



College Station, TX

Meeting Agenda Planning and Zoning Commission 1101 Texas Ave, College Station, TX 77840

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

February 20, 2020

6:00 PM

City Hall Council Chambers

1. Call to Order and Pledge of Allegiance.

2. 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.)

3. Consent Agenda

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. 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.

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

Attachments: 1. February 6 2020

3.2. Presentation, discussion, and possible action regarding a Final Plat for Midtown Reserve Phase 200 on approximately 11.35 acres generally located at the southwest corner of Town Lake Drive and Rock Prairie Road. Case #FP2019-000016

Sponsors: Rachel Lazo

Attachments: 1. Staff Report
2. Vicinity Aerial Small Area Maps
3. Final Plat

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

5. Informational

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

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

- Final Plat ~ Minor Plat ~ Carter Lake Subdivision; Block 5, Lots 5-R & 8-R ~ Case #FP2019-000029
- Final Plat ~ Minor Plat ~ Pebble Creek Phase 7-D; Block 39, Lots 72R-2 & 73R ~ Case #FP2020-000002

SPONSORS: Rachel Lazo, Treston Rodriguez

5.3. Presentation and discussion regarding the 2019 P&Z Plan of Work.

Sponsors: Alyssa Halle-Schramm

Attachments: 1. 2019 Plan of Work

5.4. Presentation and discussion regarding the 2019 Citizen Survey.

Sponsors: Colin Killian

Attachments: None

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

- Friday, February 21, 2020 ~ Joint P&Z / City Council Workshop ~ Carter Creek Training Room ~ 8:30 A.M.
- Thursday, February 27, 2020 ~ City Council Meeting ~ Council Chambers ~ Workshop 5:00 P.M. & Regular 6:00 P.M. (Liaison - Cunha)
- Thursday, March 5, 2020 ~ P&Z Meeting ~ Council Chambers ~ 6:00 P.M.
- Monday, March 9, 2020 ~ City Council Meeting ~ Council Chambers ~ Workshop 5:00 P.M. & Regular 6:00 P.M. (Liaison - Mather)
- Thursday, March 19, 2020 ~ P&Z Meeting ~ Council Chambers ~ 6:00 P.M.

5.6. Discussion and review regarding the following meetings: Design Review Board, BioCorridor Board, Comprehensive Plan Evaluation Committee

6. Regular Agenda

- 6.1. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12.4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from PDD Planned Development District to PDD Planned Development District for approximately 15 acres generally located at the southwest corner of Victoria Avenue and Creek Meadows Boulevard North. Case #REZ2019-000019 (Note: Final action on this item is scheduled for the March 9, 2020 City Council meeting - subject to change)

Sponsors: Laura Gray

Attachments:

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

- 6.2. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, "Unified Development Ordinance," Section 5.2, "Residential Dimensional Standards," Section 5.6, "Retired Dimensional Standards," Section 6.5, "Accessory Uses," and Section 11.2, "Defined Terms," relating to impervious cover. Case ORDA2019-000013. (Note: Final action on this item will be considered at the March 9, 2020 City Council meeting - subject to change.)

Sponsors: Anthony Armstrong

Attachments:

1. Memo
2. Section 5.2 Residential Dimensional Standards Redline
3. Section 5.6 Retired Dimensional Standards Redline
4. Section 6.5 Accessory Uses Redline
5. Section 11.2 Defined Terms Redline

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 at College Station Hall, 1101 Texas Avenue, College Station, Texas, on February 14, 2020 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."

MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting
February 6, 2020 6:00 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

COMMISSIONERS PRESENT: Dennis Christiansen, Jeremy Osborne, Bill Mather, Elizabeth Cunha, Joe Guerra, Paul Gunnels, Bobby Mirza

CITY COUNCIL MEMBERS PRESENT: John Nichols, Dennis Maloney

CITY STAFF PRESENT: Jennifer Prochazka, Molly Hitchcock, Erika Bridges, Alyssa Halle-Schramm, Rachel Lazo, Carla Robinson, Joshua Packard, and Kristen Hejny

1. Call Meeting to Order and Pledge of Allegiance.

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

2. **Hear Citizens**

No citizens spoke.

3. **Consent Agenda**

- 3.1 Consideration, discussion and possible action to approve meeting absences.

*Jeremy Osborne ~ January 16, 2020

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

*January 16, 2020

- 3.3 Presentation, possible action, and discussion regarding a Final Plat for Mission Ranch Phase 102 on approximately 8.7 acres generally located at 3770 Rock Prairie Road West.

Commissioner Guerra removed Item #3.3 from the Consent Agenda for further discussion.

Commissioner Mather motioned to approve Consent Agenda items 3.1 and 3.2. Commissioner Guerra seconded the motion, motion passed (7-0).

Regular Agenda

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

Consent Agenda Item #3.3 was removed from the Consent Agenda for further discussion.

Commissioner Guerra asked who the provider for sanitary sewer would be, and to which treatment plant would this flow to.

Assistant City Engineer Bridges stated that the City of College Station is providing sanitary sewer, and this would flow to the Carter Creek Wastewater Treatment Plant.

Commissioner Guerra motioned to approve Consent Agenda item 3.3. Commissioner Osborne seconded the motion, motion passed (7-0).

5. **Informational**

5.1 Discussion of new development applications submitted to the City.

New Development Link: www.cstx.gov/newdev

There was no discussion.

5.2 Presentation and discussion regarding the 2019 P&Z Plan of Work.

Long Range Planning Administrator Halle-Schramm presented updates on the Plan of Work including the January 29th CPEC meeting and the February 21st joint Planning & Zoning Commission and City Council Special Workshop.

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

*Monday, February 10, 2020 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:00 P.M. & Regular 6:00 P.M. (Liaison - Guerra)

*Thursday, February 20, 2020 ~ P&Z Meeting ~ Council Chambers ~ 6:00 P.M.

*Thursday, February 27, 2020 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:00 P.M. & Regular 6:00 P.M. (Liaison – Cunha)

*Thursday, March 5, 2020 ~ P&Z Meeting ~ Council Chambers 6:00 P.M.

5.4 Presentation and discussion regarding an update on the following items:

*An Ordinance amending Unified Development Ordinance Section 5.2, “Residential Dimensional Standards” regarding building setbacks. The Planning & Zoning Commission heard this item on January 16, 2020, and voted (5-0) to recommend approval. The City Council heard this item on January 23, 2020, and voted (6-0) to approve the request.

5.5 Discussion and review regarding the following meetings: Design Review Board, BioCorridor Board, Comprehensive Plan Evaluation Committee.

There was general discussion regarding the recent CPEC meeting.

6. 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.

Chairman Christiansen requested a presentation and update on the College Station General City Issues Survey.

7. Adjourn

The meeting adjourned at 6:06 p.m.

Approved:

Dennis Christiansen, Chairman
Planning & Zoning Commission

Attest:

Kristen Hejny, Admin Support Specialist
Planning & Development Services



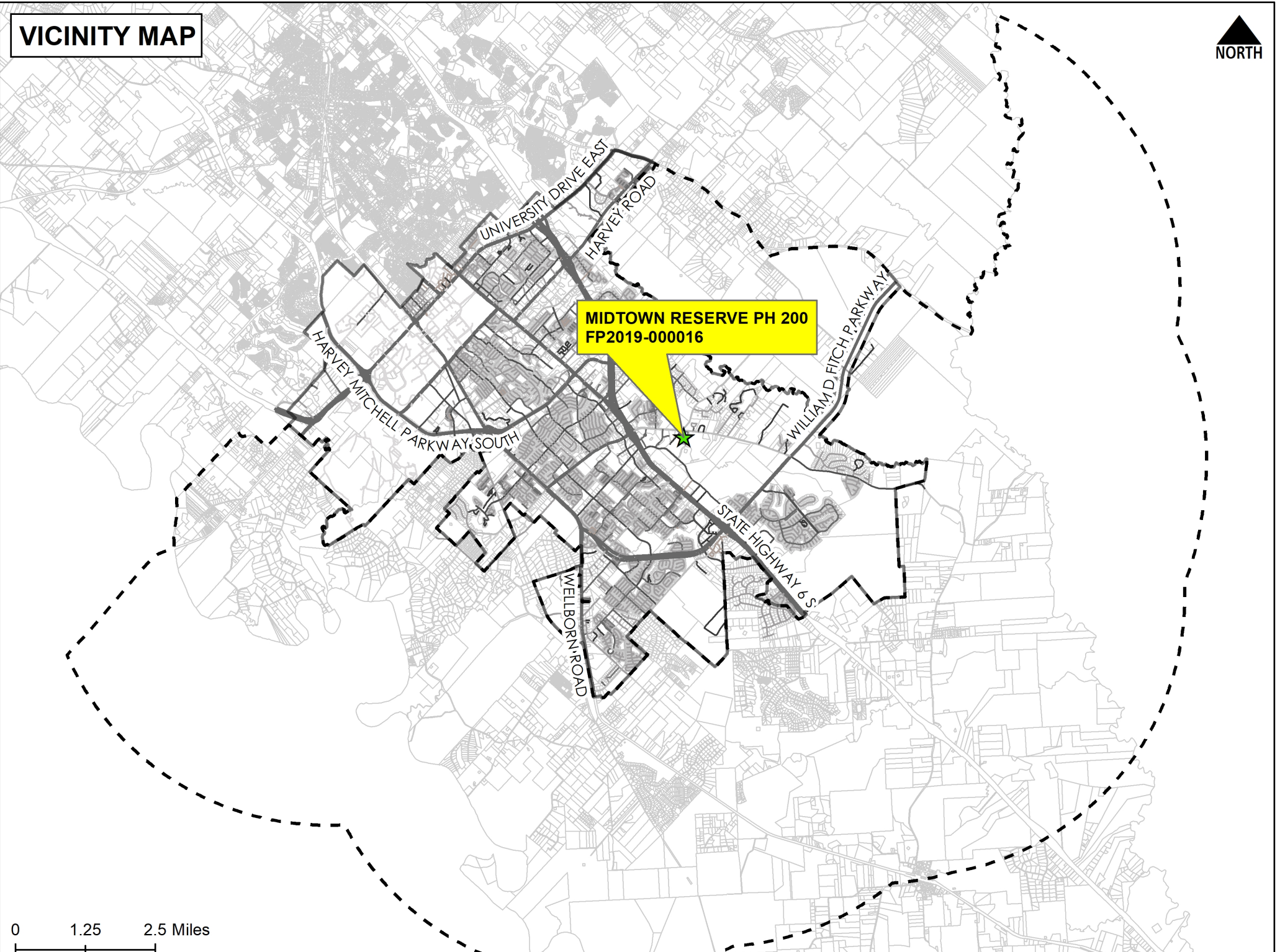
**Final Plat
for
Midtown Reserve Phase 200
FP2019-000016**

