovr.

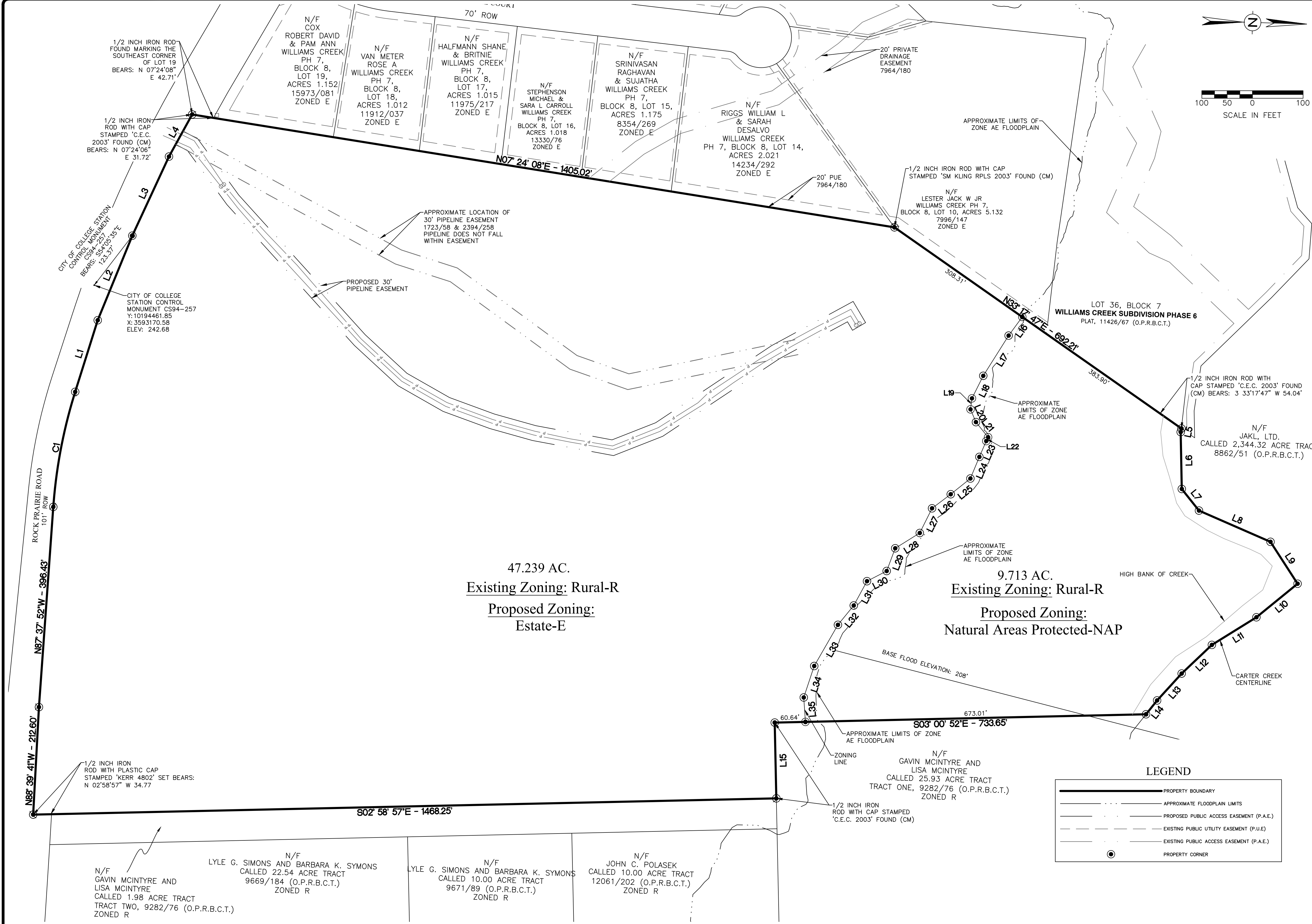
R-1B	Single Family Residential
R-4	Multi-Family
R-6	High Density Multi-Family
C-3	Light Commercial
RD	Research and Dev.
M-1	Light Industrial
M-2	Heavy Industrial



