



## College Station, TX

### Meeting Agenda

#### Planning and Zoning Commission

1101 Texas Avenue, College Station, TX 77840

Internet: [www.microsoft.com/microsoft-teams/join-a-meeting](https://www.microsoft.com/microsoft-teams/join-a-meeting)

Meeting ID: 279 783 445 779 | Passcode: RtFGtJ

Phone: 833-240-7855 | Phone Conference ID: 291 547 031#

*The City Council may or may not attend this meeting.*

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October 3, 2024

6:00 PM

City Hall Council Chambers

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**Notice is hereby given that a quorum of the meeting body will be present in the physical location stated above where citizens may also attend in order to view a member(s) participating by videoconference call as allowed by 551.127, Texas Government Code. The City uses a third-party vendor to host the virtual portion of the meeting; if virtual access is unavailable, meeting access and participation will be in-person only.**

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

**2. Hear Visitors**

At this time, the Chairperson will open the floor to visitors wishing to address the Commission on issues not already scheduled on tonight's agenda. The visitor 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 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.

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

Attachments: 1. September 19 2024

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

**5. Regular Agenda**

**5.1. 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 boundary from PDD Planned Development District to PDD Planned Development**

District to amend the Concept Plan for approximately 45 acres generally located at 600 Scott & White Drive. Case #REZ2024-000019 (Note: Final action of this item will be considered at the October 24, 2024 City Council Meeting – Subject to change).

Sponsors: Gabriel Schrum

Attachments:

1. Vicinity Map, Aerial, and Small Area Map
2. Background Information
3. Applicant's Supporting Information
4. Ordinance No. 2010-3300
5. Exhibit G - Campus Wayfinding Master Plan
6. Rezoning Exhibit
7. Adopted Concept Plan
8. Proposed Concept Plan

- 5.2. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Section 3.6 “Conditional Use Permits,” Section 6.3.C “Use Table,” and Section 9.2.C “Abandonment” of the Code of Ordinances of the City of College Station, Texas, regarding conditional use permits, the abandonment of nonconforming uses, and requiring conditional use permits for new and expanding bars, nightclubs, and taverns in the NG-1 Core Northgate and NG-2 Transitional Northgate zoning districts. Case #ORDA2024-000002 (Note: Final action on this item will be considered at the October 24, 2024 City Council meeting - Subject to change).

Sponsors: Molly Hitchcock

Attachments:

1. Section 3.6 Conditional Use Permits redlines
2. Section 6.3 Use Table redlines
3. Section 9.2 Nonconforming Uses redlines

## 6. Informational Agenda

- 6.1. Discussion of new development applications submitted to the City.  
New Development Link: [www.cstx.gov/newdev](http://www.cstx.gov/newdev)

- 6.2. Presentation and discussion regarding an update on items heard:

- A rezoning of approximately 11 acres of land located at 151 Graham Road from M-1 Light Industrial to CI Commercial Industrial. The Planning & Zoning Commission heard this item on September 5, 2024 and voted (5-0) to recommend approval. The City Council heard this item on September 26, 2024 and voted (7-0) to approve the request.
- A comprehensive plan amendment to adopt a new Housing Action Plan. The Planning & Zoning Commission heard this item on September 5, 2024 and voted (5-0) to recommend approval. The City Council heard this item on September 26, 2024 and voted (7-0) to approve the request.

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

- Monday, October 7, 2024 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, October 17, 2024 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, October 24, 2024 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, November 7, 2024 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.

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

- None

**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 September 27, 2024 at 5:00 p.m.



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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](mailto: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 and Zoning Commission  
Regular Meeting  
September 19, 2024**

**COMMISSIONERS PRESENT:** Chairperson Melissa McIlhaney, Commissioners, Bobby Mirza, Marcus Chaloupka, Aron Collins, Scott Shafer, and Warren Finch

**COMMISSIONERS ABSENT:** Commissioner Jason Cornelius

**COUNCILMEMBERS PRESENT:** Councilmembers Linda Harvell and Dennis Maloney

**CITY STAFF PRESENT:** Director of Planning & Development Services Anthony Armstrong, Assistant Director of Planning & Development Services Molly Hitchcock, City Engineer Carol Cotter, Transportation Planning Coordinator Jason Schubert, Land Development Review Administrator Robin Macias, Long Range Planning Administrator Christine Leal, Staff Planners Ashley Klein and Bekha Blasingame, Engineer II Lucas Harper, Assistant City Attorney II Aaron Longoria, Administrative Support Specialist Kristen Hejny, and Technology Services Specialist Trey Bransom

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

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

2. **Hear Visitors**

No visitors spoke.

3. **Consent Agenda**

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

- September 5, 2024

**Commissioner Chaloupka moved to approve the Consent Agenda, Commissioner Collins seconded the motion, the motion passed 6-0.**

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

No items were removed from the Consent Agenda for discussion.



## 5. **Regular Agenda**

- 5.1 Presentation, discussion, and possible action regarding waiver requests to the Unified Development Ordinance Section 8.4.C.3.a., ‘Street Projections’, Section 8.4.C.7. ‘Cul-de-sac’, Section 8.4.E.1. ‘Blocks’, Section 8.4.F.3. ‘Lots’ and presentation, discussion, and possible action regarding a Preliminary Plan for Saddle Creek II Subdivision on approximately 96.5 acres of land, generally located east of the intersection of Saddle Creek Drive and Prairie Dawn Trail, on the west side of FM 2154 in the city’s extraterritorial jurisdiction (ETJ). Case #PP2024-000013.

Administrator Macias presented the waiver requests and preliminary plan to the Commission recommending approval explaining that if the waivers are approved, the preliminary plan must also be approved and if the waivers are denied, the preliminary plan must also be denied.

Commissioner Mirza asked for confirmation that staff is recommending approval of the waiver requests and the preliminary plan.

Administrator Macias confirmed that staff is recommending approval of the waiver requests and the preliminary plan.

Commissioner Shafer asked for clarification on whether or not the narrow lot would meet the 100-foot requirement if measured at the setback line.

Administrator Macias clarified that in the City’s extraterritorial jurisdiction, lots are measured at the street, if this property was measured at the setback line, it meets the 100-foot setback requirement.

Commissioner Finch asked for clarification that the property would meet setback requirements if located inside the City of College Station’s city limits.

Administrator Macias confirmed that the property would meet setback requirements if located inside the City of College Station’s city limits.

**Commissioner Collins moved to approve the waiver requests and preliminary plan as presented, Commissioner Shafer seconded the motion, the motion passed 6-0.**

- 5.2 Presentation, discussion, and possible action regarding the September 2024 Small Area Plan Audit.

Staff Planner Klein presented the Small Area Plan Audit to the Commission recommending acceptance of the report and its findings for forwarding to City Council.

Commissioner Mirza asked if this audit is a work in progress.

Staff Planner Klein clarified that the audit has been completed.

Commissioner Shafer asked for clarification that these plans would be retired if the audit report is approved by City Council, stating that there are areas in the community that need a lot of attention, and new areas that need small area plans.

Staff Planner Klein confirmed that the plans in the audit report would be retired. Ms. Klein also clarified that with the 5-year evaluation of the Comprehensive Plan, staff will be taking a comprehensive view of future small areas and corridors planning areas with the help of the Commission and the City Council.

Commissioner Shafer asked if Commissioners should tell staff if they see changes or edits needed in the plan.

Staff Planner Klein confirmed that any changes or edits needed can be reported to staff.

Commissioner Collins complimented staff on the report.

Commissioner Chaloupka complimented staff on the report further stating that he would like to see the 5-year plan address Wolf Pen Creek and other park areas in the community.

Chairperson McIlhaney complimented staff on the report.

**Commissioner Collins moved to recommend acceptance of the audit report for forwarding to the City Council, Commissioner Mirza seconded the motion, the motion passed 6-0.**

## **6. Informational Agenda**

### **6.1 Discussion of new development applications submitted to the City.**

New Development Link: [www.cstx.gov/newdev](http://www.cstx.gov/newdev)

There was no discussion.

### **6.2 Presentation and discussion regarding an update on items heard:**

- A comprehensive plan amendment amending the Thoroughfare Plan and the Bicycle, Pedestrian, and Greenways Master Plan to remove the future extension of Balcones Drive between the Jones Crossing Development and Welsh Avenue. The Planning & Zoning Commission heard this item on August 15, 2024 and voted (6-0) to recommend denial. The City Council heard this item on September 12, 2024 and voted (6-1) to deny the request.
- A rezoning of approximately 1.10 acres generally for the properties located along Gilbert Street and Turner Street from GS General Suburban or D Duplex to MH Middle Housing and HOO High Occupancy Overlay. The Planning &

Zoning Commission heard this item on August 15, 2024 and voted (6-0) to recommend approval. The City Council heard this item on September 12, 2024 and voted (5-2) to approve the request.

- A rezoning of approximately 18.66 acres generally for the properties located along Park Place and Boardwalk Court from GS General Suburban or PDD Planned Development District to MH Middle Housing and HOO High Occupancy Overlay or MH Middle Housing and HOO High Occupancy Overlay and NAP Natural Areas Protected. The Planning & Zoning Commission heard this item on August 15, 2024 and voted (6-0) to recommend approval. The City Council heard this item on September 12, 2024 and voted (5-2) to deny the request.

Director Armstrong reviewed the City Council's discussion and vote on items heard.

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

- Thursday, September 26, 2024 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, October 3, 2024 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Monday, October 7, 2024 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, October 17, 2024 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.

There was no discussion.

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

- None

There was no discussion.

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 no discussion.

8. **Adjourn**

The meeting adjourned at 6:23 p.m.

**Approved:**

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Melissa McIlhaney, Chairperson  
Planning & Zoning Commission

**Attest:**

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Kristen Hejny, Board Secretary  
Planning & Development Services

**October 3, 2024**  
**Item No. 5.1.**

**Sponsor:** Gabriel Schrum

**Reviewed By CBC:** Planning & Zoning Commission

**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 boundary from PDD Planned Development District to PDD Planned Development District to amend the Concept Plan for approximately 45 acres generally located at 600 Scott & White Drive. Case #REZ2024-000019 (Note: Final action of this item will be considered at the October 24, 2024 City Council Meeting – Subject to change).

**Relationship to Strategic Goals:**

- Diverse Growing Economy

**Recommendation(s):** Staff recommends approval of the rezoning request for the proposed changes to the Concept Plan.

**Summary:** This request is to amend the Concept Plan for the existing PDD Planned Development District zoning located at 600 Scott & White Drive. The original PDD (Ordinance No. 2010-3300) had a meritorious modification granted to Section 7.5 "Signs" of the College Station UDO, to allow for 29 freestanding signs to be installed at locations shown in the campus wayfinding master sign plan (Exhibit G). The applicant proposes to amend the Concept Plan to allow for a total of 33 signs to provide adequate wayfinding for patients within the expanded medical facilities on the hospital campus. This Concept Plan amendment will be adding this modification for Tracts 1 and 3 that have now been developed.

**REVIEW OF CONCEPT PLAN:**

The Concept Plan provides an illustration of the general layout of the building areas with the existing or constructed signage in red, and the newly proposed signage in green as well as other site related features. The proposed Concept Plan changes the amount and location of signage for the campus, which has now expanded since the original PDD Concept Plan.

In proposing a PDD, an applicant may also request variations to the general platting and site development standards provided that those variations are outweighed by demonstrated community benefits of the proposed development. The Unified Development Ordinance provides the following review criteria as the basis for reviewing PDD Concept Plans:

1. The proposal will constitute an environment of sustained stability and will be in harmony with the character of the surrounding area;
2. The proposal is in conformity with the policies, goals, and objectives of the Comprehensive Plan, and any subsequently adopted Plans, and will be consistent with the intent and purpose of this Section;
3. The proposal is compatible with existing or permitted uses on abutting sites and will not adversely affect adjacent development;
4. Every dwelling unit need not front on a public street but shall have access to a public street directly or via a court, walkway, public area, or area owned by a homeowners association;

5. The development includes provision of adequate public improvements, including, but not limited to, parks, schools, and other public facilities;
6. The development will not be detrimental to the public health, safety, welfare, or materially injurious to properties or improvements in the vicinity; and
7. The development will not adversely affect the safety and convenience of vehicular, bicycle, or pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonably anticipated in the area considering existing zoning and land uses in the area.

#### **Purpose, Intent and Community Benefit:**

The adopted Planned Development District for this property outlines the purpose, intent, and community benefit of the proposed development, which is to promote and encourage innovative development that is sensitive to surrounding land uses and to the natural environment. The intent is to provide medically related uses that support the nearby Baylor Scott & White hospital and the surrounding areas. This benefits the community as a whole as the need for a strong healthcare industry continues to grow.

The last update for this property in 2022, adopted a conceptual PDD site plan showing a new Medical Office Building and the associated parking located on Tract 3. The applicant is proposing an amendment to the adopted concept plan to provide additional signage to allow for adequate way finding.

#### **Base Zoning and Meritorious Modifications:**

The PDD Planned Development District zoning includes the base zoning district of GC General Commercial, with modifications. The adopted modifications that apply to Tracts 1 and 3 are shown below:

Section 7. 5 " Signs" of the Unified Development Ordinance:

A special sign package is permitted for Tract 1, the hospital property, and is attached as a part of "EXHIBIT G." The proposal originally included 29 signs that, due to their size, are considered freestanding signs by the Unified Development Ordinance. In addition, the hospital is permitted to utilize their corporate logo flag alongside the Country and State flags.

Each tract (Tracts 2- 7 4-7) is permitted only one freestanding sign and the maximum height is 16 feet (relating to the height of the primary sign for the hospital tract). All other sign standards will be those of the C- 1 General Commercial zoning district, with the exception that freestanding signs will not be permitted on Tracts 4 and 5 low profile only), and roof signs will not be permitted on Tracts 2- 5.

The updated concept plan delineates signage that has been permitted and located around the Baylor Scott and White Campus, as well as newly proposed signage. The applicant's sole intent in updating and amending the concept plan is to provide signs that will be essential in navigating the newly developed portion of the campus. They will be consistent with other signage that has been permitted throughout the rest of this PDD and locations can be seen in the Proposed Concept Plan Exhibit.