Scale	49 lots on 11.35 acres
Location	Generally located at the southwest corner of Town Lake Drive and Rock Prairie Road.
Property Owner	College Station Downtown Residential, LLC
Applicant	Schultz Engineering, LLC
Project Manager	Rachel Lazo, Senior Planner rlazo@cstx.gov
Project Overview	In April 2017, the subject property was rezoned to PDD Planned Development District. The original preliminary plan was approved in November 2018, with a revised preliminary plan approved in July of 2019. This is the second phase of the subdivision and includes 49 Single-Family lots, 2 HOA Common Areas and 2.6 acres of Parkland dedication.
Preliminary Plan	Approved July 18, 2019
Public Infrastructure	Total linear feet proposed: 3,000 Streets 4,400 Sidewalks 1,100 Bike Lanes / Paths 200 Channels 2,150 Sanitary Sewer Lines 2,500 Water Lines
Parkland Dedication	The Parks & Recreation Advisory Board recommended approval of 25.2 acres of Community Parkland and 7.4 acres of Neighborhood Parkland to be dedicated and developed with the Preliminary Plan. This Final Plat dedicates 2.6 acres of Community and Neighborhood Parkland. The developer has opted to construct the Park improvements in lieu of paying the development fee.
Traffic Impact Analysis	TIA for the overall development was provided with the preliminary plan approved in November of 2018. This plat is in conformance with the TIA.
Compliant with Comprehensive Plan (including Master Plans) and Unified Development Ordinance	Yes
Compliant with Subdivision Regulations	Yes. Waivers related to Block Length and the phasing of Parkland Dedication were previously approved in November 2018 and July 2019 with the Preliminary Plan.
Staff Recommendation	Approval

Supporting Materials

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

VICINITY MAP



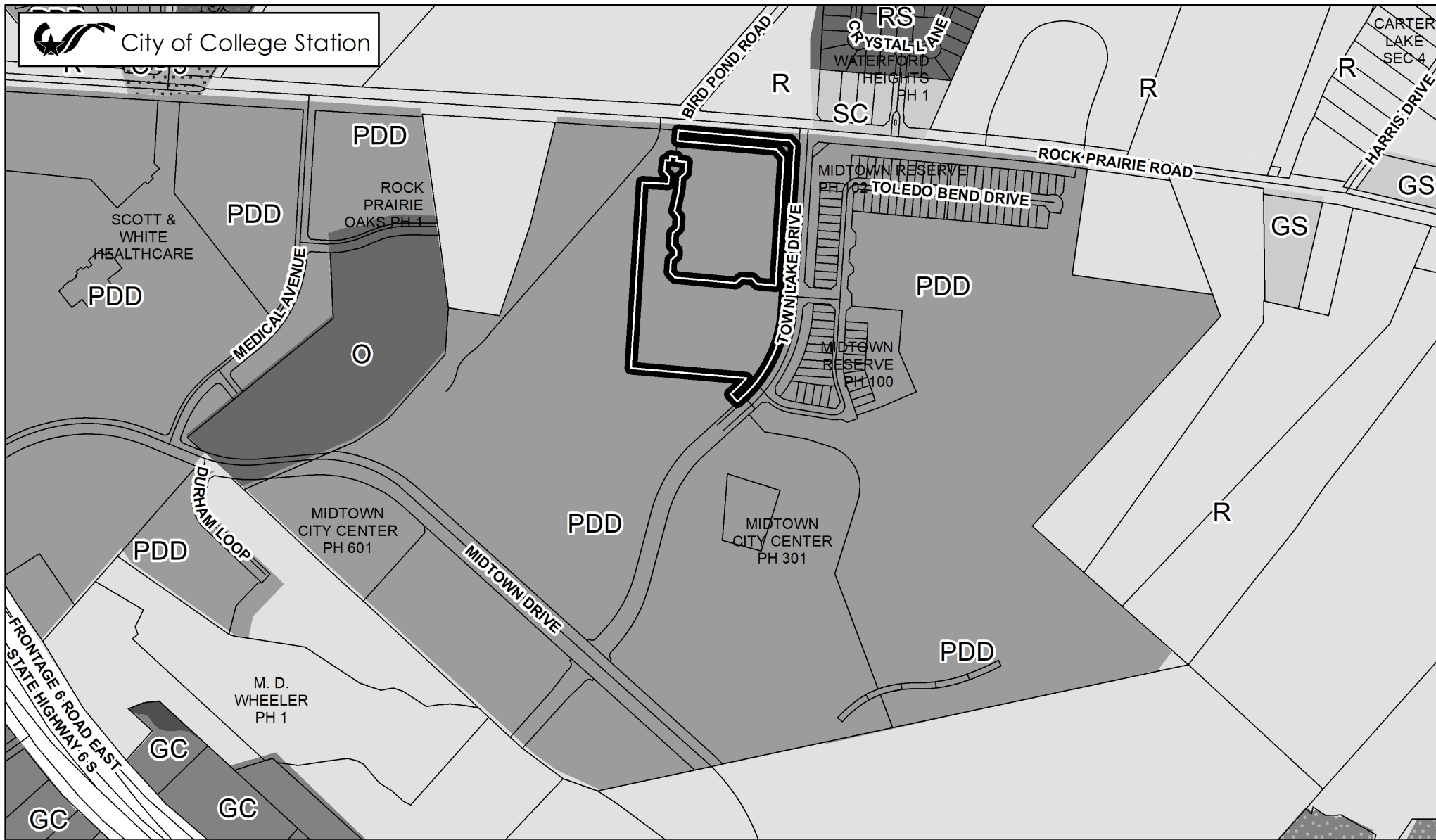
0 1.25 2.5 Miles



0 650 1,300 Feet

MIDTOWN RESERVE PH 200

Case: FINAL PLAT RESIDENTIAL
FP2019-000016



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

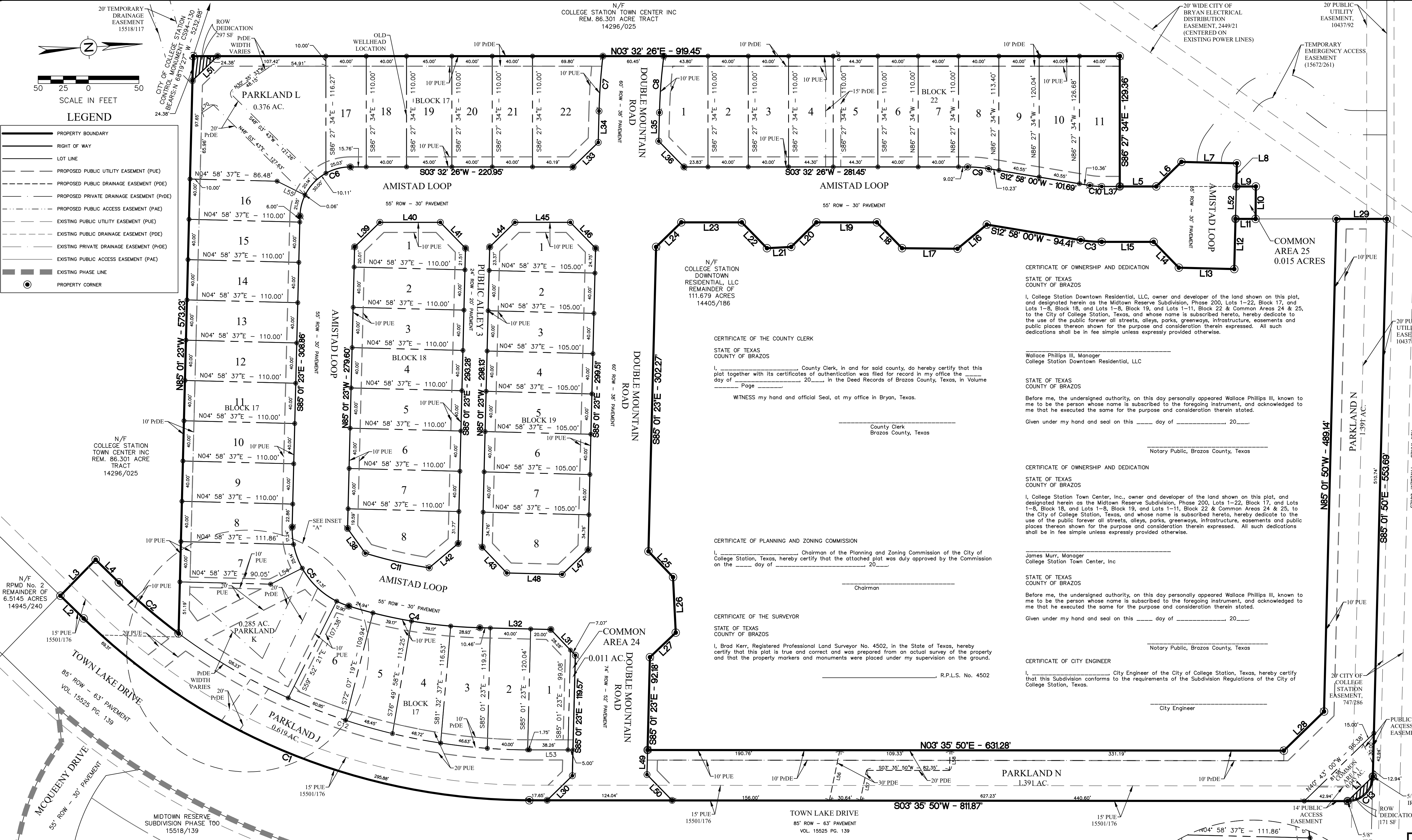
R-1B	Single Family Residential
R-4	Multi-Family
R-6	High Density Multi-Family
C-3	Light Commercial
RD	Research and Dev.
M-1	Light Industrial
M-2	Heavy Industrial



0 650 1,300 Feet

MIDTOWN RESERVE PH 200

Case: FINAL PLAT RESIDENTIAL
FP2019-000016



NOTES:

- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
- NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 4804102310F, EFFECTIVE DATE: APRIL 2, 2014.
- 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
- DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
- ZONING FOR THIS TRACT IS PLANNED DEVELOPMENT DISTRICT (PDD).
- ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE PDD ZONING. THE BASE ZONING DISTRICT IS GENERAL SUBURBAN.
- EACH LOT WILL PROVIDE A MINIMUM OF 1 TREE IN THE FRONT YARD PER THE PDD ZONING.
- ALL PUBLIC DRAINAGE EASEMENTS WILL BE IMPROVED ACCORDING TO THE B/C/S UNIFIED DESIGN GUIDELINES.
- THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE HOA, HOMEOWNERS ASSOCIATION. FENCES, GRADING AND LANDSCAPING CANNOT IMPED THE FLOW IN THE PRIVATE DRAINAGE EASEMENT. IT WILL BE THE RESPONSIBILITY OF THE HOMEOWNER/HOMEOWNER TO INSTALL AND MAINTAIN MESH WIRING.
- COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA).
- COMPACTION OF FILL OR AN ENGINEERED SLAB IS REQUIRED FOR LOTS THAT HAVE GREATER THAN 2 FEET OF FILL.