WILLIAMS CREEK RESERVE REZONING

Case:
REZ2020-000011

REZONING



- GENERAL NOTES
- 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 CS94-257 (Y:10194481.85, X:3593170.56) AND AS ESTABLISHED BY GPS OBSERVATION.
 - DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. AREAS SHOWN AS "MEASURED" HEREON ARE CALCULATED FROM GRID DISTANCES. TO OBTAIN SURFACE DISTANCES (NOT SURFACE AREAS) MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00009641738449 (CALCULATED USING GEOID12B).
 - (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.
 - A PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS. MAP NO. 48041C0150E, EFFECTIVE DATE: MAY 16, 2012
 - THIS ZONING MAP REFLECTS THE TITLE COMMITMENT PREPARED BY SOUTH LAND TITLE, LLC, GF NO. BC2009804, EFFECTIVE DATE: 10-06-2020. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:
 - 10c: BLANKET ELECTRICAL EASEMENT TO CITY OF BRYAN, 98/83 (D.R.B.C.T.), DOES APPLY TO THIS TRACT.
 - 10d: EASEMENT TO PRODUCERS GAS CO., 411/104 (D.R.B.C.T.), DOES NOT CROSS THIS TRACT.
 - 10e: EASEMENT TO PRODUCERS GAS CO., 411/108 (D.R.B.C.T.), DOES NOT CROSS THIS TRACT.
 - 10f: EASEMENT TO PRODUCERS GAS CO., 1007/37 (O.R.B.C.T.), DOES NOT CROSS THIS TRACT.
 - 10g: PIPELINE EASEMENT, 1723/58 (O.R.B.C.T.), DOES APPLY TO THIS TRACT. APPROXIMATE LOCATION SHOWN HEREON.
 - 10h: PIPELINE EASEMENT, 1940/315 (O.R.B.C.T.), DOES NOT CROSS THIS TRACT.
 - 10i: PIPELINE EASEMENT, 2394/256 (O.R.B.C.T.), DOES APPLY TO THIS TRACT. APPROXIMATE LOCATION SHOWN HEREON.
 - ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	148.23'	N74° 16' 07"W
L2	180.45'	N69° 28' 35"W
L3	172.23'	N66° 52' 08"W
L4	94.98'	N62° 52' 53"W
L5	7.17'	S80° 06' 47"E
L6	112.38'	N87° 09' 38"E
L7	54.54'	N49° 51' 40"E
L8	154.18'	N21° 51' 45"E
L9	98.52'	N55° 22' 04"E
L10	104.92'	S40° 54' 28"E
L11	103.51'	S33° 33' 18"E
L12	82.24'	S45° 13' 35"E
L13	71.93'	S49° 16' 43"E
L14	34.94'	S53° 06' 38"E
L15	149.67'	N87° 03' 52"E
L16	45.67'	S55° 26' 28"E
L17	93.90'	S59° 32' 26"E
L18	49.82'	S65° 04' 09"E
L19	21.88'	S84° 22' 50"E
L20	27.44'	N65° 21' 23"E
L21	38.23'	N49° 16' 18"E
L22	8.56'	S66° 03' 04"E
L23	34.06'	S68° 13' 01"E
L24	46.15'	S69° 09' 55"E
L25	49.79'	S40° 23' 41"E
L26	46.24'	S38° 44' 27"E
L27	54.39'	S65° 14' 31"E
L28	57.10'	S33° 41' 19"E
L29	47.91'	S71° 11' 22"E
L30	43.84'	S29° 08' 02"E
L31	54.64'	S63° 07' 22"E
L32	49.33'	S52° 20' 33"E
L33	93.85'	S61° 48' 14"E
L34	65.59'	S73° 21' 14"E
L35	48.31'	N84° 20' 40"E

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	231.88'	994.23'	013°21'46"	116.47'	231.35'