#### **Budget & Financial Summary:**

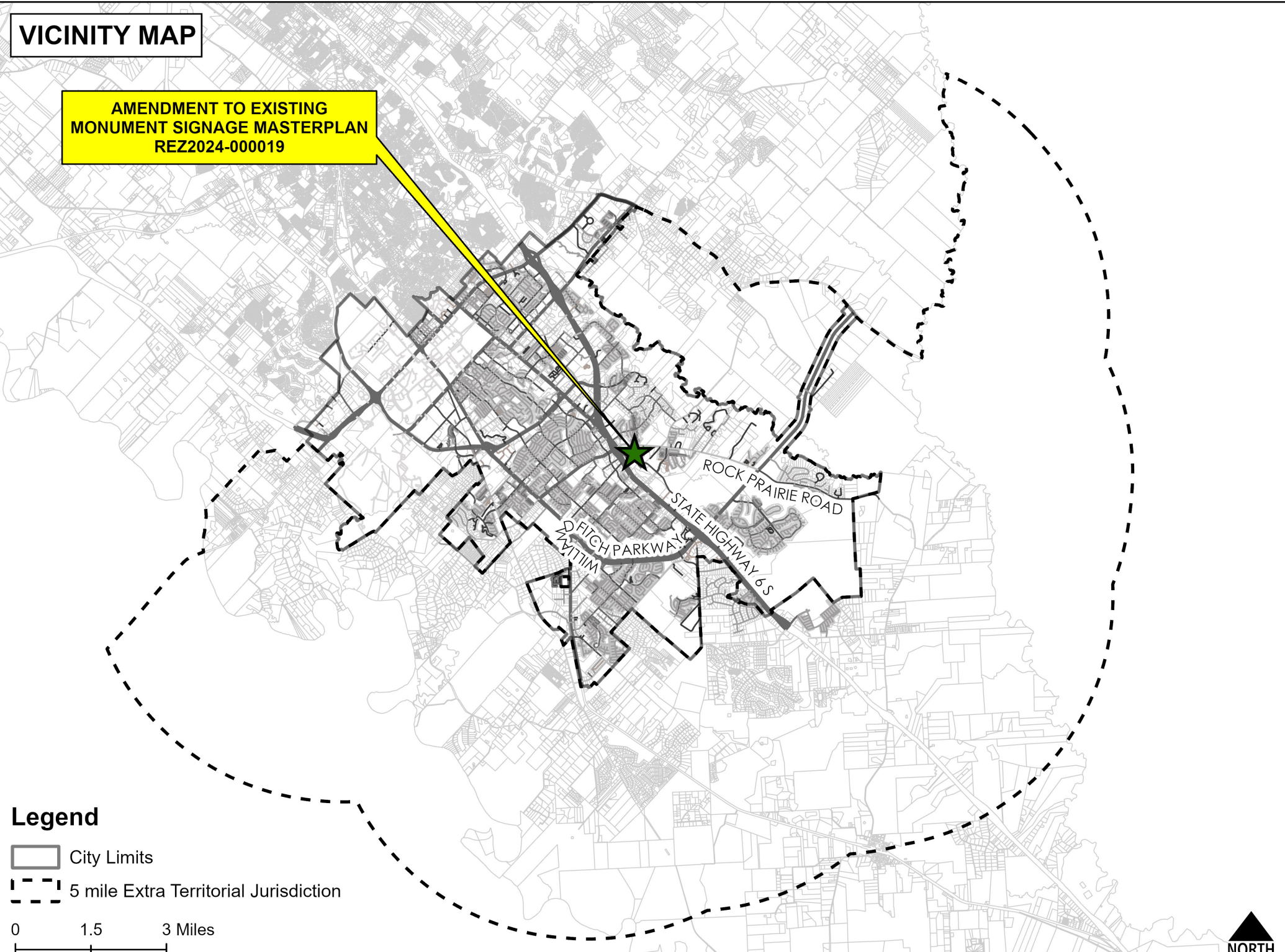
##### **Attachments:**

1. Vicinity Map, Aerial, and Small Area Map

2. Background Information
3. Applicant's Supporting Information
4. Ordinance No. 2010-3300
5. Exhibit G - Campus Wayfinding Master Plan
6. Rezoning Exhibit
7. Adopted Concept Plan
8. Proposed Concept Plan

VICINITY MAP

AMENDMENT TO EXISTING  
MONUMENT SIGNAGE MASTERPLAN  
REZ2024-000019



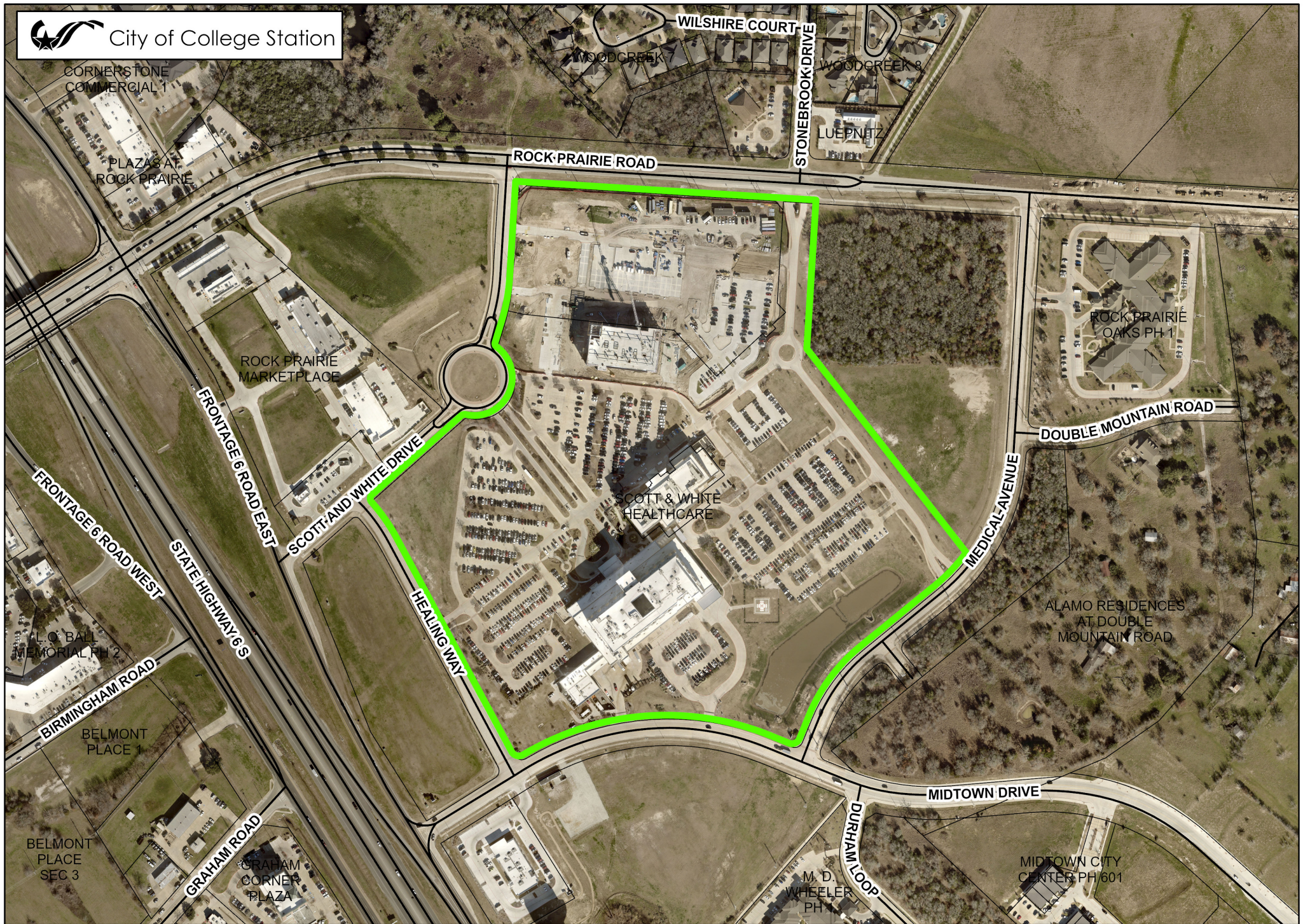
Legend

- City Limits
- 5 mile Extra Territorial Jurisdiction

0 1.5 3 Miles







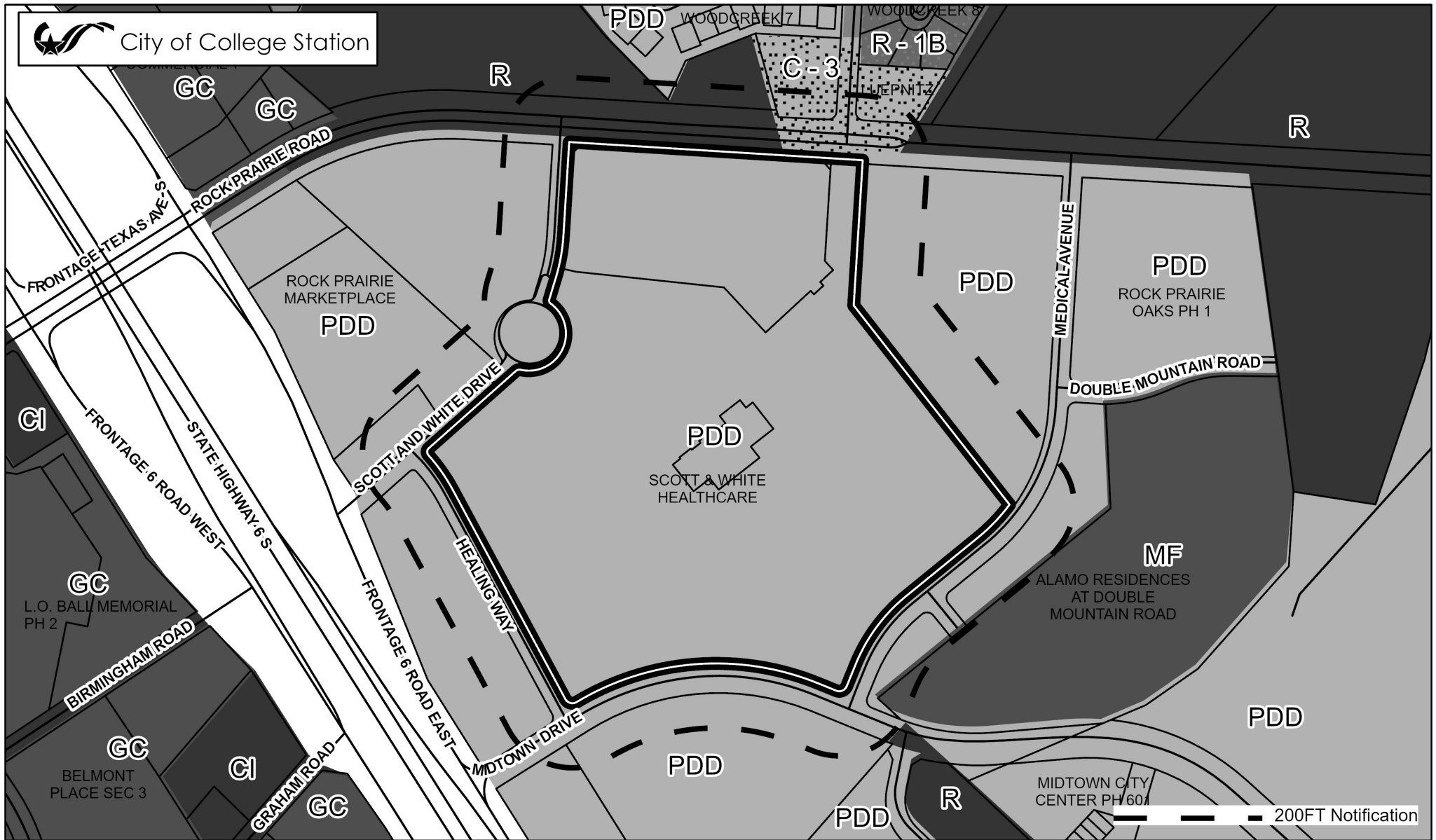
0 370 740 Feet

AMENDMENT TO EXISTING  
MONUMENT SIGNAGE MASTERPLAN

Case:  
REZ2024-000019

REZONING





**ZONING DISTRICTS** (In Grayscale)

| Residential |                              |                           |
|-------------|------------------------------|---------------------------|
| R           | Rural                        | MH Middle Housing         |
| WE          | Wellborn Estate              | MF Multi-Family           |
| E           | Estate                       | MU Mixed-Use              |
| WRS         | Wellborn Restricted Suburban | MHP Manufactured Home Pk. |
| 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     |
| HOO               | High Occupancy Ovr.        |
| ROO               | Restricted Occupancy 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          |



0 420 840 Feet

**AMENDMENT TO EXISTING  
MONUMENT SIGNAGE MASTERPLAN**

Case:  
REZ2024-000019

**REZONING**

## BACKGROUND INFORMATION

### NOTIFICATIONS

Advertised Commission Hearing Date: October 6, 2024

Advertised Council Hearing Date: October 24, 2024

Property owner notices mailed: 13  
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     | Neighborhood Commercial            | R Rural and C-3 Light Commercial              | Galleria Spa Salon Boutique                            |
| South     | General Commercial                 | PDD Planned Development District              | New Baylor Scott and White Clinic and undeveloped land |
| East      | Medical Use                        | PDD Planned Development District and O Office | Accel Nursing Home and undeveloped land                |
| West      | Medical Use and General Commercial | PDD Planned Development District              | Gas stations, restaurants, spas and undeveloped land   |

### DEVELOPMENT HISTORY

**Annexation:** 1983

**Zoning:** A-O Agricultural Open upon annexation  
A-O rezoned C-1 General Commercial (2009)  
C-1 General Commercial rezoned PDD Planned Development District (2010)

**Final Plat:** Scott & White Healthcare Subdivision Block 4, Lot 1 (2011)

**Site development:** Tract 3 now developed and Tract 1 has the main hospital building



## REZONING PDD APPLICATION SUPPORTING INFORMATION

**Name of Project:** AMENDMENT TO EXISTING MONUMENT SIGNAGE MASTERPLAN. (REZ2024-000019)

**Address:** 600 SCOTT AND WHITE DR

**Legal Description:** SCOTT & WHITE HEALTHCARE, BLOCK 1, LOT 1 (PT OF)

**Total Acreage:** 44.94

**Applicant:** WALTER P MOORE

**Property Owner:** SCOTT & WHITE HEALTHCARE

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

CPMA

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

CPMA

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

CPMA

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

CPMA

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

CPMA

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

CPMA

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

This new signage is needed to support the expanded medical facilities on the hospital campus to provide adequate wayfinding for patients.

**Maximum Building Height.**

N/A

**Proposed Drainage.**

N/A

**Variations Sought.**

N/A

**Community Benefits.**

Added signage will help the community better navigate and access the medical facilities.

**Sustained Stability.**

New signage proposed will match the existing character of signage on the hospital campus.

**Conformity.**

Signage supports the expanded medical facilities that are in alignment with the overall PDD.

**Compatibility with use.**

Signage is in keeping with existing campus signage standards.

**Access to Streets.**

N/A

**Public Improvements.**

N/A

**Public Health.**

N/A

**Safety.**

Additional signage will only increase safety and access to the medical facilities.

ORDINANCE NO. 2010-3300

AN ORDINANCE AMENDING CHAPTER 12, "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 BOUNDARIES AFFECTING CERTAIN PROPERTIES AS DESCRIBED BELOW; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

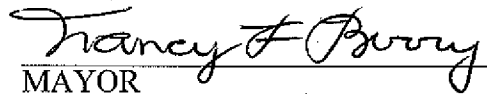
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That Chapter 12, "Unified Development Ordinance," Section 4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas, be amended as set out in Exhibit "A" attached hereto and made a part of this ordinance for all purposes.

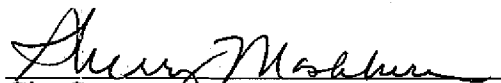
PART 2: That any person, firm, or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than Twenty-five Dollars (\$25.00) nor more than Two Thousand Dollars (\$2,000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. Said Ordinance, being a penal ordinance, becomes effective ten (10) days after its date of passage by the City Council, as provided by Section 35 of the Charter of the City of College Station.