LOT TABLE

Parcel #	PHASE	BLOCK	LOT	AREA (SF)
2001701	200	17	1	4,582
2001702	200	17	2	4,800
2001703	200	17	3	5,074
2001704	200	17	4	5,064
2001705	200	17	5	4,884
2001706	200	17	6	5,342
2001707	200	17	7	4,480
2001708	200	17	8	4,411
2001709	200	17	9	4,400
2001710	200	17	10	4,400
2001711	200	17	11	4,400
2001712	200	17	12	4,400
2001713	200	17	13	4,400
2001714	200	17	14	4,400
2001715	200	17	15	4,400
2001716	200	17	16	4,308
2001717	200	17	17	4,449
2001718	200	17	18	4,400
2001719	200	17	19	4,360
2001720	200	17	20	4,400
2001721	200	17	21	4,400
2001722	200	17	22	7,002
2001801	200	18	1	4,409
2001802	200	18	2	4,400
2001803	200	18	3	4,400

LOT TABLE

Parcel #	PHASE	BLOCK	LOT	AREA (SF)
2001904	200	18	4	4,400
2001905	200	18	5	4,400
2001906	200	18	6	4,400
2001907	200	18	7	4,400
2001908	200	18	8	5,054
2001909	200	18	9	4,526
2001910	200	18	10	4,200
2001911	200	18	11	4,200
2001912	200	18	12	4,200
2001913	200	18	13	4,200
2001914	200	18	14	4,200
2002001	200	22	1	4,507
2002002	200	22	2	4,400
2002003	200	22	3	4,400
2002004	200	22	4	4,873
2002005	200	22	5	4,873
2002006	200	22	6	4,400
2002007	200	22	7	4,400
2002008	200	22	8	4,438
2002009	200	22	9	4,699
2002010	200	22	10	4,934
2002011	200	22	11	5,152

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	489.75'	633.50'	044°17'40"	257.85'	477.64'	S28°44'40"W
C2	78.03'	583.50'	007°39'44"	39.07'	77.93'	N44°03'28"E
C3	20.98'	127.50'	009°25'34"	10.51'	20.95'	S08°15'13"W
C4	132.24'	476.50'	015°54'03"	66.55'	131.81'	N12°55'38"E
C5	103.48'	80.00'	074°03'57"	60.39'	96.40'	N87°55'38"E
C6	77.29'	50.00'	088°33'49"	48.76'	69.82'	S40°44'29"E
C7	54.63'	600.00'	002°10'46"	27.36'	54.67'	S82°28'00"W
C8	56.23'	545.00'	002°54'41"	28.14'	56.21'	N82°04'03"W
C9	20.98'	127.50'	009°25'34"	10.51'	20.95'	S08°15'13"W
C10	11.93'	72.50'	009°25'34"	5.98'	11.91'	N87°55'13"W
C11	65.15'	421.50'	008°51'21"	32.64'	65.08'	S16°28'59"W
C12	373.08'	583.50'	036°37'56"	193.16'	366.74'	S21°54'48"W
C13	38.67'	25.00'	088°37'40"	24.41'	34.93'	S40°43'00"E

VICINITY MAP

INSET "A"

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE THOMAS CARUTHERS LEAGUE, ABSTRACT NO. 9, COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 111.679 ACRE TRACT AS DESCRIBED BY A DEED TO COLLEGE STATION DOWNTOWN RESIDENTIAL, LLC RECORDED IN VOLUME 14405, PAGE 186 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND A PORTION OF THE REMAINDER OF A CALLED 86.301 ACRE TRACT AS DESCRIBED BY A DEED TO COLLEGE STATION TOWN CENTER, INC. RECORDED IN VOLUME 14296, PAGE 25 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF ROCK PRAIRIE ROAD (Y:10199830.67, X:3574959.77) (VARIABLE WIDTH R.O.W.) MARKING THE NORTHWEST CORNER OF SAID REMAINDER OF 111.679 ACRE TRACT AND THE NORTHEAST CORNER OF SAID REMAINDER OF 86.301 ACRE TRACT, FOR REFERENCE A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" FOUND ON THE SOUTH LINE OF ROCK PRAIRIE ROAD MARKING AN ANGLE POINT IN SAID LINE BEARS N 85° 01' 50" W FOR A DISTANCE OF 5.27 FEET. COORDINATES AND BEARING SYSTEM SHOWN HEREIN ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF COLLEGE STATION CONTROL MONUMENT CS94-30 (Y:1000990.88, X:3569863.02) AND AS ESTABLISHED BY GPS OBSERVATION. DISTANCES SHOWN HEREIN ARE SURFACE DISTANCES. TO DETERMINE GRID DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 0.9999898305 (CALCULATED USING GRID 328).

THENCE: S 85° 01' 50" E ALONG THE SOUTH LINE OF ROCK PRAIRIE ROAD FOR A DISTANCE OF 553.69 FEET TO A 5/8 INCH IRON ROD WITH CAP MARKED "EIRA 713-784-4500" FOUND MARKING THE NORTHWEST CORNER OF TOWN LAKE DRIVE AND THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET, FOR REFERENCE A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" FOUND ON THE SOUTH LINE OF ROCK PRAIRIE ROAD MARKING AN ANGLE POINT IN SAID LINE BEARS S 85° 01' 50" E FOR A DISTANCE OF 667.59 FEET.

THENCE: ALONG THE WEST LINE OF TOWN LAKE DRIVE FOR THE FOLLOWING CALLS:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88° 37' 40" FOR AN ARC DISTANCE OF 38.67 FEET (CHORD BEARS: S 40° 47' 00" E - 34.93 FEET) TO A 5/8 INCH IRON ROD WITH PLASTIC CAP MARKED "EIRA 713-784-4500" FOUND;

S 03° 35' 50" W FOR A DISTANCE OF 811.87 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 633.500 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44° 17' 40" FOR AN ARC DISTANCE OF 489.75 FEET (CHORD BEARS: S 25° 44' 40" W - 477.64 FEET) TO THE END OF SAID CURVE;

S 47° 53' 30" W FOR A DISTANCE OF 32.26 FEET;

THENCE: THROUGH SAID REMAINDER OF 86.301 ACRE TRACT FOR THE FOLLOWING CALLS:

N 42° 06' 30" W FOR A DISTANCE OF 50.00 FEET;

N 47° 53' 30" E FOR A DISTANCE OF 32.26 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 583.50 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07° 39' 44" FOR AN ARC DISTANCE OF 78.03 FEET (CHORD BEARS: N 44° 03' 28" E - 77.93 FEET) TO THE END OF SAID CURVE ON THE COMMON LINE OF SAID REMAINDER OF 111.679 ACRE TRACT AND SAID REMAINDER OF 86.301 ACRE TRACT;

THENCE: ALONG THE COMMON LINE OF SAID REMAINDER OF 111.679 ACRE TRACT AND SAID REMAINDER OF 86.301 ACRE TRACT FOR THE FOLLOWING CALLS:

N 85° 01' 23" W FOR A DISTANCE OF 573.23 FEET;

N 03° 32' 26" E FOR A DISTANCE OF 919.45 FEET;

S 86° 27' 34" E FOR A DISTANCE OF 129.36 FEET;

N 03° 32' 26" E FOR A DISTANCE OF 66.23 FEET;

THENCE: THROUGH SAID REMAINDER OF 86.301 ACRE TRACT FOR THE FOLLOWING CALLS:

N 40° 44' 29" W FOR A DISTANCE OF 34.91 FEET;

N 04° 58' 37" E FOR A DISTANCE OF 55.00 FEET;

S 85° 01' 23" E FOR A DISTANCE OF 23.00 FEET;

N 03° 32' 26" E FOR A DISTANCE OF 19.92 FEET;

S 85° 01' 23" E FOR A DISTANCE OF 49.82 FEET TO A POINT WITHIN SAID REMAINDER OF 111.679 ACRE TRACT;

THENCE: THROUGH SAID REMAINDER OF 111.679 ACRE TRACT FOR THE FOLLOWING CALLS:

S 04° 58' 37" E FOR A DISTANCE OF 55.00 FEET;

S 49° 15' 31" W FOR A DISTANCE OF 35.80 FEET;

S 03° 32' 26" W FOR A DISTANCE OF 51.50 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 127.50 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09° 25' 34" FOR AN ARC DISTANCE OF 20.98 FEET (CHORD BEARS: S 08° 15' 13" W - 20.95 FEET) TO THE END OF SAID CURVE;

S 12° 58' 00" W FOR A DISTANCE OF 94.41 FEET;

S 36° 01' 42" E FOR A DISTANCE OF 37.73 FEET;

S 04° 08' 44" W FOR A DISTANCE OF 55.01 FEET;

S 49° 15' 31" W FOR A DISTANCE OF 35.80 FEET;

S 03° 32' 26" W FOR A DISTANCE OF 60.02 FEET;

S 40° 44' 29" E FOR A DISTANCE OF 34.91 FEET;

S 00° 33' 22" W FOR A DISTANCE OF 24.07 FEET;

S 49° 15' 31" W FOR A DISTANCE OF 35.80 FEET;

S 03° 32' 26" W FOR A DISTANCE OF 60.02 FEET;

S 40° 44' 29" E FOR A DISTANCE OF 34.91 FEET;

S 85° 01' 23" E FOR A DISTANCE OF 302.27 FEET;

N 49° 58' 37" E FOR A DISTANCE OF 35.36 FEET;

S 89° 16' 20" E FOR A DISTANCE OF 55.15 FEET;

S 40° 01' 23" E FOR A DISTANCE OF 35.36 FEET;

S 85° 01' 23" E FOR A DISTANCE OF 92.18 FEET;

N 03° 35' 50" E FOR A DISTANCE OF 631.28 FEET;

N 40° 43' 00" W FOR A DISTANCE OF 55.66 FEET;

N 85° 01' 50" W FOR A DISTANCE OF 489.14 FEET;

N 03° 32' 26" W FOR A DISTANCE OF 50.02 FEET TO THE POINT OF BEGINNING CONTAINING 11.349 ACRES OF LAND AS SURVEYED ON THE GROUND.

FINAL PLAT

OF THE

MIDTOWN RESERVE SUBDIVISION PHASE 200

BLOCK 17, LOTS 1-22 & BLOCK 18, LOTS 1-8 & BLOCK 19, LOTS 1-8, & BLOCK 22, LOTS 1-11 INCLUDING COMMON AREA 24 & 25, COMMUNITY PARKLAND J & N AND NEIGHBORHOOD PARKLAND K & L BEING 11.349 ACRES OF THE THOMAS CARUTHERS LEAGUE, A-9 COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE 1" = 50' NOVEMBER 2019 49 LOTS

OWNER/DEVELOPER: College Station Downtown Residential, LLC 1645 Greens Prairie Road West, Ste. 204 College Station, TX 77845 (979) 690-7250

OWNER: College Station Town Center, Inc. 4121 S.H. 6 South, Suite 200 College Station, TX 77845 (979) 985-5610

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

ENGINEER: SCHULTZ ENGINEERS, LLC 911 SOUTHWEST PKWY E College Station, Texas 77840 (979) 764-3900

2019 Planning & Zoning Commission Plan of Work

Comprehensive Plan Items

UDO & Comprehensive Plan Annual Review	
<i>Summary:</i> Review of adopted UDO amendments and a summary of the implementation of adopted master plans and neighborhood, district, and corridor plans, namely: 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.	<i>Project Dates:</i> 11/21/19: P&Z presentation on the UDO & Comprehensive Plan Annual Review. 12/10/19: City Council presentation on the UDO & Comprehensive Plan Annual Review.
Staff Assigned: Lauren Hovde	Completed: December 10, 2019

10-Year Comprehensive Plan Update	
<i>Summary:</i> Begin the first phases of updating the 2009 Comprehensive Plan. This phase will include forming a Comprehensive Plan Evaluation Committee, creating a communications and outreach plan and a public participation plan, hosting public input work sessions and online activities, conducting informational interviews, creating a public input and stakeholder outreach report and a best practices report, conducting an analysis of the existing land use and transportation situation, building and testing alternative scenarios for land use and transportation, and developing and adopting a final 10-Year Evaluation and Appraisal Report.	<i>Project Dates:</i> 6/4/19: First visit to College Station for Planning Next and the first meeting of the CPEC. 7/8 -7/10 & 8/26-8/28/19: Second and third visits for Planning Next/Kimley-Horn and the second and third meetings of the CPEC. Visits focused on conducting stakeholder interviews. 9/23-9/25/19: Held four identical Focus on the Future Workshops around the city to receive community input in the Comprehensive Plan update process. 9/26-10/16/19: Focus on the Future Survey available on the Next 10 website. 10/9: Planning staff conducted a come-and-go mapping activity exercise at Texas A&M. 10/30/19: Public and Stakeholder Engagement Summary Report developed detailing the results from the stakeholder interviews, public workshops, and online survey from over 600 participants. Fourth meeting of the CPEC held to discuss this report and recommend potential areas for scenario planning. 1/29/20: Best Practices Report developed detailing case studies from similar communities. The best practices focus on themes garnered from the public input sessions. Fifth meeting of the CPEC held to discuss the best practices and scenario planning areas. Early April: A staff-led CPEC meeting to review the public workshop materials. Late April: Host public workshop, branded the Community Choice Workshop. The sixth CPEC meeting will also be held to recap the workshop and provide a project update.
Staff Assigned: Alyssa Halle-Schramm , P&DS staff	Anticipated Completion: June 2020