ZONING EXHIBIT

WILLIAMS CREEK RESERVE

56.952 ACRES

COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1"=150'
JANUARY 2021

OWNER/DEVELOPER:
Williams Creek Reserve, LLC
P.O. Box 800
Coleman TX, 76834
(979) 229-0310

SURVEYOR:
Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195

ENGINEER:
 Schultz Engineering, LLC
TBPE NO. 12327
911 SOUTHWEST PKWY E.
College Station, Texas 77840
...
(979) 764-3900

BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: March 4, 2021
Advertised Council Hearing Date: March 11, 2021

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

None

Property owner notices mailed: 16

Contacts in support: None at the time of this report
Contacts in opposition: None at the time of this report
Inquiry contacts: Three at the time of this report

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Natural Areas - Reserved	N/A - ETJ	Floodplain
South	4-Lane Major Arterial	4-Lane Major Arterial	Rock Prairie Road
East	Estate	R Rural	Rural Residential
West	Estate	E Estate	Single-Family Residential

DEVELOPMENT HISTORY

Annexation: October 1983 (frontage)
November 2002 (remainder)

Zoning: A-O Agricultural Open upon annexation (1983)
A-O Agricultural Open renamed R Rural (2013)

Final Plat: Unplatted

Site development: Oil well



REZONING APPLICATION SUPPORTING INFORMATION

Name of Project: WILLIAMS CREEK RESERVE REZONING

Address: 9500 ROCK PRAIRIE RD

Legal Description: A020201, S W ROBERTSON (ICL), TRACT 2, 59.9861 ACRES, & A009000 N CLAMPITT, Undivided Interest 50.000000000000%

Total Acreage: 56.952

Applicant:: SCHULTZ ENGINEERING LLC

Property Owner: SNOWDEN ALLISON KAY ETAL

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

The demand for single family residential lots remains high creating the need for additional subdivisions.

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

The zoning change is in accordance with the comprehensive plan.

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

The current zoning district is for large rural residential lots which is suitable for this property, however, under that scenario the property would be under utilized and would not be used for its highest and best use. The proposed zoning will allow for a continuation of the adjacent Williams Creek Development.

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

The water infrastructure is in place to support the requested zoning and the land characteristics such as vegetation and topography are suitable for the requested zoning.

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

The water infrastructure is in place to support the requested zoning and the land characteristics such as vegetation and topography are suitable for the requested zoning.