PASSED, ADOPTED and APPROVED this 22<sup>nd</sup> day of November, 2010

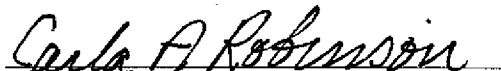
APPROVED:

  
MAYOR

ATTEST:

  
City Secretary

APPROVED:

  
City Attorney

**EXHIBIT "A"**

That Chapter 12, "Unified Development Ordinance," Section 4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas, is hereby amended as follows:

The following property is rezoned from A-O Agricultural Open, C-1 General Commercial, C-2 Commercial Industrial, and R-4 Multi-Family to PDD Planned Development District, with the restrictions listed in Exhibit "B" and in accordance with the Concept Plan shown in Exhibit "C" and Exhibit "D" and the Concept Plan Notes listed in Exhibit "E", and as shown graphically in Exhibit "F":

**PROPERTY DESCRIPTION**

DESCRIPTION OF A 97.932 ACRE TRACT IN THE THOMAS CARUTHERS LEAGUE ABSTRACT NUMBER 9, AND THE ROBERT STEVENSON LEAGUE ABSTRACT NUMBER 54 IN BRAZOS COUNTY, TEXAS BEING ALL OF A CALL 4.31 ACRE TRACT AS DESCRIBED IN A WARRANTY DEED TO WEINGARTEN INVESTMENTS INC., AND RECORDED IN VOLUME 7583 PAGE 108 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, ALL OF A CALL 6.566 ACRE TRACT AS DESCRIBED IN A WARRANTY DEED TO WEINGARTEN INVESTMENTS INC., AND RECORDED IN VOLUME 7282 PAGE 72 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, ALL OF A CALL 17.21 ACRE TRACT AS DESCRIBED IN A WARRANTY DEED TO WEINGARTEN INVESTMENTS INC., AND RECORDED IN VOLUME 8948 PAGE 46 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, ALL OF A CALL 5.576 ACRE TRACT AS DESCRIBED IN A CONTRIBUTION DEED TO WEINGARTEN INVESTMENTS INC., AND RECORDED IN VOLUME 7488 PAGE 256 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, ALL OF A CALL 19.1 ACRE TRACT AS DESCRIBED IN A CONTRIBUTION DEED TO WEINGARTEN INVESTMENTS INC., AND RECORDED IN VOLUME 7488 PAGE 248 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, ALL OF A CALL 7.158 ACRE TRACT AS DESCRIBED IN A CONTRIBUTION DEED TO WEINGARTEN INVESTMENTS INC., AND RECORDED IN VOLUME 7680 PAGE 227 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, ALL OF A CALL 5.917 ACRE TRACT AS DESCRIBED IN A WARRANTY DEED TO WEINGARTEN INVESTMENTS INC., AND RECORDED IN VOLUME 7310 PAGE 98 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND ALL OF A CALL 30.00 ACRE TRACT AS DESCRIBED IN A WARRANTY DEED TO COLLEGE STATION INDEPENDENT SCHOOL DISTRICT AS RECORDED IN VOLUME 1033 PAGE 534 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, SAID 97.932 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS BEING GRID AND REFERENCE TO THE TEXAS COORDINATE SYSTEM NAD 83 CENTRAL ZONE AND THE SURVEY CONTROL NETWORK OF THE CITY OF COLLEGE STATION, TEXAS:



**BEGINNING** at a TXDOT Type 1 concrete monument found in the easterly right-of way line of State Highway 6, and the northwesterly right-of-way line of Old Rock Prairie Road, being the southerly corner of a call 0.9877 acre tract as described in a deed to Weingarten Investments Inc., and recorded in Volume 7819 Page 266 of the Official Public Records of Brazos County, Texas, same being the southerly corner of Lot 1, Block 1, of Rock Prairie Marketplace, a subdivision of record in Volume 9506 Page 205 of the Official Public Records of Brazos County, Texas and being a westerly corner of Old Rock Prairie Road right-of-way and of the herein described tract;

**THENCE** departing the said easterly right-of-way of State Highway 6 **N 48°24'40" E** with a line common to the said 0.9877 acre tract, of Lot 1 Block 1 of Rock Prairie Marketplace, and the said northwest right-of-way line for a distance of **595.11** feet to an iron rod with cap stamped "JACOBS" set monumenting the easterly corner of the said Lot 1 Block 1 and the southerly corner of the said 4.31 acre tract;

**THENCE** departing the said northwest right-of-way line of Old Rock Prairie Road with the common line of the said Lot 1 Block 1 Rock Prairie Market Place and the 4.31 acre tract **N 47°41'31" W** for a distance of **868.04** to an iron rod with cap stamped Pate Eng RPLS 5647 found in the arc of a curve to the right in the southerly right-of-way line of Rock Prairie Road as described in a Right-of-Way Agreement to the City of College Station and recorded in Volume 4123 Page 1 of the Deed Records of Brazos County, Texas, said iron rod with cap being the most westerly corner of the herein described tract;

**THENCE** with the said southerly and southeasterly right-of-way line of Rock Prairie Road and with the arc of said curve to the right passing through a central angle of **34°06'14"** to an iron rod with cap stamped Strong RPLS 4961 found at the Point of Tangency, said curve having a radius of **955.00** feet, an arc length of **568.44** feet, and a long chord bearing **N 76°29'39" E** for a distance of **560.08** feet;

**THENCE** continuing with the south right-of-way line of the said Rock Prairie Road **S 86°27'05" E** a distance of **1,203.23** feet to an iron rod with cap stamped Strong RPLS 4961 found monumenting the northeast corner of the said 17.21 acre tract and being in the west line of the said College Station Independent School District 30.00 acre tract;

**THENCE** with the said west line of the 30.00 acre tract **N 03°21'05" E** for a distance of **13.12** feet to a calculated point for the northwest corner of the said 30.00 acre tract and being in the south right-of-way line of Rock Prairie Road (same being Old Rock Prairie Road right-of-way);

**THENCE** with the said south right-of-way line **S 86°38'36" E** for a distance of **737.90** feet to a calculated point for the northeast corner of the said 30.00 acre tract and the northwest corner of a call 25.79 acre tract as described in a General Warranty Deed to Perry Brian Howard and recorded in Volume 1980 Page 272 of the Deed Records of Brazos County, Texas;

**THENCE** departing the said south right-of-way line and with a line common to the said 30.00 acre tract and the 25.79 acre tract the following two (2) courses and distances;

1. **S 02°42'50" E** for a distance of **1054.75** feet to a calculated angle point the said common line,
2. **S 50°49'56" W** for a distance of **930.53** feet to a calculated point in the northeasterly line of the aforementioned 5.576 acre Weingarten Investments Inc., tract same being the southerly corner of the said 30.00 acre tract,

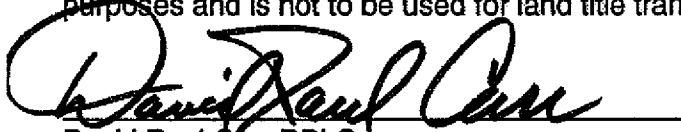
**THENCE** with a line common to the said 5.576 acre tract and the 25.79 acre tract **S 47°37'11" E** a distance of **128.13** feet to a 1" inch iron pipe found in the westerly line of a call 61.48 acre tract as described in a deed to M.D. Wheeler LTD., as recorded in Volume 3007 Page 341 of the Deed Records of Brazos County, Texas, said iron pipe being the most easterly corner of the said 5.576 acre tract and a easterly corner of the herein described tract,

**THENCE** with a line common to the said 61.48 acre tract **S 41°15'39" W** passing at a distance of 366.35 feet an 1" inch iron pipe found monumenting the southerly corner of the said 5.576 acre tract and the most easterly corner of the said 19.10 acre tract, in all **1224.85** feet to an iron rod with cap stamped "JACOBS" set in the east right-of-way line of State Highway 6 and monumenting the most southerly corner of the said 19.10 acre tract and the southerly corner of the herein described tract;

**THENCE** with the said east right-of-way line of State Highway 6 the following four (4) courses and distances;

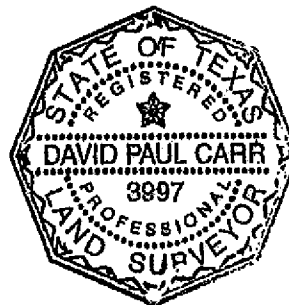
1. **N 34°26'19" W** for a distance of **228.75** feet to a calculated point, from which a disturbed TXDOT Type 1 concrete monument bears **N 89°47'02" E** for a distance of 0.38 feet,
2. **N 32°11'00" W** for a distance of **1033.48** feet to a calculated point, from which a disturbed TXDOT Type 1 concrete monument bears **S 10°54'36" W** for a distance of 0.24 feet,
3. **N 21°52'19" W** for a distance of **554.64** feet to a punch hole set in a broken TXDOT Type 1 concrete monument found, said monument being the west corner of the said 5.917 acre tract and the southerly corner of Old Rock Prairie Road right-of-way,
4. **N 13°01'53" W** with the west line of Old Rock Prairie Road for a distance of **66.50** feet to the **POINT OF BEGINNING** of the herein described tract and containing 97.932 acres of land more or less.

The foregoing metes and bounds description was generated from and on the ground survey by Jacobs Engineering Group of the Weingarten Tracts and an office survey of the deed description of the College Station Independent School District tract for zoning purposes and is not to be used for land title transfer.



David Paul Carr RPLS  
Texas Registration No. 3997

7/26/10  
Date



**EXHIBIT "B"**

**Purpose & Intent:**

Hospital, Medical Clinic, Medical Office, and future development."

**Permitted Uses:**

**Tract 1:**

- Extended Care Facility / Convalescent / Nursing Home
- Educational Facility, College & University
- Educational Facility, Indoor Instruction
- Educational Facility, Outdoor Instruction
- Educational Facility, Vocational / Trade
- Health Care, Hospitals
- Health Care, Medical Clinics
- Offices
- Scientific Testing / Research Laboratory
- Wireless Telecommunication Facilities- Intermediate\*

**Tract 2:**

- Extended Care Facility / Convalescent / Nursing Home
- Educational Facility, College & University
- Educational Facility, Indoor Instruction
- Educational Facility, Primary & Secondary
- Government Facilities
- Health Care, Medical Clinics
- Parks
- Places of Worship
- Animal Care Facility, Indoor
- Art Studio / Gallery
- Commercial Amusements (C)
- Daycare, Commercial
- Drive-in / thru window # (drive-thru with a restaurant only permitted on the portion of the property previously zoned C-1 General Commercial, as indicated on the Concept Plan).
- Dry Cleaners & Laundry\*
- Health Club / Sports Facility, Indoor#
- Offices
- Personal Service Shop
- Printing / Copy Shop
- Restaurants
- Retail Sales & Service\*
- Retail Sales & Service – Alcohol\*
- Scientific Testing / Research Laboratory
- Utility \*
- Wireless Telecommunication Facilities- Intermediate\*
- Wireless Telecommunication Facilities- Unregulated

Tract 3:

- Extended Care Facility / Convalescent / Nursing Home
- Educational Facility, College & University
- Educational Facility, Indoor Instruction
- Educational Facility, Primary & Secondary
- Government Facilities
- Health Care, Medical Clinics
- Parks
- Places of Worship
- Animal Care Facility, Indoor
- Art Studio / Gallery
- Commercial Amusements (C)
- Daycare, Commercial
- Drive-in / thru window\*+
- Dry Cleaners & Laundry\*
- Health Club / Sports Facility, Indoor+
- Offices
- Personal Service Shop
- Printing / Copy Shop
- Restaurants
- Retail Sales & Service\*
- Retail Sales & Service -- Alcohol\*
- Scientific Testing / Research Laboratory
- Utility \*
- Wireless Telecommunication Facilities- Intermediate\*
- Wireless Telecommunication Facilities- Unregulated

Tract 4:

- Extended Care Facility / Convalescent / Nursing Home
- Educational Facility, College & University
- Educational Facility, Indoor Instruction
- Educational Facility, Primary & Secondary
- Educational Facility, Tutoring
- Educational Facility, Vocational / Trade
- Government Facilities
- Health Care, Medical Clinics
- Parks
- Places of Worship
- Animal Care Facility, Indoor
- Art Studio / Gallery
- Daycare, Commercial
- Drive-in / thru window\*+
- Dry Cleaners & Laundry\*
- Health Club / Sports Facility, Indoor+
- Offices
- Personal Service Shop
- Printing / Copy Shop
- Radio / TV Station / Studios

- Retail Sales & Service\*
- Retail Sales & Service – Alcohol\*
- Scientific Testing / Research Laboratory
- Utility \*
- Wireless Telecommunication Facilities- Intermediate\*
- Wireless Telecommunication Facilities- Major (C)
- Wireless Telecommunication Facilities- Unregulated

Tract 5:

- Extended Care Facility / Convalescent / Nursing Home
- Educational Facility, College & University
- Educational Facility, Indoor Instruction
- Educational Facility, Primary & Secondary
- Educational Facility, Tutoring
- Educational Facility, Vocational / Trade
- Government Facilities
- Health Care, Medical Clinics
- Parks
- Places of Worship
- Animal Care Facility, Indoor
- Art Studio / Gallery
- Daycare, Commercial
- Drive-in / thru window\*
- Offices
- Parking as Primary Use (C)
- Personal Service Shop
- Printing / Copy Shop
- Radio / TV Station / Studios
- Scientific Testing / Research Laboratory
- Utility \*
- Wireless Telecommunication Facilities- Intermediate\*
- Wireless Telecommunication Facilities- Major (C)
- Wireless Telecommunication Facilities- Unregulated

Tract 6:

- Extended Care Facility / Convalescent / Nursing Home
- Educational Facility, College & University
- Educational Facility, Indoor Instruction
- Educational Facility, Outdoor Instruction
- Educational Facility, Primary & Secondary
- Educational Facility, Tutoring
- Educational Facility, Vocational / Trade
- Government Facilities
- Health Care, Hospitals
- Health Care, Medical Clinics
- Parks
- Places of Worship
- Animal Care Facility, Indoor
- Art Studio / Gallery



- Car Wash \*
- Commercial Garden / Greenhouse / Landscape Maint.\*
- Commercial Amusements\*
- Conference / Convention Center
- Country Club
- Daycare, Commercial
- Drive-in / thru window
- Dry Cleaners & Laundry
- Fraternal Lodge
- Fuel Sales\*
- Health Club / Sports Facility, Indoor+
- Health Club / Sports Facility, Outdoor
- Hotels
- Night Club, Bar or Tavern (C)
- Offices
- Parking as Primary Use
- Personal Service Shop
- Printing / Copy Shop
- Radio / TV Station / Studios
- Restaurants
- Retail Sales – Single Tenant over 50,000 SF
- Retail Sales & Service\*
- Retail Sales & Service – Alcohol\*
- Theater
- Storage, Self Service
- Vehicular Sales, Rental, Repair and Service\*
- Scientific Testing / Research Laboratory
- Utility \*
- Wireless Telecommunication Facilities- Intermediate\*
- Wireless Telecommunication Facilities- Major (C)
- Wireless Telecommunication Facilities- Unregulated

Tract 7:

- Extended Care Facility / Convalescent / Nursing Home
- Educational Facility, College & University
- Educational Facility, Indoor Instruction
- Educational Facility, Primary & Secondary
- Educational Facility, Tutoring
- Educational Facility, Vocational / Trade
- Government Facilities
- Health Care, Medical Clinics
- Parks
- Places of Worship
- Animal Care Facility, Indoor
- Art Studio / Gallery
- Car Wash \*
- Commercial Garden / Greenhouse / Landscape Maint.\*
- Commercial Amusements\*
- Daycare, Commercial

- Drive-in / thru window\*
- Dry Cleaners & Laundry
- Fuel Sales\*
- Health Club / Sports Facility, Indoor+
- Hotels
- Night Club, Bar or Tavern (C)
- Offices
- Personal Service Shop
- Printing / Copy Shop
- Radio / TV Station / Studios
- Restaurants
- Retail Sales – Single Tenant over 50,000 SF
- Retail Sales & Service\*
- Retail Sales & Service – Alcohol\*
- Theater
- Scientific Testing / Research Laboratory
- Utility \*
- Wireless Telecommunication Facilities- Intermediate\*
- Wireless Telecommunication Facilities- Major (C)
- Wireless Telecommunication Facilities- Unregulated

\* Land Use with Supplemental Standards (Refer to Article 5 of the Unified Development Ordinance)

+ Drive-in / thru windows shall be limited to not include restaurants and Health clubs are limited to 20,000 s.f.