Neighborhood Integrity Items

Single Family Overlays	
<i>Summary:</i> Adopt an ordinance amending the City's Single Family Overlays, including the Neighborhood Conservation Overlay (NCO).	<i>Project Dates:</i> 7/25/19: Discussion with City Council regarding the NCO Overlay District and related standards. 12/5/19: P&Z Workshop presentation on the NCO handbook and ordinance amendment. 12/10/19: City Council presentation on the NCO handbook and ordinance amendment. 3/5/19: Anticipated ordinance amendment regarding the NCO to P&Z Commission. 3/9/19: Anticipated ordinance amendment regarding the NCO to City Council.
Staff Assigned: Jade Broadnax	Anticipated Completion: March 9, 2020

Middle Housing Zoning District	
<i>Summary:</i> Adopt an ordinance to create a middle housing zoning district.	<i>Project Dates:</i>
Staff Assigned: TBD	Anticipated Completion: Winter 2020

UDO Regulatory Items

Evaluation of UDO Regulations	
<i>Summary:</i> Continue the review of UDO requirements that add minimal value as identified by staff and consider opportunities to reduce regulations and streamline processes.	<i>Project Dates:</i> 7/18/19: Ordinance amendment regarding the replatting of non-conforming lots/building plots to P&Z Commission. 8/8/19: Ordinance amendment regarding the replatting of non-conforming lots/building plots to City Council. 1/16/20: Ordinance amendment to P&Z Commission regarding providing flexibility with the application of side setbacks in zero lot line developments. 1/23/20: Ordinance amendment to City Council regarding providing flexibility with the application of side setbacks in zero lot line developments. 2/20/20: Ordinance amendment regarding lot coverage to P&Z Commission. 3/9/20: Ordinance amendment regarding lot coverage to City Council.
Staff Assigned: P&DS Staff	Anticipated Initiation: On-going

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> 8/28/19: Public meeting held to receive input on the City's draft sign ordinance.
Staff Assigned: Molly Hitchcock, Rachel Lazo & Legal	Anticipated Completion: Winter 2020

Off-Street Parking Requirements	
<i>Summary:</i> Explore the option of eliminating off-street parking requirements.	
Staff Assigned: TBD	Anticipated Completion: Winter 2020

Notification Process	
Explore increasing the 200-foot notification distance, including an option that varies the notification based on density (such as using thoroughfare classification area designations).	12/19/19: P&Z Workshop presentation on the 200-foot notification distance.
Staff Assigned: Jade Broadnax	Completed: December 19, 2019

On-Going Items

Economic Development Updates	
<i>Summary:</i> Receive regular updates from the Economic Development Department.	<i>Project Dates:</i> 9/5/19: Economic development update presented to P&Z. 3/19/20: Economic Development update scheduled for P&Z meeting
Staff Assigned: Economic Development	Anticipated Completion: On-Going

Development Performance Measures	
<i>Summary:</i> Present performance indicators annually. Include pre- and post-application surveys and begin the process of gathering development benchmark data from peer cities.	<i>Project Dates:</i> 12/19/19: P&Z Workshop presentation on the Planning Performance Measures and Surveys.
Staff Assigned: Alaina Chafin	Completed: December 19, 2019

Impact Fees	
<i>Summary:</i> Provide a semi-annual update on impact fees, to include impact fee collections and planned projects.	<i>Project Dates:</i> 5/16/19: Semi-Annual update on impact fees (CC). 11/7/19: Semi-Annual Report update on impact fees (CC). 2/21/20: P&Z and City Council special workshop presentation on a proposed impact fee credit policy.
Staff Assigned: Carol Cotter	Anticipated Completion: On-Going

Educational/Informational Items

Regional Mobility Authority and University Drive Improvements	
Provide an update on plans for a new Regional Mobility Authority, the potential improvements along University Drive, and a potential TIF for the surrounding area.	11/7/19: Presentation on the Regional Mobility Authority and University Drive improvements.
Assigned: Dennis Christiansen (P&Z)	Completed: November 7, 2019

Greens Prairie and Arrington Road Improvements	
Provide an update on the plans for improvements to Greens Prairie Road and Arrington Road.	7/18/19: Presentation on plans for improvements to Greens Prairie Road and Arrington Road.
Staff Assigned: Jason Schubert	Completed: July 18, 2019

Railroad Crossings	
Provide an update on staff's interactions with Union Pacific to include College Station's plans for its railroad crossings, future grade separated crossings, and Union Pacific's plans long-term plans for double tracking.	6/20/19: Presentation on railroad crossings.
Staff Assigned: Jason Schubert	Completed: June 20, 2019

Planning for Alternative Transportation Modes	
Provide an educational presentation on what is being done to make the city less auto-dependent and encourage alternative modes of transportation such as walking, bicycling, and transit.	9/19/19: Presentation on the City's effort for planning for Alternative Transportation Modes.
Staff Assigned: Venessa Garza & Jason Schubert	Completed: September 19, 2019

Engineering Updates	
Provide an update on potential updates to the B/CS Unified Design Guidelines and College Station's Municipal Separate Storm Sewer System (MS4) Permit.	3/5/19: Engineering update scheduled for P&Z meeting
Staff Assigned: Erika Bridges	Anticipated Completion: Spring 2020

Texas Legislative Update	
Provide an update on planning related bills and laws that came out of the 2019 State of Texas legislative session.	10/3/19: Presentation on planning and development related bills that came out of the 2019 State of Texas Legislative Session.
Staff Assigned: Brian Piscacek	Completed: October 3, 2019

Roundabout Policy	
Provide an educational presentation on the City's roundabout policy.	8/1/19: Presentation on the City's roundabout policy.
Staff Assigned: Troy Rother	Completed: August 1, 2019

February 20, 2020
Regular Agenda
Rezoning – Creek Meadows SEC 1A

To: Planning and Zoning Commission

From: Laura Gray, Senior Planner, Planning & Development Services

Agenda Caption: Public Hearing, presentation, discussion and possible action regarding an ordinance amending Appendix “A”, “Unified Development Ordinance,” Section 4.2, “Official Zoning Map,” of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from PDD Planned Development District to PDD Planned Development District for approximately 15 acres being a portion of the Samuel Davidson (ICL) Tract, generally located at the southwest corner of Victoria Avenue and Creek Meadows Boulevard North. Case # REZ2019-000019 (Note: Final action of this item will be considered at the March 9, 2020 City Council Meeting - Subject to change.)

Recommendation: Staff recommends approval of the rezoning request and associated Concept Plan.

Summary: This request is to change the base zoning from T Townhouse with attached single-family homes to GS General Suburban with detached single-family homes. The subject property is bounded on the northwest by Victoria Avenue, the northeast by Creek Meadow Boulevard, and on the southeast and southwest by detached single-family development.

REZONING REVIEW CRITERIA

- 1. Whether the proposal is consistent with the Comprehensive Plan:** Creek Meadows began development in the ETJ and this portion of the development is vested to duplex use and zoned for townhomes. The subject property is designated as Restricted Suburban on the Comprehensive Plan Future Land Use and Character Map. The Restricted Suburban designation is described as having “...a moderate level of development activities. These areas will tend to consist of medium-density single-family residential lots (acreage 8,000 square feet) when clustered around open space, or larger lot sizes when not clustered.” The rezoning of this property would result in detached single-family homes. The applicant is proposing a concept plan that will ensure medium density single-family development occurs. The proposal will reduce the development density making it more compliant with the Restricted Suburban designation.
- 2. Whether the uses permitted by the proposed zoning district will be appropriate in the context of the surrounding area:** Future development of the subject property will be comprised of detached single-family homes. The proposed building setbacks are also similar to that found in the surrounding residential development. This development scenario is appropriate in the context of the existing surrounding single-family residential subdivisions.
- 3. Whether the property to be rezoned is physically suitable for the proposed zoning district:** The subject property has frontage and takes access to Creek Meadow Boulevard and Shallow Creek Loop. These streets have access to Victoria Avenue and Greens Prairie Road West. The proposed rezoning would reduce the development density resulting in less traffic affecting the neighboring area. According to the FEMA flood insurance rate map (Community No. 480041, Panel No. 0325F, effective date: April 16, 2012), the subject property does not lie within the FEMA 100-year regulated

floodplain. There are no known geographic anomalies. The subject property is physically suitable for the proposed zoning district.

4. **Whether there is available water, wastewater, stormwater, and transportation facilities generally suitable and adequate for uses permitted by the proposed zoning district:** There are adequate services available for this proposal. Water will be provided by Wellborn Special Utility District and extended through the proposed development from the existing distribution system. Sanitary sewer will be provided by the City of College Station and the collection system will be extended through the proposed development. The reduced density will further reduce the sewer load to the Creek Meadows Lift Station. The total peak traffic generation anticipated for this project is approximately 107.6 trips per hour. As the number of trips generated during the peak PM hours will not exceed the 150, a Traffic Impact Analysis is not required for this development. The subject property is located in the Peach Creek Drainage Basin and drains to the Peach Creek Tributary.
5. **The marketability of the property:** This rezoning is anticipated to aid the marketability of the property, as there is a need for affordable detached single-family homes in the City.

REVIEW OF THE CONCEPT PLAN

The Concept Plan provides an illustration of the general layout of the proposed land use as well as access points external and internal to the property. In proposing a PDD, an applicant may also request variations to the general platting and site development standards provided that those variations are outweighed by demonstrated community benefits of the proposed development. The Unified Development Ordinance provides the following review criteria as the basis for reviewing PDD Concept Plans.

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

General:

The request proposes to modify the Concept Plan to accommodate for detached single-family home development rather than attached single-family homes (townhomes). The moderate density single-family home development will blend into the surrounding neighborhoods.

Community Benefits:

Attached and/or detached garages will be required with each detached single-family dwelling unit.

Modification Requested: The applicant is proposing the following modifications to the GS General Suburban standards:

- A reduction in the minimum lot width from 50-feet to 40-feet,
- A maximum dwelling units per acre of 7 units,
- An expansion in block length ranging from 1,200-ft to 2,250-ft as depicted on the concept plan, and
- A reduction in the rear setback from 20-feet to 15-feet for lots adjacent to Victoria Avenue.

This proposal reduces the overall density that would have occurred with attached townhomes by allowing for moderate density detached single-family homes. The development will blend into the surrounding detached single-family residential phases of Creek Meadows.

STAFF RECOMMENDATION

Staff recommends approval of this rezoning request.