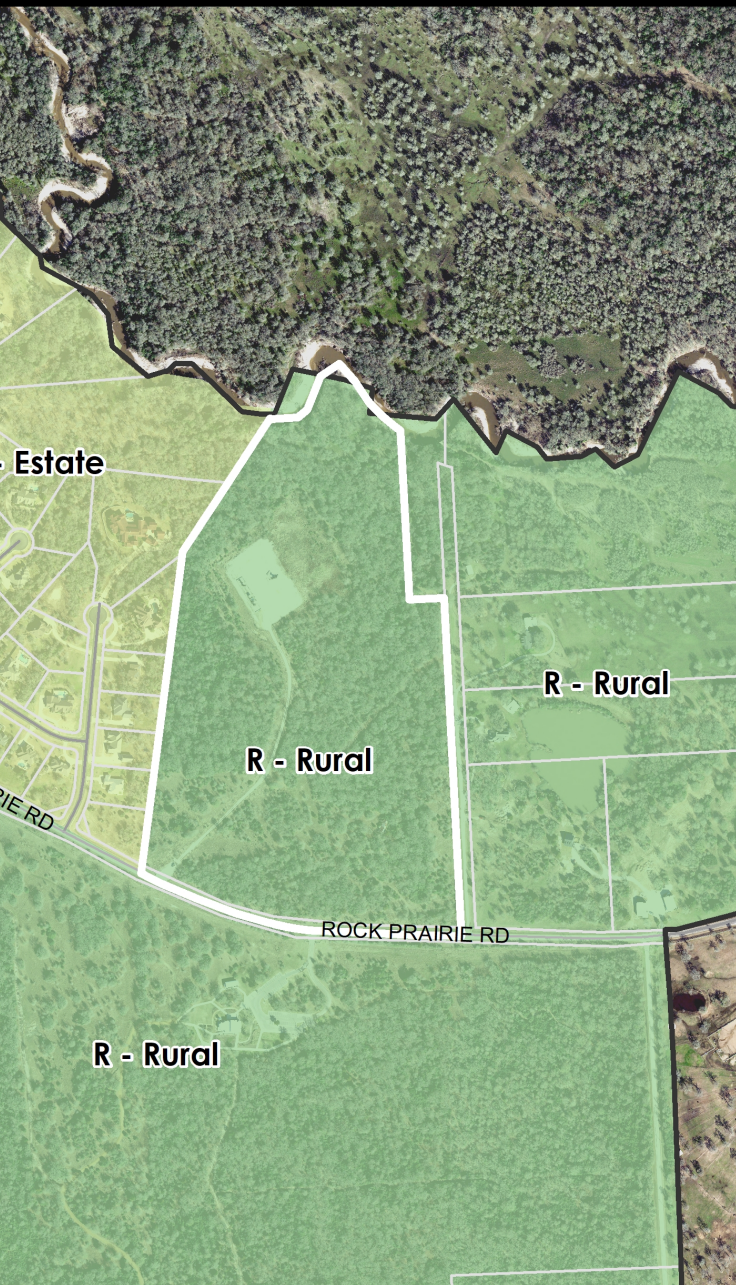
Explain the marketability of the property for uses permitted by the current zoning district.

The minimum lot size for the current zoning district will result in a low number of lots and not support the cost for the infrastructure required for development therefore limiting the marketability of the land.

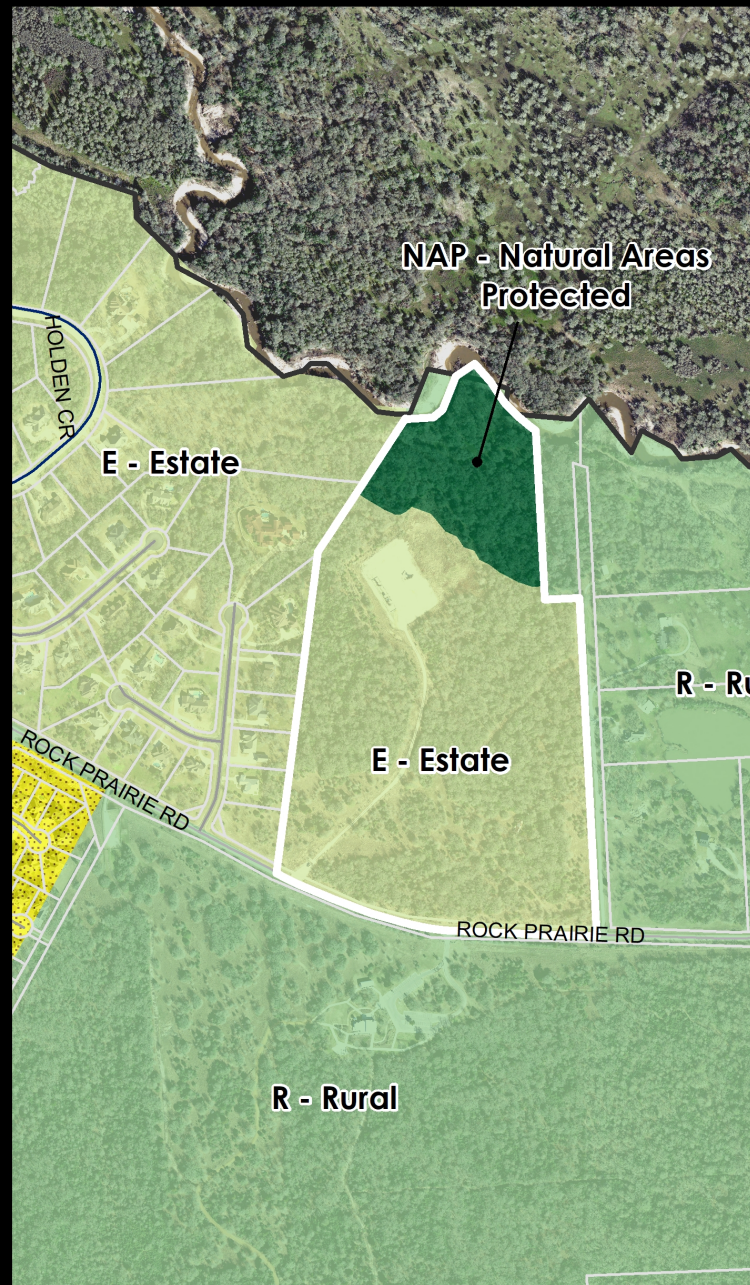
List any other reasons to support this zone change.