# Health Clubs are limited to 20,000 square feet and Restaurant Drive-Thru permitted only on portion of Tract 2 previously zoned C-1 General Commercial

(C) Conditional Use Permit

### **Access**

Driveway locations limited to those shown on the Concept Plan for Tracts 1 and 4, and exclude any further driveway access to Rock Prairie Road or State Highway 6, except where an existing access easement is located on Tract 2 providing cross access with the adjacent property owner. All access points will have to meet any conditions required by a revised Transportation Impact Analysis.

### **Architectural Design**

Structures on Tracts 2, 3, 5, and the first 400 feet from Rock Prairie Road on Tract 4, the buildings architecture, styles, and facades of the structures will be similar to and consist of similar materials of those present in the neighborhoods located across Rock Prairie Road. The roof pitch is 4:12.

The architectural standards for Tract 4 and along Rock Prairie Road extend a minimum of 400 feet from Rock Prairie Road and relate to the "first layer" of buildings off of Rock Prairie Road, regardless of the distance from Rock Prairie Road. The architectural and height limitations in this PDD are included to create the desired character along the Rock Prairie corridor in that area.

The Hospital buildings will meet all minimum ordinance requirements besides those granted as meritorious modifications. The following information relates to the architectural design on Tract 1 – the hospital building:

Exterior materials of the front elevation's two-story base will include stone, brick and glass. The addition of architectural metal panels will complete the material pallet for the upper three floors. A strong vertical motif is developed with the stone pillars along the two-story lobby/waiting concourse. The stone pillars are six feet wide and occur along the concourse on 15-foot centers. The space between the pillars is recessed 18 inches and in-filled with glass curtain wall providing a regular pattern of articulation along the two-story

base. The extension of the Gift Shop, Entry Vestibule and Chapel outward along the concourse will provide additional articulation elements. On the upper three floors the windows will protrude outward from the building three feet continuing the articulation of the façade of the building.

### Lighting

The Concept Plan includes restrictions on site lighting such that Tracts 2-5 will be limited to a maximum mounting height of 12 feet and Tracts 1, 6, and 7 will be limited to a maximum mounting height of 30 feet. The zoning provides for a more residential scale of lighting on the tracts identified as either General Suburban or Suburban Commercial and allows for the higher intensity commercial areas to use a type of lighting more appropriate to a general commercial development.

### Drainage & Stormwater

The Concept Plan includes a wet pond on site for increased water quality and includes the following information regarding the wet pond:

This best management practice (BMP) will treat the entire site of Tract 1 for water quality and provide approximately 93% total suspended solids (TCC) removal efficiency. In addition to provide water quality, the pond will also detain the 2-, 10-, 25-, and 100- year storm events. The pond will also serve as an aesthetic landscape feature and serve as the main focal point as you enter the site.

Stormwater run-off from the developed portions of the site will be collected in roof drains, area inlet and curb inlets. The captured stormwater will be conveyed in below-grade storm sewer conduit to the earth-wall wet pond providing both detention and water quality. The wet pond will also serve as a source of landscape irrigation water, ensuring the re-use of the stormwater at least once.

### Base Zoning and Meritorious Modifications

C-1 General Commercial is the base, underlying zoning district for standards not identified in the PDD. At the time of site plan and plat, the project will need to meet all applicable site, architectural and platting standards required by the Unified Development Ordinance except where meritorious modifications are granted with the PDD zoning.

### Meritorious Modifications Granted:

#### 1. Section 7.2.I "Number of Off-Street Parking Spaces Required" of the Unified Development Ordinance

The following are the modified parking requirements:

| Use                                    | Unit     | Spaces/Unit | UDO Requirement                    |
|----------------------------------------|----------|-------------|------------------------------------|
| Day Care Center                        | 250 s.f. | 0.8         | 1                                  |
| Hospital                               | Bed      | 2           | As determined by the Administrator |
| Medical or Dental Clinic < 20,000 s.f. | 200 s.f. | 0.8         | 1                                  |
| Office Building                        | 250 s.f. | 0.875       | 1                                  |

In addition, any use not specifically listed shall refer to the Unified Development Ordinance and may be reduced by 20%.

#### 2. Section 7.2.C "Dimensions & Access" of "Off-Street Parking Standards"

The minimum parking space size is not less than nine feet by eighteen feet six inches (9'x18.5').

**3. Section 5.4 “Non-Residential Dimensional Standards” of the Unified Development Ordinance**

The following are the setbacks and height limitations for Tracts 1-7:

|                    | Tract 1            | Tract 2            | Tract 3            | Tract 4                | Tract 5                | Tract 6            | Tract 7            |
|--------------------|--------------------|--------------------|--------------------|------------------------|------------------------|--------------------|--------------------|
| Min. Lot Area      | None               | None               | None               | None                   | None                   | None               | None               |
| Min. Lot Width     | N/A                | 24'                | 24'                | 24'                    | 24'                    | 24'                | 24'                |
| Min. Lot Depth     | N/A                | 100'               | 100'               | 100'                   | 100'                   | 100'               | 100'               |
| Min. Front Setback | 50'                | 35'                | 35'                | 35'                    | 24'                    | 35'                | 35'                |
| Min. Side Setback  | 50'                | 15'                | 15'                | (A)(B)                 | (A)(B)                 | (A)(B)             | (A)(B)             |
| Min. S.S. Setback  | 25'                | 25'                | 25'                | 15'                    | 15'                    | 15'                | 15'                |
| Min. Rear Setback  | 25'                | 25'                | 25'                | 15'                    | 15'                    | 15'                | 15'                |
| Max. Height        | 6 stories<br>(96') | 2 stories<br>(30') | 2 stories<br>(30') | 4 stories<br>(50') (D) | 2 stories<br>(30') (C) | 4 stories<br>(50') | 4 stories<br>(50') |

*C – Single-Family Height /Setback applies.*

*D – Buildings located on Tract 4 shall be limited to a maximum of 2 stories from Rock Prairie Road to a depth of 500 feet. Beyond the 500 feet heights may rise to 3 stories and buildings adjacent to Tract 1 shall be allowed to be up to 4 stories.*

**4. Section 7.3.C.7 “Geometric Design of Driveway Access” of the Unified Development Ordinance**

The modification allows for medians within driveways. The total pavement width (minus the median) will be in the range of 24 and 36 feet. At the time of site plan, all drives will be designed to the satisfaction of the Fire Department and meet minimum sight distance requirements.

**5. Section 7.4 “Signs” of the Unified Development Ordinance**

A special sign package is permitted for Tract 1, the hospital property, and is attached as a part of “EXHIBIT G.” The proposal includes 29 signs that, due to their size, are considered freestanding signs by the Unified Development Ordinance. In addition, the hospital is permitted to utilize their corporate logo flag alongside the Country and State flags.

Each tract (Tracts 2-7) is permitted only one freestanding sign and the maximum height is 16 feet (relating to the height of the primary sign for the hospital tract). All other sign standards will be those of the C-1 General Commercial zoning district, with the exception that freestanding signs will not be permitted on Tracts 4 and 5 (low profile only), and roof signs will not be permitted on Tracts 2-5.

**6. Section 7.9 B.3 “Building Materials” of the Unified Development Ordinance**

Up to 30% high-grade architectural metal is permitted on the hospital structure on Tract 1. Metal is limited on other structures to a maximum of 15%. In addition, each tract shall meet the highest architectural standards of the Unified Development Ordinance, architectural standards for building plots over 150,000 square feet of building area (regardless of the building sizes constructed).

**7. Section 7.9.E.3 “Additional Standards for 50,000 s.f. or Greater” “Landscaping” of the Unified Development Ordinance**

Trees generally required to be planted in tree wells within a sidewalk along primary facades are permitted to be planted in landscape areas instead. Shade structures or plantings shall be located along the sidewalks.

**8. Section 7.9.F.4 “Additional Standards for 150,000 s.f. or Greater of the Unified Development Ordinance**

Parking screening berms are not required for parking areas located beyond 100 feet from the public right-of-way if the area between the parking and the right-of-way remains as open space. The parking shall be screened using another method such as landscaping.

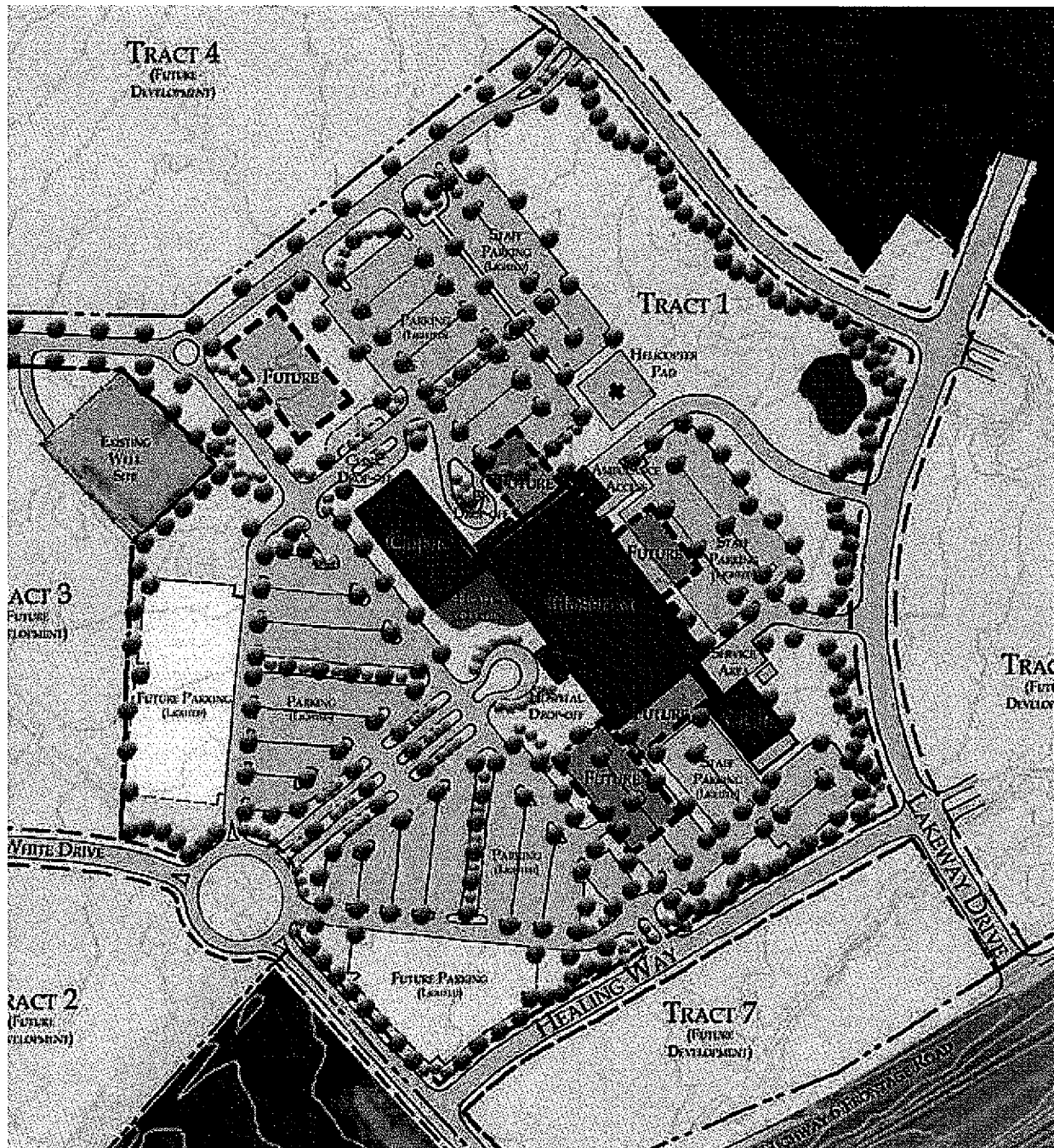
**9. Table V "Streets and Alleys" of the Bryan/College Station Unified Design Guidelines**

A 2-lane Major Collector right-of-way width of 60 feet (Scott & White Drive, Medical Avenue, Healing Way) is permitted with bike lanes. The 4-Lane Major Collector (Lakeway) is permitted to have a right-of-way width of 80 feet with bike lanes.

**Specific Conditions of Zoning:**

- Tracts 2-7 will require approved revised Concept Plans prior to site plan approval or the issuance of permits for development of the property.
- Tracts 2-7 will need to provide proof of adequate public facilities, including sewer service, prior to approval of revised Concept Plans on those tracts.
- An additional Traffic Impact Analysis (TIA) will be required with Concept Plans for Tracts 2-7.
- Development resulting in the additional allocated trips, as described in the staff report, be limited to Tracts 6 or 7. No additional trips shall be generated by development on Tracts 2, 3, 4, or 5 without the development of a revised TIA and associated improvements on Rock Prairie Road.
- If the Spring Creek District Plan is completed prior to revised Concept Plans being approved for Tracts 2-7, those Concept Plans will need to be in compliance with the district plan.
- At the time of site plan, all drives are designed to the satisfaction of the Fire Department and meet minimum sight distance requirements.
- The alignment of Lakeway Drive will be such that it provides access to both the adjacent tracts (currently owned by Wheeler and Perry).
- The roads and utilities projecting from Medical Avenue to the adjacent property to the east (through Tract 5) will be built with the first phase of road and utility construction.