SUPPORTING MATERIALS

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

BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: February 20, 2020
Advertised Council Hearing Date: March 9, 2020

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:

Creek Meadows HOA

Property owner notices mailed: 57
Contacts in support: None at the time of this report
Contacts in opposition: None at the time of this report
Inquiry contacts: None

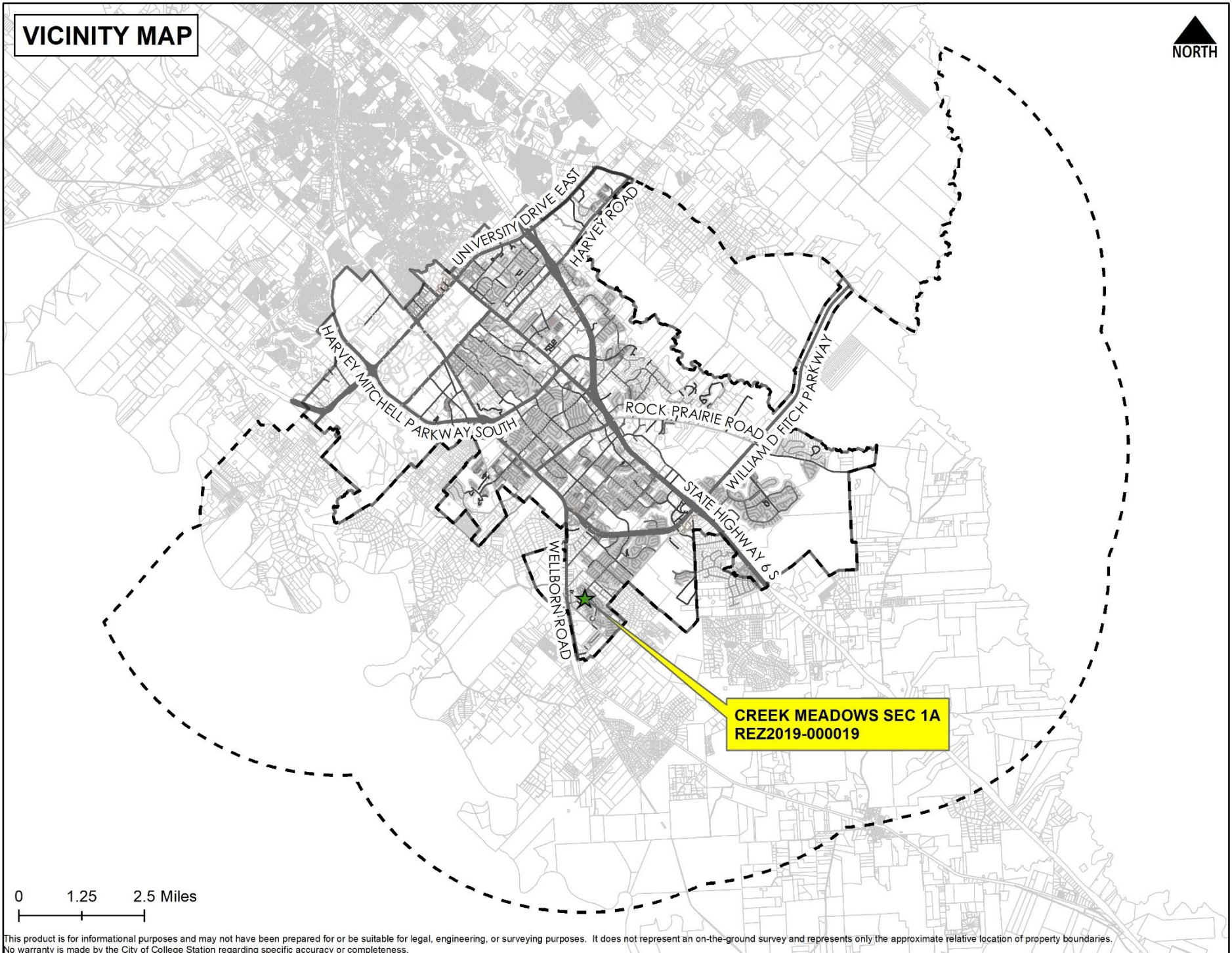
ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Victoria Ave (2 Lane Major Collector) and Restricted Suburban	PDD Planned Development District	Victoria Ave (2 Lane Major Collector) and Detached Single Family Residential
South	Restricted Suburban	PDD Planned Development District	Detached Single Family Residential
East	Restricted Suburban	PDD Planned Development District	Detached Single Family Residential
West	Restricted Suburban and Wellborn Preserve - Open	PDD Planned Development District and R Rural	Detached Single Family Residential

DEVELOPMENT HISTORY

Annexation: 2008
Zoning: AO-Agricultural Open (annexation 2008)
PDD - Planned Development District (2008)
PDD - Planned Development District (2014)
Final Plat: None - Samuel Davidson (ICL) Tract
Site development: Undeveloped

VICINITY MAP



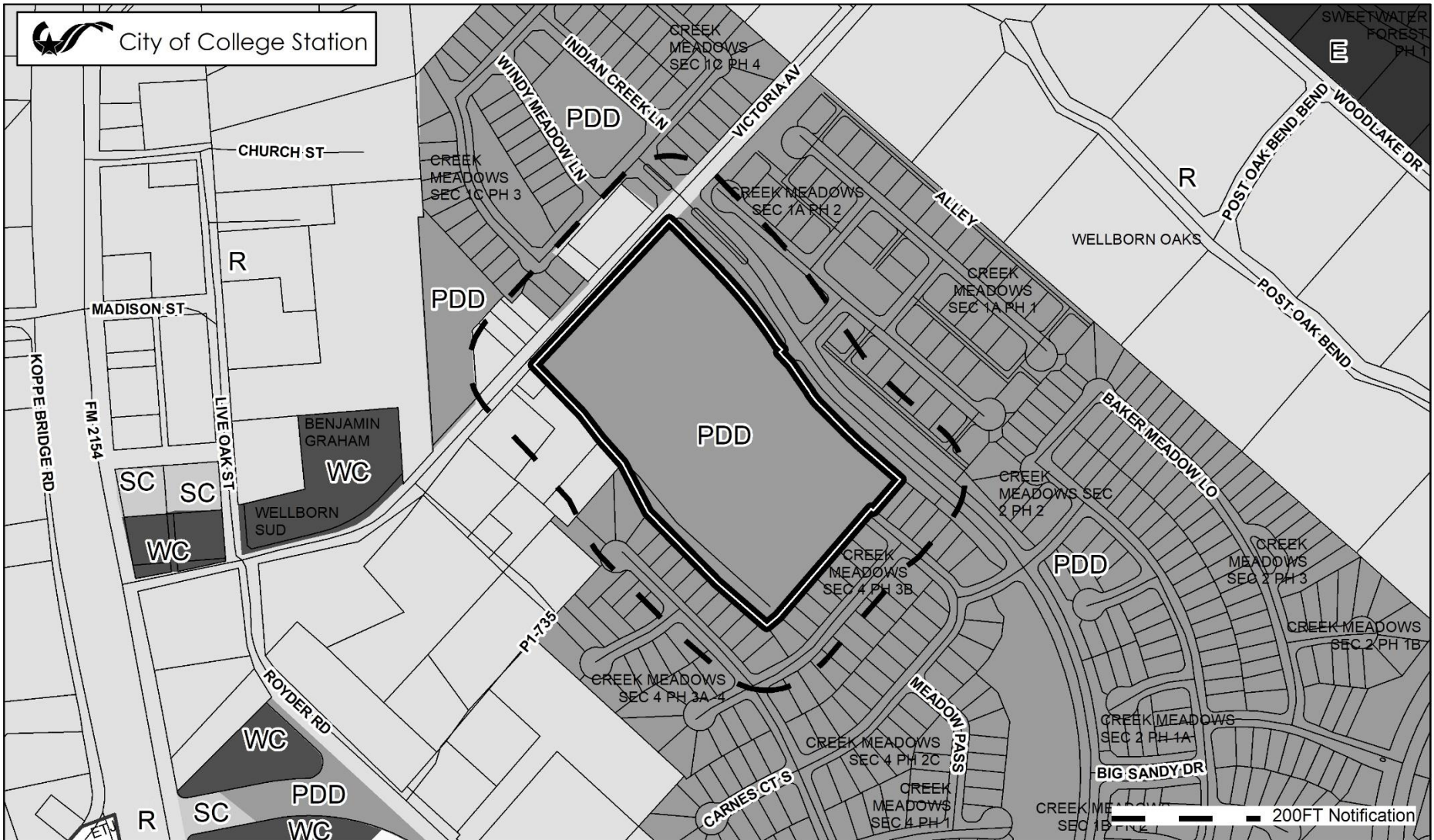
0 1.25 2.5 Miles

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. No warranty is made by the City of College Station regarding specific accuracy or completeness.



CREEK MEADOWS SEC 1A

REZONING



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

0 425 850

Feet

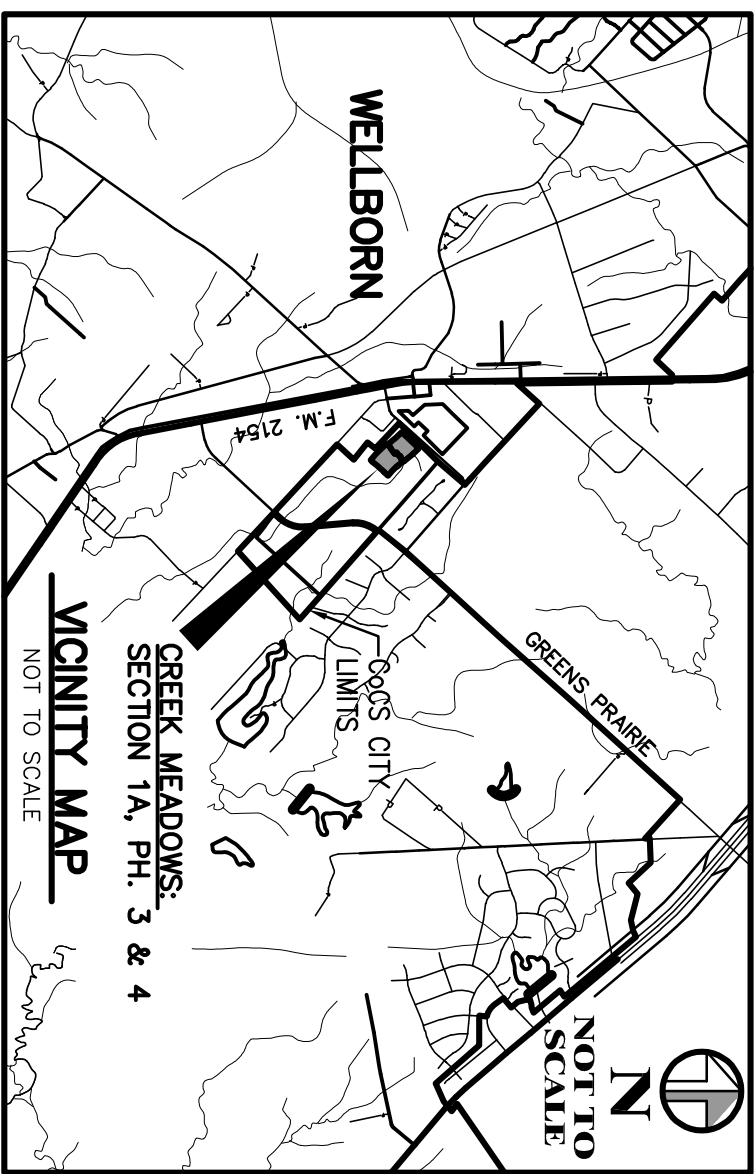
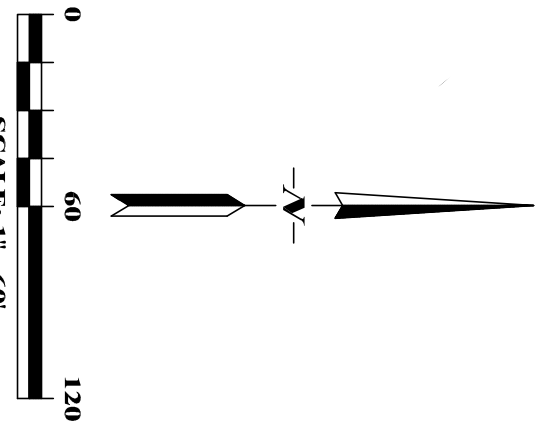
CREEK MEADOWS SEC 1A