The developer also developed Williams Creek and Williams Creek Lake Estates Subdivision and expects this development to be of similar quality.

EXISTING Zoning



PROPOSED Zoning





MEMORANDUM

February 12, 2021

TO: Members of the Planning & Zoning Commission

FROM: Molly Hitchcock, P&DS Assistant Director

SUBJECT: BioCorridor appointments

Item: Presentation, discussion, and possible action a recommendation on Planning & Zoning Commission appointments to the BioCorridor Board.

Summary: The zoning and development ordinance for the BioCorridor Planned Development District establishes a BioCorridor Board as a body of representatives from the cities and the Texas A&M University System that would be able to make subjective decisions regarding specific requests in the area (such as appeals to site plan requirements and parking waivers) and recommendations to other decision-making bodies (such as subdivision waiver requests to the Planning & Zoning Commission).

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

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

The role of the Board is to provide recommendations:

- To City P&Z regarding subdivision waivers.
- To City P&Z regarding amendments to the BioCorridor PDD

The Board has the power to take final action on:

- Special District Identification Signs
- Temporary signs promoting positive community communications
- Works of art on public land
- Appeals to Staff's determination of platting requirements
- Appeals to Staff's denial of a site plan
- Appeal of Staff's denial of an alternative parking plan
- Waivers related to parking
- Alternatives to Highway Buffer Standards
- Appeals to Highway Buffer Standards

The Board meets on an as-needed basis, the dates and times coordinated by staff with the applicant and the Board members. The Board last met in February of 2019, when they recommended changes to the BioCorridor PDD that ultimately eliminated the need for waivers to problematic site planning requirements. The Board has not had to meet since the City Councils adopted the revised PDD in 2019.

As of the date of this report, the following commissioners have expressed interest in serving on the Board:

- Commissioner Cornelius
- Commissioner Guerra
- Commissioner Mirza
- Commissioner Osborne
- Commissioner Wright

Attachment: BioCorridor PDD Article 4 “BioCorridor Board”

ARTICLE 4. BIOCORRIDOR BOARD

4.1 Creation.

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

4.2 Membership and Terms.

A. Number, Appointment.

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

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

B. Terms.

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

C. Vacancies.

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

4.3 Officers, Meetings, Quorum.

A. Officers.

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

B. Meetings.

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

C. Quorum.

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

D. Rules of Proceeding.

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

E. Minutes.

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

4.4 Powers and Duties.

The BioCorridor Board shall have the following powers and duties:

A. Recommendations.

1. The BioCorridor Board shall review and make recommendations to the City's Planning and Zoning Commission regarding Waivers of the standards in the Subdivision Design and Improvements article of the BioCorridor Planned Development District ordinance.
2. The BioCorridor Board shall review and make recommendations to the City's Planning and Zoning Commission regarding amendments to the BioCorridor Planned Development District ordinance.

B. Final Action.

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

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

4.5 Staff.

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

A. BioCorridor Review Committee.

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

B. Administrative Support.

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

C. Planning Representative.

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