EXHIBIT "D"



## EXHIBIT "E"

SITE INFORMATION

TRACT 1: 39 +/- ACRES (PROPOSED HOSPITAL SITE)  
TRACT 2: 7 +/- ACRES (FUTURE DEVELOPMENT)  
TRACT 3: 8 +/- ACRES (FUTURE DEVELOPMENT)  
TRACT 4: 11 +/- ACRES (FUTURE DEVELOPMENT)  
TRACT 5: 3 +/- ACRES (FUTURE DEVELOPMENT)  
TRACT 6: 13 +/- ACRES (FUTURE DEVELOPMENT)  
TRACT 7: 5 +/- ACRES (FUTURE DEVELOPMENT)  
R.O.W.: 11 +/- ACRES (PROPOSED ROAD RIGHT OF WAYS)  
OVERALL: 97.9 ACRES

DEVELOPER/APPLICANT:

SCOTT & WHITE  
2401 SOUTH 31ST STREET  
TEMPLE, TEXAS 78508

ENGINEER/PLANNER:

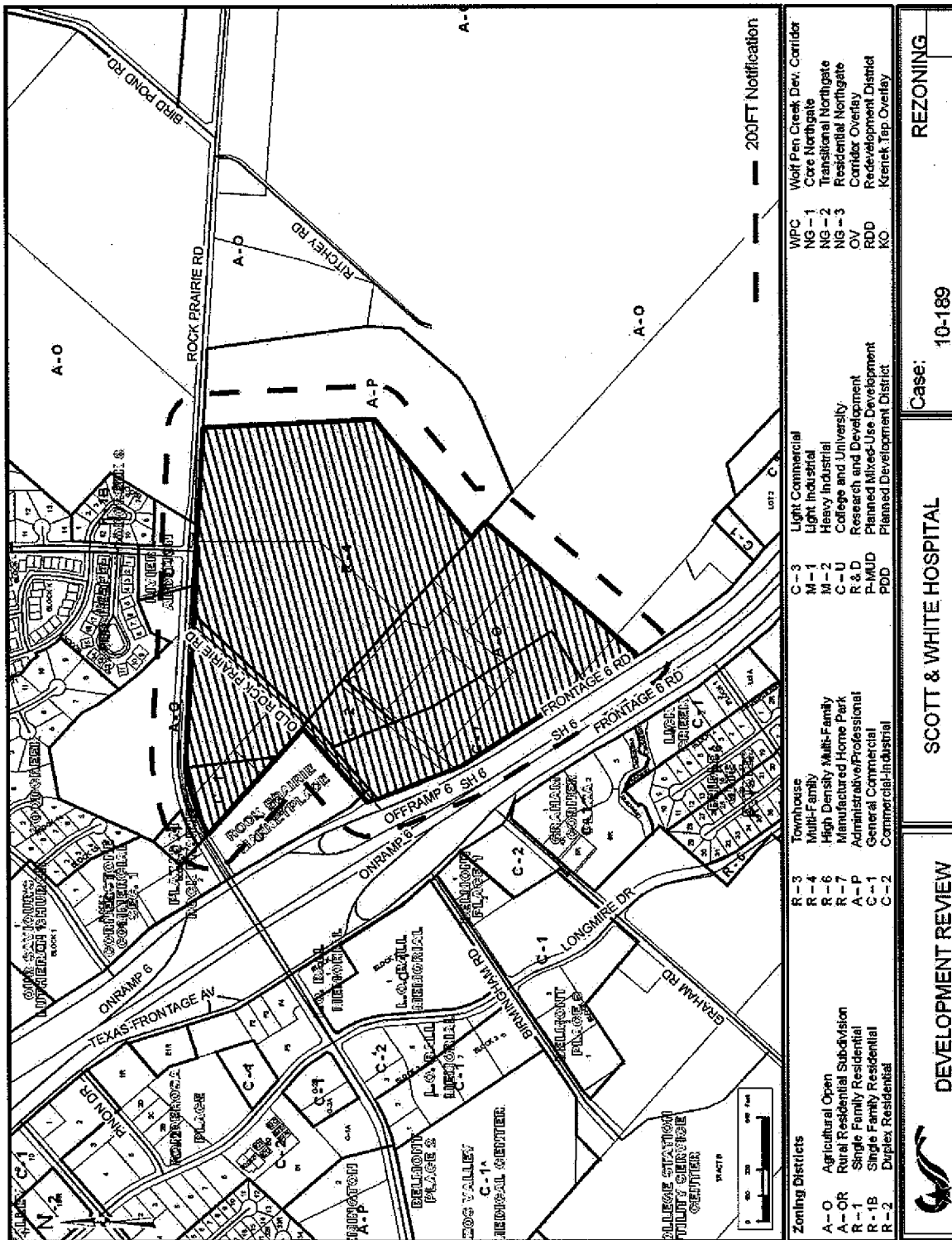
JACOBS  
2705 BEE CAVE RD, SUITE 300  
AUSTIN, TEXAS 78746

NOTES

- 1) EACH TRACT IS A BUILDING PLOT
- 2) NO ADDITIONAL ACCESS SHALL CONNECT TO ROCK PRAIRIE RD. OR  
HWY 6 FRONTAGE RD.



**EXHIBIT "F"**



**EXHIBIT "G"**  
*See Attached Scott & White Proposal*

# Planned Development District

Submitted to:



Prepared for:



2401 South 31<sup>st</sup> Street  
Temple, Texas 76508

**August 25, 2010**

Revised:

**October 11, 2010**

**October 25, 2010**

**October 28, 2010**

**November 12, 2010**

Prepared by:

**JACOBS**<sup>TM</sup>  
2705 Bee Cave Road, Suite 300  
Austin, Texas 78746

## PROJECT DESCRIPTION

### EXECUTIVE SUMMARY

#### Tract 1

A new, 330,000-square-foot (SF), five-story (plus mechanical penthouse), freestanding, 143-bed acute care Scott & White Hospital at College Station and a 10,000-square-foot (SF) Central Utility Plant (CUP) is planned at the Southeast intersection of Rock Prairie and Highway 6. The proposed Hospital tract (Tract 1) will encompass approximately 38.9-acres of the 97.9-acre site.

A separate 150,000-square-foot (SF), five-story, Clinic building is planned to be constructed adjacent to the Hospital. The future Clinic will connect to the Hospital northwest corner of the first level only.

The facility will have five use-categorized entries to the facility including a main entrance for visitors, a staff entry, a delivery entrance, an ambulance Emergency Department (ED) entrance and a walk-in ED entrance. There will be a circulation drive around the Hospital and clinic that will provide access from these primary entry points. Much of the required parking, 880 spaces (two per bed and four per 1,000 SF of clinic) will be inside of the circulation drive with minimal crossing of driveways.

The Hospital will be designed to accommodate expansion at a later date; a one-story expansion at the east side; a two-story expansion at the south side; and a three-story addition at the west end. In addition, a future clinic and/or medical office building is proposed for up to five stories east of the clinic. This future square footage will be approximately 350,000 square feet.

The bed units will be provide for: Intensive Care (ICU) providing continuous observation of high acuity patients; Neonatal Intensive Care (NICU) providing that same level of care for infants; Post Partum Unit; Intermediate Care Unit (IMCU); and Medical/Surgical (M/S) Unit. Patient rooms will be private and there will be a minimum of one isolation room per unit and two for every 24 beds in M/S.

The Hospital will contain required ancillary and support departments. The ED will contain exam rooms and treatment bays. Imaging will contain treatment modalities required for an acute care facility, including general radiology, CT and MRI. Space is allocated in the Hospital for a PET scanner. At opening this modality will be provided with a mobile unit. Along with eight operating rooms in the Surgical Department there will be cardiac catheterization labs, endoscopic procedure rooms and a procedure center for EEG's and EKG's. Laboratory and pharmacy space will be provided to support patient needs.

The hospital will contain a full-service kitchen to support the patients, staff and visitors and a dining room. The design will include kitchen and support equipment. Administrative services and an Education/ Conference Center will also be included. The 10,000 SF CUP will be in a separate structure adjacent to the Hospital.

Exterior materials of the front elevation's 2-story base will include stone, brick and glass. The addition of architectural metal panels will complete the material pallet for the upper three floors. A strong vertical motif is developed with the stone pillars along 2 story lobby/waiting concourse. The stone pillars are 6 ft wide and occur along the concourse on 15 ft centers. The space between the pillars is recessed 18" and in-filled with glass curtain wall providing a regular pattern of articulation along the 2 story base. The extension of the Gift Shop, Entry Vestibule and Chapel outward along the concourse will provide additional articulation elements. On the upper three floors the windows will protrude outward from the building 3 ft continuing the articulation of the façade of the building.

The 30-foot horizontal module and the 16-foot floor-to-floor height allows for windows and door openings to work well with standard masonry dimensions at all levels. At the building base, the openings are recessed into the brick and stone. The 2-story lobby/waiting area will be the focal point for public interaction, with clinical patient areas designed to have animated features and varying heights working within the vertical and horizontal module.

Canopies will be simple horizontal elements with a metal panel fascia, serving as an icon that becomes recognizable at the public entries. This element will float over the length of the lobby area. Outdoor areas will include the healing garden and exterior waiting areas, featuring trellises to provide sun protection.

#### Tracts 2-7

These tracts will be available for future development and entitled by this PDD and will require approved revised Concept Plans prior to site plan approval or the issuance of permits for development of the property.

- Tracts 2-7 will need to provide proof of adequate public facilities, including sewer service, prior to approval of revised Concept Plans on those tracts.
- An additional Traffic Impact Analysis (TIA) will be required with Concept Plans for Tracts 2-7.
- Development resulting in the additional allocated trips, as described in the staff report, be limited to Tracts 6 or 7. No additional trips shall be generated by development on Tracts 2, 3, 4, or 5 without the development of a revised TIA and associated improvements on Rock Prairie Road.
- If the Spring Creek District Plan is completed prior to revised Concept Plans being approved for Tracts 2-7, those Concept Plans will need to be in compliance with the district plan.

#### **CIVIL/ SITE**

The development of this site will be subject to the rules and regulations established by the City of College Station except as amended here in this PDD; the Environmental Protection Agency (EPA); the Texas Commission on Environmental Quality (TCEQ); the Texas Department of Licensing and Regulation (TDLR); Rockford Energy, due to their lease rights of the existing oil well at the northeast corner of the site; Bryan Texas Utilities (BTU), College Station Electric (CS Electric) and Atmos Energy.

This project site is comprised of numerous existing tracts and an existing oil well within the site. The site has an existing road, Old Rock Prairie, which will be removed, and overhead electric lines running through the middle that will be relocated. It is covered with natural grass vegetation and has three buildings that will be demolished. No portion of the site is within existing Federal Emergency Management Agency (FEMA) floodplain.

The site topography falls from north to south with average slopes on the range of two percent to four percent. The soils and geotechnical site conditions have been described in a geotechnical report previously prepared. A revised geotechnical report and pavement recommendations will be prepared by Terracon who has been retained by the Owner.

Future neighbors include the residential subdivision to the north and undeveloped property to the east, neither of which currently have a direct connection to the proposed project.

#### **Zoning**

Current zoning will be changed to Planned Development District (PDD) utilizing a base zoning of C-1 (general commercial). The PDD zoning ordinance will be written to support variances to the base zoning of C-1 for a building height maximum of six stories, landscape, signage, lighting, thoroughfare plan and parking.

#### **Thoroughfare Plan and Access**

Access to the site will be provided from two existing roads, Rock Prairie Road and the northbound Highway 6 frontage road, as well as four proposed roads as required by the City's Thoroughfare Plan: Medical Avenue, Scott & White Drive, Healing Way, and Lakeway Drive as this site is within part of the City's Thoroughfare Plan.

#### **Parking**

Parking for the new development will be provided on surface parking lots. The main circulation drives will be heavy duty concrete or asphalt pavement and the parking areas will be light duty concrete or asphalt pavement. Driveways from public streets, loading areas, ambulance drives, service courts and paved areas under canopies will be concrete or asphalt pavement. At the time of site plan, all drives

are designed to the satisfaction of the Fire Department and meet minimum sight distance requirements.

#### **Stormwater**

Stormwater runoff from these developed portions of the site will be collected in roof drains, area inlets and curb inlets. The captured stormwater will be conveyed in below-grade storm sewer conduit to an earth-wall wet pond providing both detention and water quality. Detention is required in the City and providing water quality will be an added benefit to the environment. The wet pond will also serve as a source of landscape irrigation water thus ensuring re-use of the stormwater at least once.

#### **Wastewater Service**

Wastewater will be collected from the site through a system of gravity lines leading to a lift station, which will pump to an existing on-site manhole. The City has verified limited existing capacity for wastewater service to this site. The City is currently undertaking wastewater studies to master plan wastewater service for the entire system in this region.

#### **Water Service**

Initial meetings with City engineers have dictated the design of the water system, which is sized to serve the site with a looping water line around both the Hospital and Clinic. Proper placement of fire hydrants will meet the fire protection requirements necessary for this project. The fire lanes of at least 23 feet (face of curb) in width and parking lot radii of 25 feet will be provided to give adequate access to the new facilities. AS this site is part of a City Water Master Plan an 18 inch waterline will be installed along the Highway 6 frontage Road.

#### **Electric Service**

Routed across the site is Old Rock Prairie and overhead electric lines. The existing road will be abandoned but the overhead electric lines will be relocated. Both CS Electric and BTU have lines that must be relocated to the frontage road of Highway 6.

#### **Natural Gas Service**

This site is served by Atmos Energy. A new service line will be extended to the site along the frontage road of Highway 6. From this service line, a feed will be extended to serve the Hospital and clinic and a feed will be extended to the CUP.

#### **Telecommunications Service**

This site is served by Suddenlink and all components to serve this site will be installed to their standards.

#### **LANDSCAPE**

The design focus for the project will be to provide landscaped entries, landscape areas defining parking areas, and islands within the parking lots with shade trees and lining pedestrian isles. In addition, irrigation may be provided through the collection of rainwater harvesting and air conditioning condensation collection and distributed in best management practices for irrigation system to reduce water costs.

Project design elements include planting a Texas vernacular landscape utilizing native and adaptive native plant material, the use of indigenous hardscape materials, such as Austin Stone and decomposed granite. Other hardscape materials will be proposed, such as concrete or concrete pavers, cast stone planters of various sizes to display seasonal color, water features (either self contained pumping system or pool design), and tree grates for planting trees in pavement. These materials will create shaded walkways, benches for the exterior of the building, arbors in the courtyards and moveable tables and chairs to provide seating for the courtyard spaces.

At least two proposed courtyard spaces located adjacent to the proposed Hospital building are being planned at easily accessible locations for patients, their families and staff. The courtyards will be designed to address the needs of this special user group and pedestrian flow patterns. The main areas of this design focus include a healing garden and outdoor waiting plazas.

## **WAYFINDING**

A complete wayfinding package will be developed to meet Scott & White standards.

Exterior sign types include, but not limited to, an illuminated entry monument, secondary monument, primary hospital building mounted identification, building top identification logo, emergency identification on building, vehicular and pedestrian directional signage, and parking lot identification.

Interior sign types include, but not limited to, information kiosk, mission statement, building directory host, directionals, room identification, room numbers, restroom identification, interpretative services sign, elevator fire evacuation and stair identification.



## DEVELOPMENT STANDARDS

The development of this site will be subject to the rules and regulations established by the City of College Station for the C-1 Base Zoning except as amended here:

### Article 5. District Purpose Statements and Supplemental Standards

#### 5.3 Non-Residential Zoning Districts

##### B. General Commercial (C-1)

This district is designed to provide locations for general commercial purposes, that is, retail sales and service uses that function to serve the entire community and its visitors.

#### 5.4 Non-Residential Dimensional Standards

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

| Non-Residential Zoning Districts | Tract 1                | Tract 2                | Tract 3                | Tract 4                       | Tract 5          | Tract 6                | Tract 7                |
|----------------------------------|------------------------|------------------------|------------------------|-------------------------------|------------------|------------------------|------------------------|
| Min. Lot Area                    | None                   | None                   | None                   | None                          | None             | None                   | None                   |
| Min. Lot Width                   | N/A                    | 24'                    | 24'                    | 24'                           | 24'              | 24'                    | 24'                    |
| Min. Lot Depth                   | N/A                    | 100'                   | 100'                   | 100'                          | 100'             | 100'                   | 100'                   |
| Min. Front Setback               | 50'                    | 35'                    | 35'                    | 35'                           | 24'              | 35'                    | 35'                    |
| Min. Side Setback                | 50'                    | 15'                    | 15'                    | (A)(B)                        | (A)(B)           | (A)(B)                 | (A)(B)                 |
| Min. St. Side Setback            | 25'                    | 25'                    | 25'                    | 15'                           | 15'              | 15'                    | 15'                    |
| Min. Rear Setback                | 25'                    | 25'                    | 25'                    | 15'                           | 15'              | 15'                    | 15'                    |
| Max. Height                      | 6 Stories<br>(96 feet) | 2 Stories<br>(30 feet) | 2 Stories<br>(30 feet) | 4 Stories<br>(50 feet)<br>(D) | 2 Stories<br>(C) | 4 Stories<br>(50 feet) | 4 Stories<br>(50 feet) |

##### Notes:

(A) A minimum side setback of 7.5 feet shall be 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 separated by a dedicated public right-of-way or easement of at least 15 feet in width.