Case: REZ2019-000019

REZONING

SECTION 1A, PHASE 3 & 4 BOUNDARY CURVE DATA					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1,429.19'	283.91'	11°22'55"	S 38°29'21" E	283.44'
C2	291.00'	52.56'	10°20'55"	S 39°26'56" E	52.49'

SECTION 1A PHASE 3 & 4 BOUNDARY LINE DATA		
LINE	BEARING	DISTANCE
L1	S 46.51.33" E	32.50'
L2	S 42.55.33" E	24.25'
L3	S 47.04.23" W	11.85'
L4	S 42.55.33" E	50.00'
L5	S 35.05.13" E	38.15'
L6	S 34.61.29" E	69.82'
L7	S 46.49.33" E	56.96'
L8	S 32.09.05" E	6.81'
L9	S 43.58.17" W	12.71'
L10	N 49.01.43" W	8.86'
L11	N 49.53.46" W	44.23'



REZONING NOTES:

1. THIS TRACT DOES NOT LIE WITHIN THE 1,000 PLANT AS GRAPHICALLY DEPICTED ON F.E.M.A.'S FIRM COMMUNITY PANEL NO. 48041C 025E, MAY 16, 2012.
2. BASIS OF BEREAVEMENT. NORTH ORIENTATION IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
3. ALL PROPERTY CORNERS ARE MONUMENTED BY 1/2" IRON RODS UNLESS OTHERWISE NOTED.
4. THE BOUNDARY DATA SHOWN WAS SURVEYED AND PROVIDED BY KERR SURVEYING, UNDER THE DIRECTION OF MR. BRAD KERR, PLS. 4502.
5. THE EXISTING USE OF THIS TRACT IS VACANT/AGRICULTURAL.
6. FUTURE LAND USE DESIGNATION & ZONING NAMING CONVENTION:
 - a = AGRICULTURAL
 - e = ESTATE
 - o = OFFICE
 - r = RESIDENTIAL
 - du = DUPLEX
 - dc = DENSE COMMERCIAL
 - rs = RESTRICTED SUBURBAN
 - gd = GENERAL SUBURBAN
 - pld = PLANNED DEVELOPMENT DISTRICT
 - ms = MEDIUM DENSITY SUBURBAN
 - wms = WILDBORN GENERAL SUBURBAN
7. FUTURE LAND USE DESIGNATION:

AREAS DEVELOPED AS SINGLE FAMILY-DETACHED SHALL CONFORM TO R-1 ZONING DISTRICT USES AND ALL DIMENSIONAL STANDARDS WITH THE EXCEPTIONS AS APPROVED BY THE PLANNED DEVELOPMENT CONCEPT PLAN.

SURVEYED BY: KERR SURVEYING, LLC
409 NORTH TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 268-3195

REZONING EXHIBIT OF CREEK MEADOWS SECTION 1A PHASE THREE & FOUR

TOTAL = 15.226 ACRES
SAMUEL DAVIDSON SURVEY, A-13
COLLEGE STATION, BRAZOS COUNTY, TEXAS

LANE
Consulting Engineers

LANEWORK INFORMATION
CREEK MEADOWS PARTNERS, L.P.
c/o ODHAM COMMUNIT GROUP, LLC
2800 SOUTH TEXAS AVENUE
SUITE 401
BRYAN, TX 77802
EMAIL: Chris.noese@odhamgroup.com

SUBMITTED DATE: 12/5/79 REVISIONS: 1/15/20 DRAWN BY: R.A.M. CHECKED BY: BRAD KERR FIELD BOOK: N/A PAGES: N/A RMC CONSULTING ENGINEERS CLIENT NO. PROJECT NO. 260 - 0707	POST OFFICE BOX 9253 COLLEGE STATION, TEXAS 77842 EMAIL: civil@mcgrainier.com PHONE - (979) 764-0704 FAX - (979) 764-0704 TEXAS FIRM REGISTRATION No. F-4605
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**REZONING SUPPORTING INFORMATION
CREEK MEADOWS – SECTION 1A, PHASE THREE & FOUR**

REQUIRED INFORMATION:

AREA CONDITIONS:

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

The desired zoning would change the use of the proposed property from Single-Family (attached) to Single-Family (detached).

COMPATIBILITY:

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

This use and nature of development would conform to existing development that is adjacent to the south, west and north. Density of the proposed area will be similar in nature to the remainder of the Creek Meadows subdivision.

COMPREHENSIVE PLAN:

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

Yes. As required through the PDD, the following base districts are established for the proposed residential uses.

Single-Family Land Uses - GS General Suburban Zoning District

REZONING SUITABILITY:

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

This type of development is a compatible fit for the existing uses adjacent and comparable to the surrounding existing developments.

CURRENT SUITABILITY:

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

Provide affordable “starter” homes for single-family uses.

PROPERTY MARKETABILITY:

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

Provide affordable “starter” homes for single-family uses.

OTHER REASONS:

List any other reasons to support this zone change.

The proposed PD Zoning and Concept Plan will generate the following desirable conditions and are as follows: (1) Reduced density from Single-Family (attached) and thus reduce traffic generation onto existing infrastructure; (2) accommodate development similar in characteristic to the surrounding Creek Meadows subdivision and provide transitional zoning to neighboring developments (single-family to Wellborn community – office & retail);

**REZONING SUPPORTING INFORMATION
CREEK MEADOWS – SECTION 1A, PHASE THREE & FOUR**

CONCEPT PLANS:

BUILDING HEIGHTS:

Provide the range of future building heights.

Conform with Single-Family (detached) residential standards.

PROPOSED DRAINAGE:

Provide a general statement regarding the proposed drainage.

Existing detention was provided/construction with the initial phase to adequately discharge site runoff to pre-development runoff rates. This proposed development will capture surface runoff and convey it, via underground storm sewer systems, to the existing detention facilities.

VARIOUS SOUGHT:

List the general bulk or dimensional variations sought.

Setbacks

Single-Family Land Uses – Areas designated as single family detached shall conform to General Suburban zoning district land uses and all dimensional standards with the following exceptions:

- Minimum front setback reduced from 25' to 20'.
- Minimum side setback reduced from 7.5' to 5'.
- Minimum rear setback reduced from 20' to 15' for lots adjacent to Victoria Avenue;
- Minimum lot width of 40'.

Block Length

Variation to maximum block length allowed under GS zoning (1,200 LF) to accommodate the proposed street layout and configuration (2,250').

COMMUNITY BENEFITS:

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

The following additional enhancements are proposed in exchange for the requested modifications:

- Reduce the densities and modify previously approved single family-attached to single family-detached with a maximum allowed dwelling units per acre from 14 to 7.
- Attached and/or detached two car garages are required with each dwelling unit as requested by residents through the Wellborn Community Plan.

**REZONING SUPPORTING INFORMATION
CREEK MEADOWS – SECTION 1A, PHASE THREE & FOUR**

SUSTAINED STABILITY:

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

This use and nature of development will conform to existing development that is adjacent to the south, west and north. Density of the proposed area will be similar in nature to the remainder of the Creek Meadows subdivision.

CONFORMITY:

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

Same as “Sustained Stability”.

COMPATIBILITY w/USE:

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

Same as “Sustained Stability”.

ACCESS TO STREETS:

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

Full access will be provided via Creek Meadow Boulevard and Shallow Creek Loop. These streets have access to Victoria Avenue and Greens Prairie Road West.

PUBLIC IMPROVEMENTS:

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

Water will be provided by Wellborn SUD and extended through the proposed development from the existing distribution system. Sanitary sewer will be provided by CoCS and the collection system will be extended through the proposed development. The proposed reduced density will further reduce sewer load to the Creek Meadows Lift Station.

PUBLIC HEALTH:

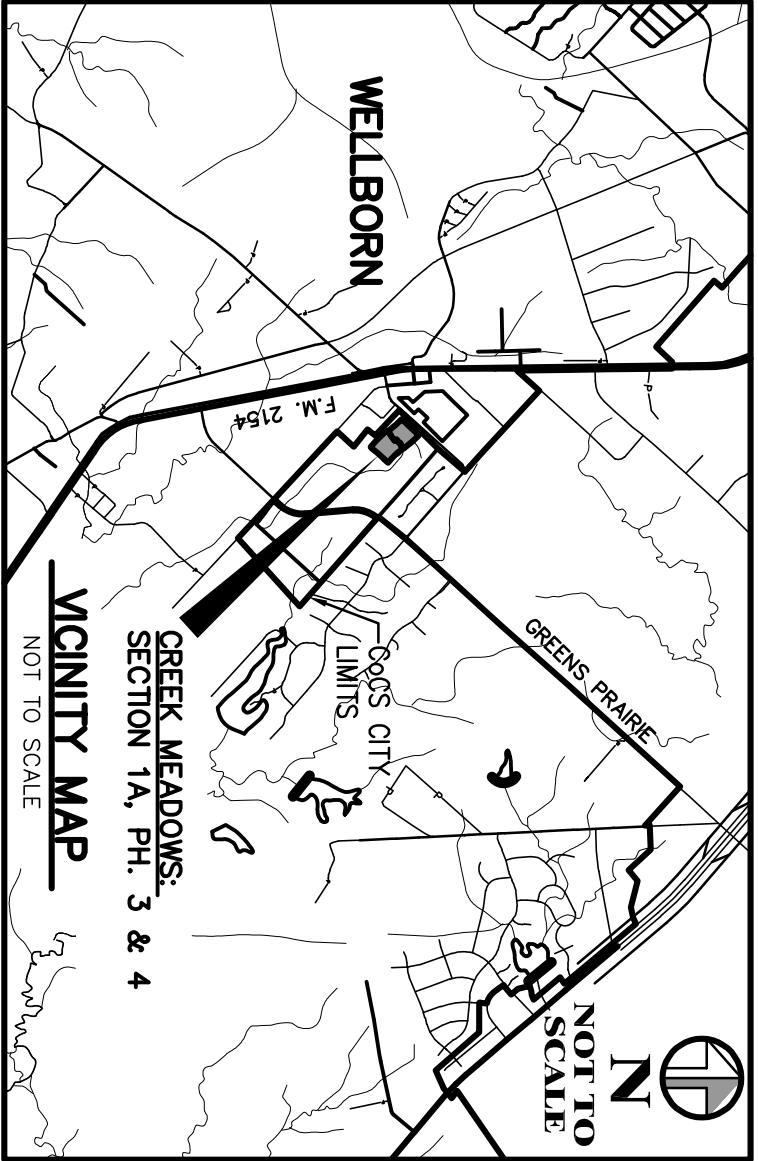
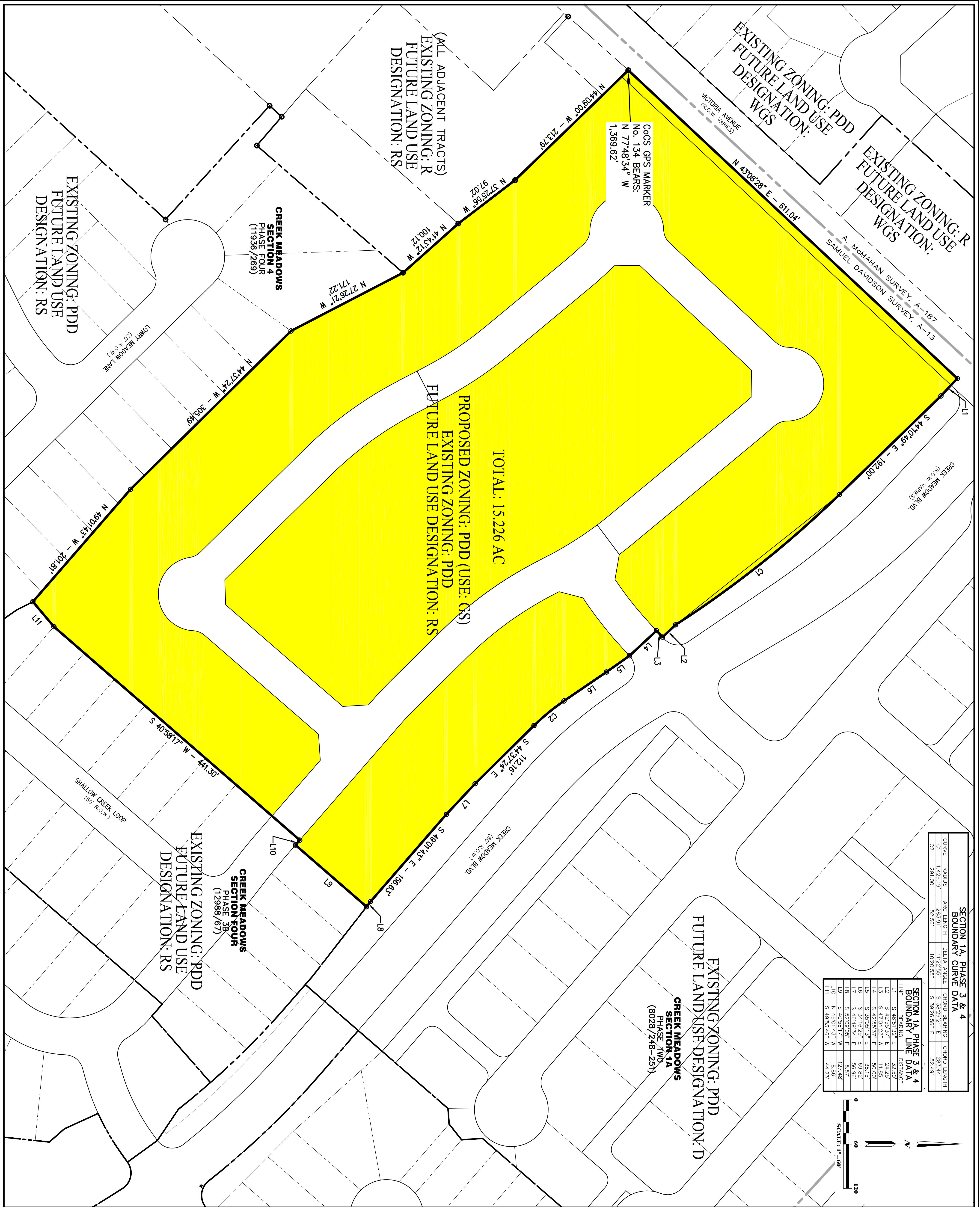
Explain how the concept plan proposal will not be detrimental to the public health, safety, or welfare, or be materially injurious to properties or improvements in the vicinity.

Same as “Sustained Stability”.

SAFETY:

Explain how the concept plan proposal will not adversely affect the safety and convenience of vehicular, bicycle, or pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonably anticipated in the area considering existing zoning and land uses in the area.

The total peak generation, anticipated for this project, is approximately 107.6 trips/hour. This is well within the capacity of the surrounding roadway infrastructure.



CONCEPT PLAN NOTES:

1. THIS TRACT DOES NOT LIE WITHIN THE FLOOD PLAIN AS GRAPHICALLY DEPICTED ON F.E.M.A. - FIRM COMMUNITY PANEL NO. 48041C 0325E, MAY 16, 2012.
2. BASIS OF BEARING, NORTH ORIENTATION IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
3. ALL PROPERTY CORNERS ARE MONUMENTED BY 1/2" IRON RODS UNLESS OTHERWISE NOTED.
4. THE BOUNDARY DATA SHOWN WAS SURVEYED AND PROVIDED BY KERR SURVEYING, UNDER THE DIRECTION OF MR. BRAD KERR, RPLS 4502.
5. THE EXISTING USE OF THIS TRACT IS VACANT/AGRICULTURAL.
6. FUTURE LAND USE DESIGNATION & ZONING NAMING CONVENTION:
R = RURAL
S = SINGLE-FAMILY RESIDENTIAL
O = OFFICE
D = DUPLEX
GC = GENERAL COMMERCIAL
RS = RESTRICTED SUBURBAN
SS = RESIDENTIAL SUBURBAN
PDD = PLANNED DEVELOPMENT DISTRICT
WGS = WELLBORN GENERAL SUBURBAN
7. AREAS DESIGNATED AS SINGLE FAMILY DETACHED SHALL CONFORM TO GENERAL SUBURBAN ZONING DISTRICT LAND USES AND ALL DIMENSIONAL STANDARDS WITH THE FOLLOWING EXCEPTIONS:
 - MINIMUM FRONT SETBACK REDUCED FROM 25' TO 20' TO CONFORM WITH PREVIOUSLY APPROVED MODIFICATIONS.
 - MINIMUM SIDE SETBACK REDUCED FROM 7.5' TO 5' TO CONFORM WITH PREVIOUSLY APPROVED MODIFICATIONS.
 - MINIMUM REAR SETBACK REDUCED FROM 20' TO 15' FOR LOTS ADJACENT TO VICTORIA AVENUE.
 - MINIMUM LOT WIDTH OF 40'.

HATCH/COLOR LEGEND

TOTAL ACREAGE REPORTED FOR EACH USE DOES NOT INCLUDE THE AREA CONTAINED WITHIN THOSE RESPECTIVE ZONES.

SINGLE FAMILY-DETACHED AREA=15.226 AC

SURVEYED BY: KERR SURVEYING, LLC
409 NORTH TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 268-3195

PDD CONCEPT PLAN OF CREEK MEADOWS SECTION 1A PHASE THREE & FOUR

TOTAL = 15.226 ACRES
SAMUEL DAVIDSON SURVEY, A-13
COLLEGE STATION, BRAZOS COUNTY, TEXAS

RAME Consulting Engineers

POST OFFICE BOX 9253
COLLEGE STATION, TEXAS 77842
EMAIL: civil@rmengeer.com
OFFICE - (979) 764-0704
FAX - (979) 764-0704
TEXAS FIRM REGISTRATION NO. F-4695

LANDOWNER INFORMATION:
CREEK MEADOWS PARTNERS, L.P.,
c/o OLDHAM GOODMAN GROUP, LLC
2800 SOUTH TEXAS AVENUE
SUITE 401 77802
BRYAN, TX 77802
EMAIL: OldhamGoodman@oldhamgoodman.com

FILENAME: 0707P1A | SCALE: 1"=60'
SUBMITTED DATE: 12/5/19
REVISIONS: 1/13/20
DRAWN BY: R.A.M.
CHECKED BY: BRAD KERR
FIELD BOOK: N/A | PAGES: N/A

RAME CONSULTING ENGINEERS
CLIENT NO. PROJECT NO.
260 - 0707



MEMORANDUM

February 20, 2020

TO: Members of the Planning & Zoning Commission

FROM: Anthony Armstrong, P.E., Engineering Services and Construction Inspections Manager

SUBJECT: UDO Amendment – Impervious Cover

Item: Presentation, discussion, and possible action regarding an ordinance amending Appendix A, “Unified Development Ordinance,” Section 5.2, “Residential Dimensional Standards,” Section 5.6, “Retired Dimensional Standards,” Section 6.5, “Accessory Uses,” and Section 11.2, “Defined Terms,” relating to impervious cover. Case# ORDA2019-0000013. (Final action on this item is scheduled for the March 9, 2020 City Council Meeting)

Summary: The purpose of these amendments is to implement a maximum percentage impervious cover requirement for residential development. The amendments will address growing concerns regarding lot by lot redevelopment in older neighborhoods. These areas tend to lack modern drainage and detention measures and have created drainage concerns when lots have been excessively covered with impervious surfaces. The UDO currently has no impervious surface limitations, which allows for the entirety of a lot to be covered with impervious surfaces. These amendments will apply to both existing and new subdivisions based on the lot’s zoning district unless otherwise mitigated by an on-site or regional drainage facility and associated drainage study approved by the City Engineer or his/her designee.

Background: The Planning and Zoning Commission considered changes to the Unified Development Ordinance related to impervious cover on January 2, 2020. At that time, the Commission directed staff to elicit additional input and refine the definition of Impervious Surface. Since that time staff has reached out for feedback through various means including through the Planning and Development Newsletter, the Neighborhood Newsletter, a City blog post, information on the City’s website, and an additional meeting with the building and development community.

Supporting Materials:

1. Section 5.2 Residential Dimensional Standards Redline
2. Section 5.6 Retired Dimensional Standards Redline
3. Section 6.5 Accessory Uses Redline
4. Section 11.2 Defined Terms Redline



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February 20, 2020

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Supporting Materials:

1. Section 5.2 Residential Dimensional Standards Redline
2. Section 5.6 Retired Dimensional Standards Redline
3. Section 6.5 Accessory Uses Redline
4. Section 11.2 Defined Terms Redline

Sec. 5.2. - Residential Dimensional Standards.

The following table establishes dimensional standards that shall be applied within the Residential Zoning Districts, unless otherwise identified in this UDO.

[Click here to access a PDF version of the Residential Zoning Districts table.](#)

Residential Zoning Districts												
	R	WE	E(N)(P)	WRS	RS(J)	GS(J)(P)	T	D	MHP	MF	MU	Accessory Structures
Non-Clustered Residential Zoning Districts												
Min. Average Lot Area per Dwelling Unit (DU)	3 acres Average	2 acres	1 Acre	20,000 SF	10,000 SF Average	5,000 SF	2,000 SF	3,500 SF	>(L)	None	None	Refer to Section 6.5, Accessory Uses(L)
Absolute Min. Lot Area per Dwelling Unit (DU)	2 Acres	2 acres	1 Acre	20,000SF	6,500 SF	5,000 SF	2,000 SF	3,500 SF		None	None	
Min. Lot Width	None	100 (M)	100'(M)	70'	70'	50'	None	35'/DU(E)		None	None	
Min. Lot Depth	None	None	None	None	None	100'	None	100'		None	None	
Min. Front Setback(H)	50'	30'	30'	25'	25'	25'(D)	25'(D)	25'(D)		15'	None	
Max. Front Setback	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N/A	15'(O)	

Min. Side Setback	20'	10'	10'	7.5' (Q)	7.5' (Q)	7.5' (Q)	(A)	7.5'(C)		(A)(B)	None	
Min. Side Street Setback	15'	15'	15'	15'	15'	15'	15'	15'		15'	None	
Max. Side Street Setback	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N/A	15'(O)	
Min. Side Setback between Structures(B)	N/A	15'	15'	15'	15'	15'	7.5'	15'		7.5'	None	
Min. Rear Setback(L)	50'	20'	20'	20'	20'	20'	20'	20'(F)		20'	20'	
<u>Max. Impervious Cover(R)</u>	<u>30%</u>	<u>30%</u>	<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>55%</u>	<u>75%</u>	<u>65%</u>		<u>(S)</u>	<u>(S)</u>	
Max. Height	35'(G)(K)(L)	35'(G)(K)	35'(G)(K)(L)	35'(G)(K)	35'(G)(K)(L)	2.5 Stories/35'(G)(K)(L)	35'(G)(K)(L)	2.5 Stories/35'(G)(K)(L)		(G)(L)	(G)(L)	
Minimum Number of Stories	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N/A	2 Stories	
Max. Dwelling Units/Acre (Subdivision)	0.33	0.5	1.0	2.0	4.00	8.0	14.0	12.0	10.0	30.0	N/A	N/A