(C) See Section 7.1.H, Height. (below)

(D) Buildings located on Tract 4 shall be limited to a maximum of 2 stories from Rock Prairie Road to a depth of 400 feet. Beyond the 400 feet heights may rise to 3 stories and buildings adjacent to Tract 1 shall be allowed to be up to 4 stories.

#### 5.5 Planned Districts (P-MUD and PDD)

A. The Planned Mixed-Use District (P-MUD) and the Planned Development District (PDD) are intended to provide such flexibility and performance criteria which produce:

1. A maximum choice in the type of environment for working and living available to the public;
2. Open space and recreation areas;
3. A pattern of development which preserves trees, outstanding natural topography and geologic features, and prevents soil erosion;
4. A creative approach to the use of land and related physical development;
5. An efficient use of land resulting in smaller networks of utilities and streets, thereby lowering development costs;
6. An environment of stable character in harmony with surrounding development; and

7. A more desirable environment than would be possible through strict application of other sections or districts in this UDO.

### C. Planned Development District (PDD)

The purpose of the Planned Development District is to promote and encourage innovative development that is sensitive to surrounding land uses and to the natural environment. If this necessitates varying from certain standards, the proposed development should demonstrate community benefits.

The PDD is appropriate in areas where the land use plan reflects the specific commercial, residential, or mix of uses proposed in the PDD. A PDD may be used to permit new or innovative concepts in land utilization not permitted by other zoning districts. While greater flexibility is given to allow special conditions or restrictions that would not otherwise allow the development to occur, procedures are established to insure against misuse of increased flexibility.

## Article 6. Use Regulations

### 6.2 Types of Use

#### C. Use Table

Except where otherwise specifically provided herein, regulations governing the use of land and structures with the various zoning districts and classifications of planned developments are hereby established as shown in the following Use Table.

##### 1. Permitted Uses

A "P" indicates that a use is allowed by right in the respective district. Such uses are subject to all other applicable regulations of this UDO.

##### 2. Permitted Uses Subject to Specific Standards

A "P\*" indicates a use that will be permitted, provided that the use meets the provisions in Section 6.3, Specific Use Standards. Such uses are also subject to all other applicable regulations of this UDO.

##### 3. Conditional Uses

A "C" indicates a use that is allowed only where a conditional use permit is approved by the City Council. The Council may require that the use meet the additional standards enumerated in Section 6.2, Specific Use Standards. Conditional uses are subject to all other applicable regulations of this UDO.

| USE TABLE                                            | Non-Residential Districts |         |         |         |         |         |         |
|------------------------------------------------------|---------------------------|---------|---------|---------|---------|---------|---------|
|                                                      | Tract 1                   | Tract 2 | Tract 3 | Tract 4 | Tract 5 | Tract 6 | Tract 7 |
| <b>RESIDENTIAL</b>                                   |                           |         |         |         |         |         |         |
| Boarding & Rooming House                             |                           |         |         |         |         |         |         |
| Extended Care Facility / Convalescent / Nursing Home | P                         | P       | P       | P       | P       | P       | P       |
| Dormitory                                            |                           |         |         |         |         |         |         |
| Duplex                                               |                           |         |         |         |         |         |         |
| Fraternity / Sorority                                |                           |         |         |         |         |         |         |
| Manufactured Home                                    |                           |         |         |         |         |         |         |
| Multi-Family                                         |                           |         |         |         |         |         |         |
| Multi-Family built prior to January 2002             |                           |         |         |         |         |         |         |
| Single-Family Detached                               |                           |         |         |         |         |         |         |
| Townhouse                                            |                           |         |         |         |         |         |         |
| <b>PUBLIC, CIVIC AND INSTITUTIONAL</b>               |                           |         |         |         |         |         |         |
| Educational Facility, College & University           | P                         | P       | P       | P       | P       | P       | P       |
| Educational Facility, Indoor Instruction             | P                         | P       | P       | P       | P       | P       | P       |

|                                                         |   |     |     |     |    |    |    |
|---------------------------------------------------------|---|-----|-----|-----|----|----|----|
| Educational Facility,<br>Outdoor Instruction            | P |     |     |     |    | P  |    |
| Educational Facility,<br>Primary & Secondary            |   | P   | P   | P   | P  | P  | P  |
| Educational Facility,<br>Tutoring                       |   |     |     | P   | P  | P  | P  |
| Educational Facility,<br>Vocational / Trade             | P |     |     | P   | P  | P  | P  |
| Governmental Facilities                                 |   | P   | P   | P   | P  | P  | P  |
| Health Care, Hospitals                                  | P |     |     |     |    | P  |    |
| Health Care, Medical<br>Clinics                         | P | P   | P   | P   | P  | P  | P  |
| Parks                                                   |   | P   | P   | P   | P  | P  | P  |
| Places of Worship                                       |   | P   | P   | P   | P  | P  | P  |
| <b>COMMERCIAL, OFFICE<br/>AND RETAIL</b>                |   |     |     |     |    |    |    |
| Agricultural Use, Barn or<br>Stable for Private Stock   |   |     |     |     |    |    |    |
| Agricultural Use, Farm or<br>Pasturage                  |   |     |     |     |    |    |    |
| Agricultural Use, Farm<br>Product Processing            |   |     |     |     |    |    |    |
| Animal Care Facility,<br>Indoor                         |   | P   | P   | P   | P  | P  | P  |
| Animal Care Facility,<br>Outdoor                        |   |     |     |     |    |    |    |
| Art Studio / Gallery                                    |   | P   | P   | P   | P  | P  | P  |
| Car Wash                                                |   |     |     |     |    | p* | p* |
| Commercial Garden /<br>Greenhouse / Landscape<br>Maint. |   |     |     |     |    | p* | p* |
| Commercial Amusements                                   |   | C   | C   |     |    | p* | p* |
| Conference / Convention<br>Center                       |   |     |     |     |    | P  |    |
| Country Club                                            |   |     |     |     |    | P  |    |
| Day Care, Commercial                                    |   | P   | P   | P   | P  | P  | P  |
| Drive-in / thru window                                  |   | p*# | p*+ | p*+ | p* | P  | P  |
| Dry Cleaners & Laundry                                  |   | p*  | p*  | p*  |    | P  | P  |
| Fraternal Lodge                                         |   |     |     |     |    | P  |    |
| Fuel Sales                                              |   |     |     |     |    | p* | p* |
| Funeral Homes                                           |   |     |     |     |    |    |    |
| Golf Course or Driving<br>Range                         |   |     |     |     |    |    |    |
| Health Club / Sports<br>Facility, Indoor                |   | p#  | p+  | p+  |    | P  | P  |
| Health Club / Sports<br>Facility, Outdoor               |   |     |     |     |    | P  |    |
| Hotels                                                  |   |     |     |     |    | P  | P  |
| Night Club, Bar or Tavern                               |   |     |     |     |    | C  | C  |
| Offices                                                 | P | P   | P   | P   | P  | P  | P  |
| Parking as a Primary Use                                |   |     |     |     | C  | P  |    |
| Personal Service Shop                                   |   | P   | P   | P   | P  | P  | P  |
| Printing / Copy Shop                                    |   | P   | P   | P   | P  | P  | P  |
| Radio / TV Station /<br>Studios                         |   |     |     | P   | P  | P  | P  |
| Restaurants                                             |   | P   | P   |     |    | P  | P  |
| Retail Sales - Single                                   |   |     |     |     |    | P  | P  |

|                                                      |    |    |    |    |    |    |    |
|------------------------------------------------------|----|----|----|----|----|----|----|
| Tenant over 50,000 SF                                |    |    |    |    |    |    |    |
| Retail Sales and Service                             |    | p* | p* | p* |    | p* | p* |
| Retail Sales and Service – Alcohol                   |    | p* | p* | p* |    | p* | p* |
| Sexually Oriented Business (SOB)                     |    |    |    |    |    |    |    |
| Shooting Range, Indoor                               |    |    |    |    |    |    |    |
| Theater                                              |    |    |    |    |    | P  | P  |
| Retail Sales, Manufactured Homes                     |    |    |    |    |    |    |    |
| Storage, Self Service                                |    |    |    |    |    | P  |    |
| Vehicular Sales, Rental, Repair and Service          |    |    |    |    |    | p* |    |
| Wholesales / Services                                |    |    |    |    |    |    |    |
| Bulk Storage Tanks / Cold Storage Plant              |    |    |    |    |    |    |    |
| Industrial, Light                                    |    |    |    |    |    |    |    |
| Industrial, Heavy                                    |    |    |    |    |    |    |    |
| Recycling Facility – Large                           |    |    |    |    |    |    |    |
| Salvage Yard                                         |    |    |    |    |    |    |    |
| Scientific Testing / Research Laboratory             | P  | P  | P  | P  | P  | P  | P  |
| Storage, Outdoor - Equipment or Materials            |    |    |    |    |    |    |    |
| Truck Stop / Freight or Trucking Terminal            |    |    |    |    |    |    |    |
| Utility                                              |    | p* | p* | p* | p* | p* | p* |
| Warehousing / Distribution                           |    |    |    |    |    |    |    |
| Waste Services                                       |    |    |    |    |    |    |    |
| Wireless Telecommunication Facilities – Intermediate | p* | p* | p* | p* | p* | p* | p* |
| Wireless Telecommunication Facilities – Major        |    |    |    | C  | C  | C  | C  |
| Wireless Telecommunication Facilities – Unregulated  |    | P  | P  | P  | P  | P  | P  |

<sup>1</sup> Multi-family residential uses located in stories or floors above retail commercial uses are permitted by right.

\*\* District with Supplemental Standards (Refer to Article 5).

+ Drive-in / thru windows shall be limited to not include restaurants and Health clubs are limited to 20,000 s.f.

# Health clubs are limited to 20,000 s.f. and Drive-in / thru windows shall be limited to only the area identified as C-1 Zoning.

## 6.4 Accessory Uses

### A. Accessory Uses

Accessory uses are allowed with permitted, established primary structures and uses subject to the following:

1. The use or structure is subordinate to and serves a primary use or principal structure;
2. The accessory use shall be subordinate in area, extent, and purpose to the primary use served;
3. The accessory use shall contribute to the comfort, convenience, or necessity of occupants of the primary use served;
4. The accessory use shall be located within the same zoning district as the primary use is permitted; and

5. Accessory uses located in residential districts shall not be used for commercial purposes other than permitted home occupations.

**B. Accessory Structures**

1. 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.
2. 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 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.
3. The following restrictions shall apply to accessory buildings, structures, or uses other than garages, carports, and living quarters for family or servants:
  - a. A minimum rear setback of 15 feet; and,
  - b. A maximum building eave height of eight feet (8').

**Article 7. General Development Standards**

**7.1 General Provisions**

**D. Required Yards (Setbacks)**

**3. Features Allowed Within Required Yards**

The following features may be located within a required yard but may be subject to additional regulations applied herein:

- o. Signage as indicated on the Proposed Signage Plan Exhibit.

**H. Height**

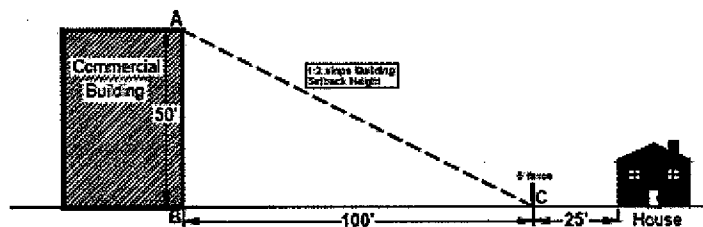
**1. Building Height**

Building height refers to the vertical distance measured from the finished grade, or the base flood elevation where applicable, and the following points:

- a. The average height level between the eaves and ridge line of a gable, hip, or gambrel roof;
- b. The highest point of a mansard roof; or
- c. The highest point of the coping of a flat roof.

**2. Single Family Protection**

- a. With the exception of Tract 1, no multi-family or nonresidential structure shall be located nearer to any property line adjacent to or across the street from a single-family use or townhouse development than a horizontal distance (B to C) of twice the vertical distance (height, A to B) of the structure as illustrated in the graphic below.



- b. No additional multi-family or non-residential structures shall penetrate an imaginary line, illustrated by the inclined plane in the graphic above, connecting points A and C.
- c. Calculation of the height limits shall be to the highest point of the structure. Equipment such as satellite dishes and heating and air conditioning units may be installed on top of buildings provided that they are screened from horizontal view and included in the height limitations.
- d. Unless otherwise stated in this PDD, the height limitations herein shall not apply to any of the following:

- 1) Utility structures such as elevated water storage tanks and electrical transmission lines;
- 2) Architectural elements such as flagpoles, belfries, cupolas, spires, domes, monuments, chimneys, bulkheads, elevators, or chimney flues; or any other similar structure extending above the roof of any building where such structure does not occupy more than 33 percent of the area of the roof; or
- 3) Residential radio/television receiving antennas.

### 3. Maximum Building Heights

- a. Tract 1: 6 stories (96 feet)
- b. Tract 2: 2 stories (30 feet)
- c. Tract 3: 2 stories (30 feet)
- d. Tract 4: 4 stories (50 feet); Buildings located on Tract 4 shall be limited to a maximum of 2 stories from Rock Prairie Road to a depth of 400 feet. Beyond the 400 feet heights may rise to 3 stories and buildings adjacent to tract 1 shall be allowed to be up to 4 stories.
- e. Tract 5: per UDO A-P zoning requirements.
- f. Tract 6: 4 stories (50 feet)
- g. Tract 7: 4 stories (50 feet)

## 7.2 Off-Street Parking Standards

### B. Off-Street Parking Spaces Required

2. Where off-street parking facilities are provided in excess of the minimum amounts specified by this Section, or when off-street parking facilities are provided but not required, said off-street parking facilities shall comply with the minimum requirements for parking and maneuvering space as specified in this Section.

### C. Dimensions and Access

This Section applies to any development or redevelopment of uses other than single-family residential, duplexes, or townhouses unless otherwise noted.

1. Each off-street parking space for automobiles shall have an area of not less than nine by eighteen feet six inches (9' x 18'-6") and each stall shall be striped. This standard shall apply for off-street parking for all uses.
2. An 18-foot paved space (90 degree only) may be utilized where the space abuts a landscaped island with a minimum depth of four feet (4'). An 18-foot space may also be used when adjacent to a sidewalk provided that the minimum width of the sidewalk is six feet.
5. All parking spaces, aisles, and modules shall meet the minimum requirements, as shown in the following table. All dimensions are measured from wall to wall, or stripe to stripe.