Gross)												
Min. Dwelling Units/Acre	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	12	N/A	
Clustered Residential Zoning Districts												
Min. Average Lot Area per Dwelling Unit (DU)	N/A	1 Acre	20,000 SF Average	8,000 SF	8,000 SF Average	3,750 SF (P)	N/A	N/A	N/A	N/A	N/A	N/A
Absolute Min. Lot Area per Dwelling Unit (DU)		1 Acre	10,000 SF	8,000 SF	6,500 SF	3,750 SF						
Min. Lot Width		100' (M)	100'(M)	None	None	None						
Min. Lot Depth		None	None	None	None	None						
Min. Front Setback(H)		Refer to Section 8.3.H.4, Cluster Development, Specific District Standards										
Min. Side Setback												
Min. Street Side Setback												

Min. Side Setback between Structures(B)											
Min. Rear Setback(L)											
<u>Max. Impervious Cover(R)</u>		<u>30%</u>	<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>55%</u>					
Max. Height		35'(G)(K)	35'(G)(K)	35'(G)(K)	35'(G)(K)	2.5 Stories/35'(G)(K)(L)					
Max. Dwelling Units/Acre (Subdivision Gross)		0.5	1.0	2.0	4.00	8.0					

Notes :

- (A) A minimum side setback of seven and one-half (7.5) feet is required for each building or group of contiguous buildings.
- (B) Lot line construction on interior lots with no side yard or setback is allowed only where the building is covered by fire protection on the site or by dedicated right-of-way or easement.
- (C) Zero lot line construction of a residence is allowed where property on both sides of a lot line is owned and/or developed simultaneously by single party. Development under lot line construction requires prior approval by the Zoning Official. In no case shall a single-family residence or duplex be built within fifteen (15) feet of another primary structure. See Article 8, Subdivision Design and Improvements, for more information.
- (D) Minimum front setback may be reduced to fifteen (15) feet when approved rear access is provided, or when side yard or rear yard parking is provided.
- (E) The minimum lot width for a duplex dwelling may be reduced to thirty (30) feet per dwelling unit when all required off-street parking is provided in the rear or side yard.
- (F) Minimum rear setback may be reduced to fifteen (15) feet when parking is provided in the front yard or side yard.

- (G) Shall abide by Section 7.2.H, Height.
- (H) Reference Section 7.2.D.1.e for lots created by plat prior to July 15, 1970 and designated as Neighborhood Conservation in the Comprehensive Plan Future Land Use and Character Map.
- (I) Reference Section 7.2.D.1.b for lots with approved rear access.
- (J) For areas within a Single-Family Overlay District, reference the Neighborhood Prevailing Standards Overlay Districts Section in Article 5 or the Ordinance authorizing the rezoning for Neighborhood Conservation Overlay Districts.
- (K) Public, civic, and institutional structures shall have a maximum building height of fifty (50) feet in these districts.
- (L) Reference Easterwood Field Airport Zoning Ordinance regarding height limitations.
- (M) In subdivisions built to rural street standards, lots shall be a minimum of one hundred (100) feet in width. There is no minimum lot width in cluster subdivisions built to urban street standards.
- (N) Estate lots that are part of a subdivision existing on or before September 12, 2013 are not permitted to use Cluster Development Standards without rezoning approval, which incorporates the entire subdivision.
- (O) For MU zoned properties, maximum side street and front setbacks may be measured from the edge of a public easement when it is in excess of the maximum setback. Maximum setbacks may be increased to up to eighty-five (85) feet to accommodate a parking lot between the structure and the street. Maximum setback requirements may be fulfilled through the use of plazas, outdoor dining, and bicycle parking.
- (P) Reference Section 8.3.H.4.e when using the cluster option in the Wellborn Community Plan area.
- (Q) Minimum side setback may be reduced to five (5) feet where property on both sides of a lot line is owned and/or developed simultaneously by a single party. Development under reduced side setbacks requires prior approval by the Zoning Official, and must be established by plat. In no case shall a single-family residence be built within fifteen (15) feet of another primary structure. When reduced side setbacks are approved, sills, belt courses, cornices, buttresses, chimneys, flues, eaves, and other architectural features are prohibited from extending into the required side yard setback.
- (R) Maximum impervious cover is to be defined by the applicable zoning district designation unless otherwise mitigated by an on-site or regional drainage facility and associated drainage study as approved by the City Engineer or his/her designee.
- (S) Maximum impervious cover for MF and MU zoning districts shall be determined by an engineered drainage analysis performed in conjunction with the BCS Unified Stormwater Design Guidelines and as approved by the City Engineer or his/her designee.

(Ord. No. [2012-3449](#), Pt. 1(Exh. M), 9-27-2012; Ord. No. [2012-3458](#), Pt. 1(Exh. A), 11-8-2012; Ord. No. [2013-3471](#), Pt. 1(Exh. B), 1-10-2013; Ord. No. [2013-3521](#), Pt. 1(Exh. E), 9-12-2013; Ord. No. [2014-3624](#), Pt. 1(Exh. D), 12-18-2014; Ord. No. [2016-3792](#), Pt. 1(Exh. C), 7-28-2016; Ord. No. [2018-4034](#), Pt. 1(Exh. A), 8-23-2018)

Sec. 5.6. - Retired Dimensional Standards.

A. Retired Residential Zoning Districts.

The following table establishes dimensional standards that shall be applied within the Retired Residential Zoning Districts, unless otherwise identified in this UDO:

	Retired Residential Zoning Districts		
	R-1B	R-4	R-6
Min. Lot Area per Dwelling Unit (DU)	8,000 SF	None	None
Min. Lot Width	None	None	None
Min Lot Depth	None	None	None
Min. Front Setback (H)	25'(D)	25'(D)	25'(D)
Min. Side Setback	7.5' (C)	(A)(B)	(A)(B)
Min. Side Street Setback	15'	15'	15'
Min. Side Setback between Structures (B)	15'	7.5'	7.5'
Min. Rear Setback (I)	20'	20'	20'
<u>Max. Impervious Cover (M)</u>	<u>55%</u>	<u>(N)</u>	<u>(N)</u>
Max. Height	2.5 Stories/35'(G)(K)(L)	(G)(L)	(G)(L)
Max. Dwelling Units/Acre	6.0	20.0	30.0

Notes:

- (A) A minimum side setback of seven and one-half (7.5) feet is required for each building or group of contiguous buildings.
- (B) Lot line construction on interior lots with no side yard or setback is allowed only where the building is covered by fire protection on the site or by dedicated right-of-way or easement.
- (C) Zero lot line construction of a residence is allowed where property on both sides of a lot line is owned and/or developed simultaneously by single party. Development under lot line construction requires prior approval by the Zoning Official. In no case shall a single-family

residence or duplex be built within fifteen (15) feet of another primary structure. See Article 8, Subdivision Design and Improvements, for more information.

- (D) Minimum front setback may be reduced to fifteen (15) feet when approved rear access is provided, or when side yard or rear yard parking is provided.
- (E) The minimum lot width for a duplex dwelling may be reduced to thirty (30) feet per dwelling unit when all required off-street parking is provided in the rear or side yard.
- (F) Minimum rear setback may be reduced to fifteen (15) feet when parking is provided in the front yard or side yard.
- (G) Shall abide by Section 7.2.H, Height.
- (H) Reference Section 7.1.D.1.e for lots created by plat prior to July 15, 1970 and designated as Neighborhood Conservation in the Comprehensive Plan Future Land Use and Character Map.
- (I) Reference Section 7.2.D.1.b for lots with approved rear access.
- (J) Reference Section 5.12 for areas in Neighborhood Prevailing Standards Overlay Districts and reference Ordinance authorizing the rezoning for Neighborhood Conservation Overlay Districts.
- (K) Public, civic, and institutional structures shall have a maximum building height of fifty (50) feet in these districts.
- (L) Reference Easterwood Field Airport Zoning Ordinance regarding height limitations.
- (M) Maximum impervious cover is to be defined by the applicable zoning district designation unless otherwise mitigated by an on-site or regional drainage facility and associated drainage study as approved by the City Engineer or his/her designee.
- (N) Maximum impervious cover for R-4 and R-6 zoning districts shall be determined by an engineered drainage analysis performed in conjunction with the BCS Unified Stormwater Design Guidelines and as approved by the City Engineer or his/her designee.

Sec. 6.5. - Accessory Uses.

....

B. Accessory Structures.

1. In combination, all accessory uses shall contain no more square footage than twenty-five (25) percent of the habitable floor area of the principal structure or 400 square feet, whichever is greater. Garage or carport areas devoted to the storage of vehicles shall not be included in the calculation of the twenty-five (25) percent restriction.
2. No accessory structure shall be erected in any required setback area. Excluded from this requirement is any portable storage building or structure if the Building Official has determined that it does not require a Building Permit.
3. On lots with approved rear access all setbacks shall be measured from the nearest boundary of the access easement or alley. On all other lots rear setbacks shall be measured from the rear property line. In no event shall more than thirty (30) percent of the rear yard area (that portion of the yard between the rear setback line of the principal structure and the rear property line) be covered with accessory buildings, structures, or uses.
4. The maximum impervious cover of the lot's applicable zoning district, as defined in Section 5.2 Residential Dimensional Standards, shall not be exceeded by the addition of accessory uses or structures.
5. The following restrictions shall apply to accessory buildings, structures, or uses other than garages, carports, and living quarters.
 - a. A minimum rear setback of fifteen (15) feet; and,
 - b. A maximum building eave height of eight (8) feet.
6. **Garage and Carports .**

Garages and carports in residential zoning districts, including those of a temporary nature, shall have a minimum rear setback of twenty (20) feet. A minimum side yard setback of twenty (20) feet shall also be applied when garages and carports, including those of a temporary nature, gain access from a side street. All other setbacks shall be applied as required in the district in which the structure is located. The following restrictions shall apply to garages and carports:

 - a. A minimum rear setback of twenty (20) feet; and,
 - b. A minimum side street setback of twenty (20) feet is required for garages or carports that face onto side streets.
7. **Living Quarters .**

In areas zoned and used for single family residential use, accessory living quarters are allowed subject to the following:

 - a. The property owner resides on-site and uses the subject property as their primary residence.
 - b. There is a limit of one (1) accessory living quarter per building plot.
 - c. No more than two (2) unrelated persons live in the accessory living quarters; and
 - d. One (1) additional off-street parking space is provided for the living quarters.

Sec. 11.2. - Defined Terms.

....

Impervious Cover: Impervious cover is the percentage of a lot's area that is covered, or proposed to be covered, by impervious surfaces.

Impervious Surface: Impervious surface is a measure of land use intensity and is the considered any proportion of a site occupied by impervious surfaces materials or construction that limits the absorption of water by covering the natural land surface; this shall includeing, but is not limited to, buildings, sidewalks, drives, all-weather surfaces, parking, rooftops, patios, decking, masonry, stone, and other alternative pavements. Alternative materials used for landscaping purposes in non-load bearing areas, and the water surface area within the walls of pools are not considered impervious surfaces.