**PARKING SPACE AND AISLE DIMENSIONS**

|                       | A                  | B                 | C                                    | D              |              | E                                         | F            |            |
|-----------------------|--------------------|-------------------|--------------------------------------|----------------|--------------|-------------------------------------------|--------------|------------|
|                       | Angle<br>(degrees) | Width<br>of stall | Depth<br>of stall<br>90° to<br>aisle | Width of aisle |              | Width of<br>stall<br>parallel<br>to aisle | Module width |            |
|                       |                    |                   |                                      | One<br>way     | Two<br>way   |                                           | One<br>way   | Two<br>way |
| <b>All<br/>Tracts</b> | 90                 | 9 feet            | 18.5<br>feet                         | 23.0<br>feet   | 23.0<br>feet | 9.0 feet                                  | 60           | 60         |

### E. Interior Islands

1. All interior islands shall be evenly distributed throughout the interior of the parking area.
2. For every fifteen (15) interior parking spaces, 180 square feet of landscaping must be provided somewhere in the interior rows of the parking lot. Interior island areas may be grouped and configured as desired provided that circulation aisles remain clear and the minimum island area is not less than 180 square feet. Interior islands may have sidewalks through them.

### I. Number of Off-Street Parking Spaces Required

8. When the developer of a large-scale development can demonstrate that such development will require fewer parking spaces than required by the standards of this Section, the Administrator may permit a reduction in the number of required parking spaces for the

development. Such a reduction in parking spaces shall be justified through the development of a parking study prepared by a professional engineer or transportation planner and submitted to the Administrator. The balance of the land necessary to meet these requirements shall be held in reserve as an undeveloped area, to meet any future needs generated by an expansion of the business, a change in land use, or underestimated parking demand;

#### **MINIMUM OFF-STREET PARKING REQUIREMENTS**

| <b>Use</b>                             | <b>Unit</b>                        | <b>Spaces/ Unit</b> | <b>Plus Spaces For:</b> |
|----------------------------------------|------------------------------------|---------------------|-------------------------|
| Day Care Center                        | 250 s.f.                           | .8                  |                         |
| Hospital                               | As determined by the Administrator | 2/Bed               |                         |
| Medical or Dental Clinic < 20,000 s.f. | 200 s.f.                           | .8                  |                         |
| Office Building                        | 250 s.f.                           | .875                |                         |

"s.f." = square footage.

\* All unpaved spaces shall be shown on site plan and organized for efficient traffic circulation using wheel stops and other appropriate measures as required by the Administrator.

\*\* No more than 25% of any shopping center square footage shall be utilized for intense uses (uses that, individually, have a parking requirement greater than 1:250 in C-1 or C-3 and 1:350 in C-2) unless additional parking is provided in accordance with the above requirements for that square footage of such uses in excess of 25%.

\*\*\*Any allowed uses not listed above shall refer to the City's UDO for parking requirements and may be reduced by 20%.

#### **K. Alternative Parking Plans**

##### **2. Applicability**

Applicants who wish to provide fewer or more off-street parking spaces than allowed above shall be required to secure approval of an Alternative Parking Plan, in accordance with the standards of this Section. The Administrator may require that an Alternative Parking Plan be submitted in cases where the Administrator deems the listed standard to be inappropriate based on the unique nature of the use or in cases where the applicable standard is unclear.

### **7.3 Access Management and Circulation**

#### **C. Driveway Access Location and Design**

##### **2. Location of Driveway Access**

Driveway locations shall be as shown on the PDD Concept Site Plan for Tract 1 & 4.

##### **7. Geometric Design of Driveway Access**

e. The maximum width of commercial driveway approaches for two-way operation shall not exceed thirty-six feet (36') of pavement, except that the Administrator may issue permits for driveway approaches greater than thirty-six feet (36') in width on major streets to handle special traffic conditions. The minimum width of commercial and multi-family driveway approaches for two-way operation shall be not less than twenty-four feet (24') of pavement.

## 7.4 Signs

### C. Summary of Permitted Signs

The following signs are permitted in the relevant zoning districts of the City:

|                                                                          | Tract 1 | Tract 2 | Tract 3 | Tract 4 | Tract 5 | Tract 6 | Tract 7 |
|--------------------------------------------------------------------------|---------|---------|---------|---------|---------|---------|---------|
| Apartment/Condominium/<br>Manufactured Home Park<br>Identification Signs |         |         |         |         |         |         |         |
| Area Identification/<br>Subdivision Signs                                | X       | X       | X       | X       | X       | X       | X       |
| Attached Signs                                                           | X       | X       | X       | X       | X       | X       | X       |
| Commercial Banners                                                       |         | X       | X       | X       | X       | X       | X       |
| Development Signs                                                        | X       | X       | X       | X       | X       | X       | X       |
| Directional Traffic Control<br>Signs                                     | X       | X       | X       | X       | X       | X       | X       |
| Freestanding Signs                                                       | X       | X       | X       |         |         | X       | X       |
| Home Occupation Signs                                                    |         |         |         |         |         |         |         |
| Low Profile Signs                                                        | X       | X       | X       | X       | X       | X       | X       |
| Non-Commercial Signs                                                     |         | X       | X       | X       | X       | X       | X       |
| Real Estate, Finance, and<br>Construction Signs                          | X       | X       | X       | X       | X       | X       | X       |
| Roof Signs                                                               | X       |         |         |         |         | X       | X       |

### D. Prohibited Signs

The following signs shall be prohibited in the City of College Station:

**3.** Inflated signs, pennants, tethered balloons, and/or any gas filled objects for advertisement, decoration, or otherwise, except as permitted in Section 7.4.P, Grand Opening Signs and Section 7.4.U, Special Event Signs.

**5.** Excluding the flags of any country, state, city, or school, are prohibited in residential zones and on any residentially-developed property (except when flags are used as subdivision signs).

### F. Sign Standards

The following table summarizes the sign standards for the City of College Station:

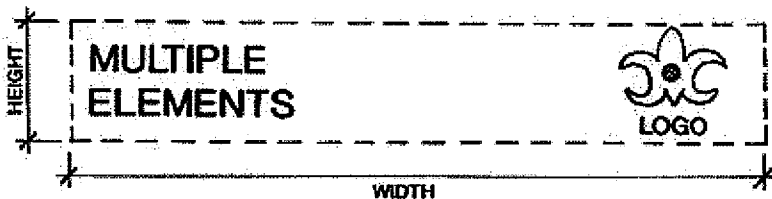
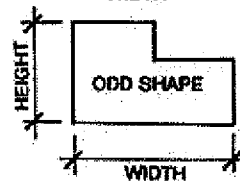
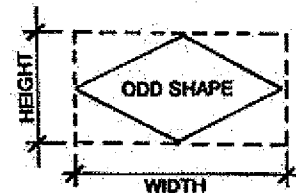
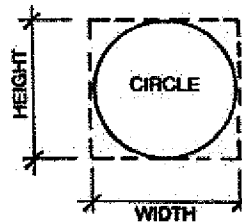
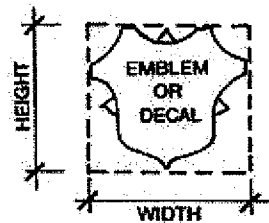
| Sign Type                                             | Maximum<br>Area (s.f.)*                        |               | Maximum<br>Height (ft.)                        |               | Setback From<br>ROW (ft.)                      |               | Number<br>Allowed                              |               |
|-------------------------------------------------------|------------------------------------------------|---------------|------------------------------------------------|---------------|------------------------------------------------|---------------|------------------------------------------------|---------------|
|                                                       | Tract<br>1                                     | Tracts<br>2-7 | Tract<br>1                                     | Tracts<br>2-7 | Tract<br>1                                     | Tracts<br>2-7 | Tract<br>1                                     | Tracts<br>2-7 |
| Area Identification<br>Signs                          | As per Preliminary Site Sign<br>Locations Plan | per UDO       | As per Preliminary Site Sign<br>Locations Plan | 16 feet.      | As per Preliminary Site Sign<br>Locations Plan | per UDO       | As per Preliminary Site Sign<br>Locations Plan | per UDO       |
| Attached Signs                                        |                                                |               |                                                |               |                                                |               |                                                |               |
| Development<br>Signs                                  |                                                |               |                                                |               |                                                |               |                                                |               |
| Residential<br>/Collector Street                      |                                                |               |                                                |               |                                                |               |                                                |               |
| Arterial Street                                       |                                                |               |                                                |               |                                                |               |                                                |               |
| Freeway (As<br>designated on<br>Thoroughfare<br>Plan) |                                                |               |                                                |               |                                                |               |                                                |               |
| Directional Traffic<br>Control Signs                  |                                                |               |                                                |               |                                                |               |                                                |               |
| Freestanding<br>Signs                                 |                                                |               |                                                |               |                                                |               |                                                |               |



|                                                                        |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------|--|--|--|--|--|--|--|--|
| Low Profile Signs<br>(In lieu of<br>permitted<br>Freestanding<br>Sign) |  |  |  |  |  |  |  |  |
| Real Estate,<br>Finance, and<br>Construction Signs                     |  |  |  |  |  |  |  |  |
| Up to 150-foot<br>frontage                                             |  |  |  |  |  |  |  |  |
| Greater than<br>150-foot frontage                                      |  |  |  |  |  |  |  |  |
| Roof Signs                                                             |  |  |  |  |  |  |  |  |

\* Except as provided for in Section 7.4.N.10, Freestanding Commercial Signs.

\*\* The area of a sign is the area enclosed by the minimum imaginary rectangle or vertical and horizontal lines that fully contains all extremities (as shown in the illustration below), exclusive of supports.



#### G. Area Identification and Subdivision Signs

1. Area Identification Signs shall be permitted upon private property in any zone to identify multiple-lot subdivisions of 10 to 50 acres in size and subject to the requirements set forth in Section 7.4.F, Sign Standards above. Area Identification Signs may also be used within a large subdivision to identify distinct areas within that subdivision, subject to the requirements in Section 7.4.F, Sign Standards above.

3. Both Area Identification and Subdivision Signs must be located on the premises as identified by a preliminary or master preliminary plat of the subdivision. Subdivision Signs will be permitted only at major intersections on the perimeter of the subdivision (intersection of two collector or larger streets). At each intersection either one or two Subdivision Signs may be permitted so long as the total area of the signs does not exceed 150 square feet. Flags may be utilized in place of a Subdivision Identification Sign, but the overall height shall not exceed 20 feet and 25 square feet in area in a residential zone and 35 feet in height and 100 square feet in area in industrial or commercial districts.

#### **L. Directional Traffic Control Sign**

1. Directional Traffic Control Signs may be utilized as traffic control devices in off-street parking areas subject to the requirements set forth in Section 7.4.F, Sign Standards above.
2. For multiple lots sharing an access easement to public right-of-way, there shall be only one directional sign located at the curb cut.
3. Logo or copy shall be less than 50% of the sign area.
4. No Directional Traffic Control Sign shall be permitted within or upon the right-of-way of any public street unless its construction, design, and location have been approved by the City Traffic Engineer.

#### **M. Flags**

1. One freestanding corporate flag per premise, not to exceed 35 feet in height or 100 square feet in area, is allowed in multi-family, commercial, and industrial districts.
2. Flags used solely for decoration and not containing any copy or logo and located only in multi-family, commercial, and industrial districts or developments are allowed without a permit. In multi-family developments, such flags will be restricted to 16 square feet in area. In all permitted zoning districts such flags will be restricted to 30 feet in height, and the number shall be restricted to no more than 6 flags per building plot.

#### **N. Freestanding Commercial Signs**

1. Any development with over 75 linear feet of frontage will be allowed one Freestanding Commercial Sign. All Freestanding Commercial Signs shall meet the following standards:

##### **a. Allowable Area**

| <b>Allowable Area For Freestanding Signs</b> |                                              |                   |
|----------------------------------------------|----------------------------------------------|-------------------|
| <b>Frontage (Feet)</b>                       | <b>Maximum Area (s.f.)</b>                   |                   |
|                                              | <b>Tract 1</b>                               | <b>Tracts 2-5</b> |
| 0-75                                         | As per Conceptual Site<br>Sign Location Plan | Per UDO           |
| 76-100                                       |                                              |                   |
| 101-150                                      |                                              |                   |
| 151-200                                      |                                              |                   |
| 201-250                                      |                                              |                   |
| 251-300                                      |                                              |                   |
| 301-350                                      |                                              |                   |
| 351-400                                      |                                              |                   |
| 401-450                                      |                                              |                   |
| 451-500                                      |                                              |                   |
| 501-550                                      |                                              |                   |
| 551-600+                                     |                                              |                   |

##### **d. Allowable Height**

- 1) The allowable height of a Freestanding Commercial Sign is determined by measuring the distance from the closest point of the sign to the curb or pavement edge and dividing this distance by two. No Freestanding Commercial Sign shall exceed 35 feet in height.
- 2) For the purposes of this Section, height of a sign shall be measured from the elevation of the curb or pavement edge.

3) For the purposes of this Section, the distance from curb shall be measured in feet from the back of curb or pavement edge to the nearest part of the sign.

5. A premise with more than 150 feet of frontage shall be allowed to use one Freestanding Commercial Sign or any number of Low Profile Signs as long as there is a minimum separation between signs of 150 feet. In lieu of one Low Profile Sign every 150 feet, hospital uses may have one low profile sign located at each driveway.

7. No more than one Freestanding Commercial Sign shall be allowed on any premises except when the site meets one of the following sets of criteria:

- a. The building plot, as recognized on an approved Plat or Site Plan, must be 25 acres or more in area with at least 1,000 feet of continuous unsubdivided frontage on any major arterial street or higher (as classified on the Thoroughfare Plan) toward which one additional Freestanding Commercial Sign may be displayed (see diagram below); or
- b. The Building plot, as recognized on an approved Plat or Site Plan, must be 15 acres or more in area with at least 600 feet of continuous unsubdivided frontage on any major arterial street or higher (as classified on the Thoroughfare Plan) and the site must have additional frontage on a street classified as a minor arterial or greater on the Thoroughfare Plan, toward which the additional Freestanding Commercial Sign may be displayed.

#### **T. Roof Signs**

1. Signs mounted to the structural roof shall be regulated as Freestanding Commercial Signs.

### **7.5 Landscaping and Tree Protection**

#### **C. Landscaping Requirements**

1. The landscaping requirements shall be determined on a point basis as follows:

- a. Minimum Landscape Points required: 30 points per 1,000 square feet of site area;
  - 1) Tract 1 requires 50,874 points  $[(1,695,791/1000 * 30)]$
  - 2) Tracts 2-7 per UDO6 has no required landscaping

6. All new plantings must be irrigated. An irrigation system shall be designed so that it does not negatively impact existing trees and natural areas. Soaker hose and drip irrigation system designs shall be permitted.

#### **D. Streetscape Requirements**

1. The streetscaping requirements shall be determined along all major arterials, freeways, and expressways as follows:

- a. Within 50 feet of the property line along the street, one canopy tree for every 25 linear feet of frontage shall be installed. Two non-canopy trees may be substituted for each one canopy tree;

1) Tract 1:

Rock Prairie frontage requires 4 canopy trees (102 l.f./25)

2) Tracts 2-7:

Per UDO

- b. Canopy and non-canopy trees must be selected from the College Station Streetscape Plant List and may be grouped as desired; and

c. One existing tree (minimum four-inch caliper) may be substituted for a new tree. Existing trees must be of acceptable health, as determined by the Administrator.

2. The streetscaping requirements shall be determined along all other roadways by the following:

- a. Within 50 feet of the property line along the street, one canopy tree for every 32 feet of frontage shall be installed. Two non-canopy trees may be substituted for one canopy tree;

1) Tract 1:

Medical Avenue frontage requires 25 canopy trees (799 l.f./32)

Scott & White Drive frontage requires 27 canopy trees (867 l.f. /32)

Lakeway Drive frontage requires 26 canopy trees (828 l.f./32)  
Healing Way frontage requires 29 canopy trees (914 l.f./32)

**2) Tracts 2-7:**  
Per UDO

- b. Canopy and non-canopy trees must be selected from the Administrator's Streetscape Plant List and may be grouped as desired; and
- c. One existing tree (minimum four-inch caliper) may be substituted for a new tree. Existing trees must be of acceptable health, as determined by the Administrator.

**3.** Three hundred additional landscape points shall be required for every 50 linear feet of frontage on a right-of-way. Driveway openings, visibility triangles, and other traffic control areas may be subtracted from total frontage. The additional landscape points can be dispersed throughout the site.

- a. Tract 1 requires an additional 21,060 points  $[(3,510 \text{ l.f./50}) * 300]$
- b. Tracts 2-7 per UDO

## **7.9 Non-Residential Architectural Standards**

### **B. Standards for All Non-Residential Structures**

The following table summarizes the Non-Residential Architectural Standards for the City of College Station:

#### **3. Building Materials**

**5)** Stainless steel, chrome, standing seam metal and premium grade architectural metal may be used as an architectural accent and shall not cover greater than thirty percent (30%) of any façade for Tract 1 and 15% for Tracts 2-7. For Tracts all of 2-3 & 5, and within 400 feet of Rock Prairie Road of tract 4 the building architecture, styles and façades of the structures will be similar to and consist of similar materials as those present in the subdivisions across Rock Prairie Road (Stonebrook, etc), The pitch will be a minimum of 4:12, or as approved by the City's design review board.

### **D. Additional Standards for 20,000 S.F. or Greater**

In addition to the standards set out in Section 7.9.B, the following shall apply to any single building or combinations of buildings of 20,000 gross square feet in area, whether connected or not, but determined to be a single building plot.

### **E. Additional Standards for 50,000 S.F. or Greater**

In addition to the standards set out in this Section 7.9.B and 7.9.D, the following shall apply to any single building or combinations of buildings of 50,000 gross square feet in area or greater, whether connected or not, but determined to be a single building plot.

#### **3. Landscaping**

These requirements are in addition to and not in lieu of the requirements established in Section 7.5 Landscaping and Tree Protection.

- a. The minimum required landscape points for a site shall be double (2 x minimum landscape points) of that required for developments of less than 50,000 gross square feet in area. The minimum allowable tree size is two inch (2") caliper. Streetscape point requirements remain the same and shall count toward the landscape point requirement.
  - 1) Tract 1 requires a total 122,808 points  $(50,874 * 2 + 21,060)$
  - 2) Tracts 2-7 per UDO
- b. Trees are required along fifteen percent (15%) of the linear front of any façade facing a public right-of-way and shall include a minimum of one (1) canopy tree for every required six feet (6') in length. Non-canopy trees may be substituted in the tree wells provided that the number required shall be doubled. This landscaping shall count toward the overall landscape requirement.

Trees may be at grade or may be raised a maximum of thirty inches (30") in height, so long as the soil is continuous with the soil at grade. If the trees are located within interior

parking islands, then the islands shall not count toward the required interior parking islands as described in Section 7.2.E Interior Islands.

#### **F. Additional Standards for 150,000 S.F. or Greater**

In addition to the standards set out in Sections 7.9.B, 7.9.D, and 7.9.E, the following shall apply to any single building or combinations of buildings of 150,000 gross square feet in area or greater, whether connected or not but determined to be a single building plot.

3. The minimum allowable tree size is two and one half inches (2.5") caliper.

4. All parking areas must be screened from the public right-of-way using berms without exception for parking areas within 100 feet of the public right of way. Parking areas beyond 100 feet from the public right of way may choose to not provide berms so long as the area between the right of way and parking is open space area.

### **7.10 Outdoor Lighting Standards**

It is recognized that no design can eliminate all ambient light from being reflected or otherwise being visible from any given development; however, the following requirements shall be followed to the fullest extent possible in order to limit nuisances associated with lighting and resulting glare.

All lighting within each Tract shall meet the requirements of this Section.

#### **A. Site Lighting Design Requirements**

##### **1. Fixture (luminaire)**

The light source shall not project below an opaque housing. No fixture shall directly project light horizontally.

##### **2. Light Source (lamp)**

Only incandescent, florescent, metal halide, mercury vapor, or color corrected high pressure sodium may be used. The same type must be used for the same or similar types of lighting on any one site throughout any master-planned development.

##### **3. Mounting**

Fixtures shall be mounted in such a manner that the projected cone of light does not cross any property line.

a. Tracts 2 thru 5 shall be limited to a maximum mounting height of 12 feet.

b. Tracts 1, 6 & 7 shall be limited to a maximum mounting height of 30 feet.

#### **B. Specific Lighting Requirements**

1. Façade and flagpole lighting must be directed only toward the façade or flag and shall not interfere with the night-visibility on nearby thoroughfares or shine directly at any adjacent residential use.

2. All lighting fixtures incorporated into non-enclosed structures (i.e., gas pump canopies, car washes, etc.) shall be fully recessed into the underside of such structures.

### **7.12 Traffic Impact Analyses**

A TIA has been submitted for the Proposed PDD Concept Plan, and was prepared according to the methodology approved by the City.

## **Article 8. Subdivision Design and Improvements**

### **8.2 General Requirements and Minimum Standards of Design**

#### **A. Urban Standards**

##### **17. Drainage**

All drainage shall be designed and constructed in accordance with the *Bryan/College Station Unified Design Guidelines* and the *Bryan/College Station Unified Technical Specifications, Chapter 13 Flood Hazard Protection Ordinance* and all applicable state and federal requirements.

Even though the City of College Station does not have a water quality requirement, we will still be providing water quality via a Wet Pond. This best management practice (BMP) will treat the entire site of Tract 1 for water quality and provide approximately 93% total suspended solids (TSS) removal efficiency. In addition to providing water quality the pond will also detain the 2, 10, 25, and 100 year storm events. The pond will also serve as an aesthetic landscape feature, and serve as the main focal point as you enter the site.

### **Site Design Minimum Standards for Commercial and Multi-Family Projects**

#### **Sign Standards**

##### **Sign Visibility**

As per Preliminary Site Sign Locations Plan for Tract 1.

### **Bryan/College Station Unified Design Guidelines, 2009, Streets and Alleys**

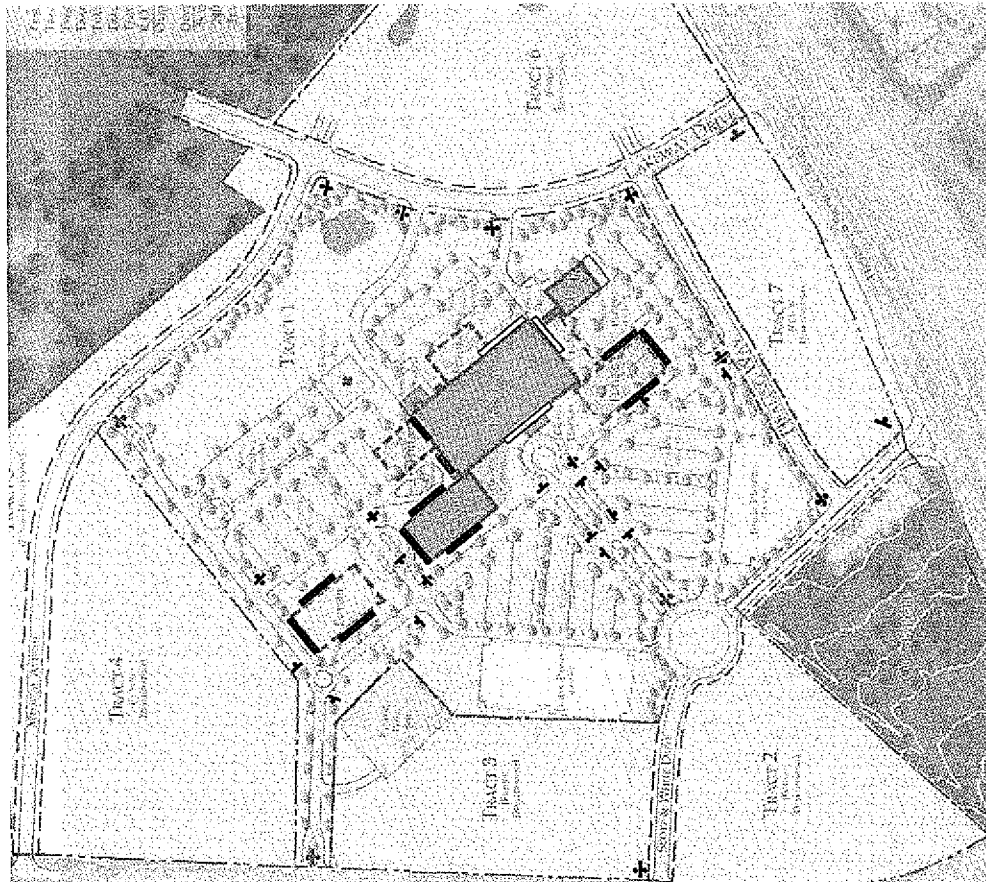
#### **Table V**

- Minor Collectors (Scott & White Drive, Medical Avenue, Healing Way) Right-of-Way width shall be 60 feet.
- Major Collector (Lakeway Drive) Right-of-Way width shall be 80 feet.



# Site Plan: NTS

Note: Building footprint and sign locations shown are preliminary



| Sign Type                                                     | Size                                  | Qty. | Square Ft. per location |
|---------------------------------------------------------------|---------------------------------------|------|-------------------------|
| Primary Identification                                        | 16'h x 10'w                           | 3    | 160 sq. ft. ea.         |
| Secondary Identification                                      | 9'-9"h x 6'-6" w                      | 4    | 63 sq. ft. ea.          |
| Tertiary Identification                                       | 9'-3"h x 4'-3" w                      | 1    | 40 sq. ft. ea.          |
| Vehicular Directional                                         | 5'-3"h x 4'-9" w                      | 4    | 25 sq. ft. ea.          |
| Hospital Building Identification Logo and Name                | 4'-0"h x 48' Letters & 10' x 10' logo | 3    | 600 sq. ft. ea.         |
| Hospital Building Logo                                        | 10' x 10' logo                        | 1    | 100 sq. ft. ea.         |
| Hospital Emergency Identification                             | 1'-6"h x 20' letters                  | 1    | 30 sq. ft. ea.          |
| Clinic & Future Building Identification                       | 2'-0"h x 18' letters                  | 6    | 36 sq. ft. ea.          |
| Vehicular Directional (Less visible from Public Right of Way) | 5'-3"h x 4'-9" w                      | 17   | 25 sq. ft.              |

Scott & White Hospital :: Central Texas  
Environmental Graphics Program

W 512 222 8243 E 512 222 6193  
P 1100 W. 605 St., Austin, TX 78703  
E: jacobus@jankedesign.com

**Jankedesign**

Prepared for: Jacobus

**Preliminary**  
11 Oct 2010

Issue: PDD Documentation  
Date: Oct 11, 2010  
Scale: NTS

Preliminary Site Sign Locations

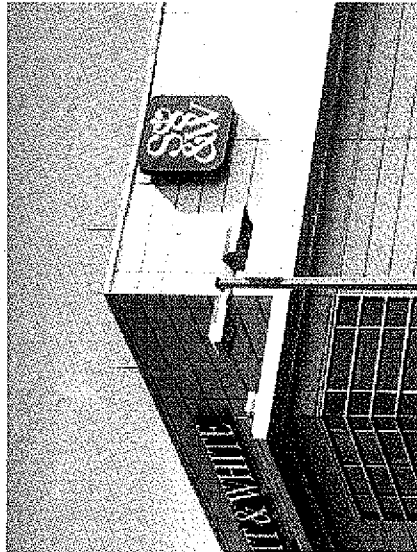
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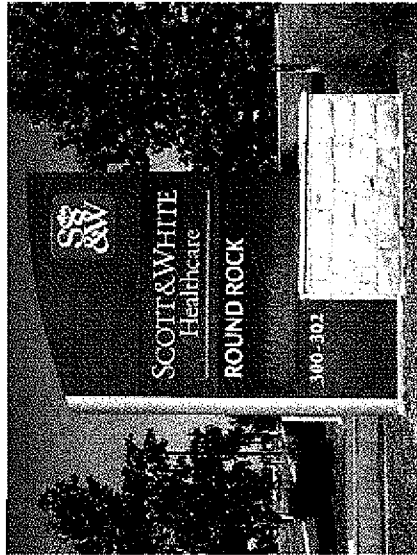
# Signage Examples



Hospital Building Identification  
4'-0" Cap. Ht. Letters - 162 sq. ft. (estimated)



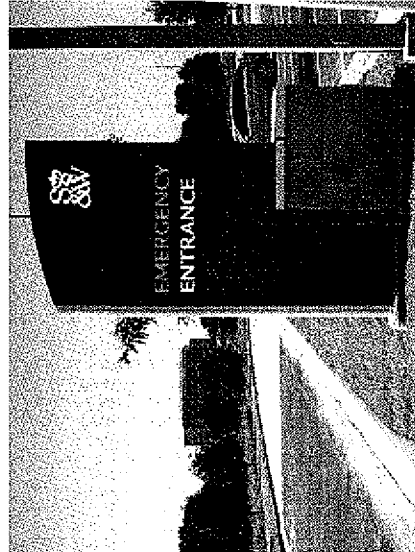
Hospital Building Logo  
10' x 10' - 100 sq. ft. (estimated)



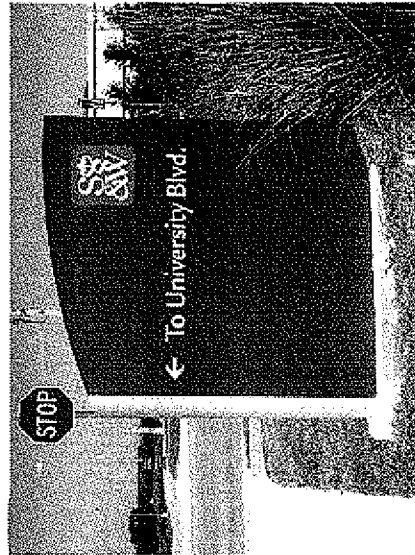
Primary Identification Sign  
16 h x 10 w - 160 sq. ft.



Secondary Identification Sign  
9'-8" h x 6'-6" w - 60 sq. ft.



Tertiary Identification Sign  
9'-3" h x 4'-3" w - 40 sq. ft.



Vehicular Directional Sign  
5'-3" h x 4'-9" w - 25 sq. ft.

Scott & White Hospital :: Central Texas  
Environmental Graphics Program

**Jankodesign**

414.593.8345 • 612.299.0195  
10000 S. Highway 170, Suite 100  
Austin, Texas 78738

## Notes:

1. Clinic Building Identification example not shown.
2. Wayfinding messages and project name to vary.

Issue: PRD Documentation

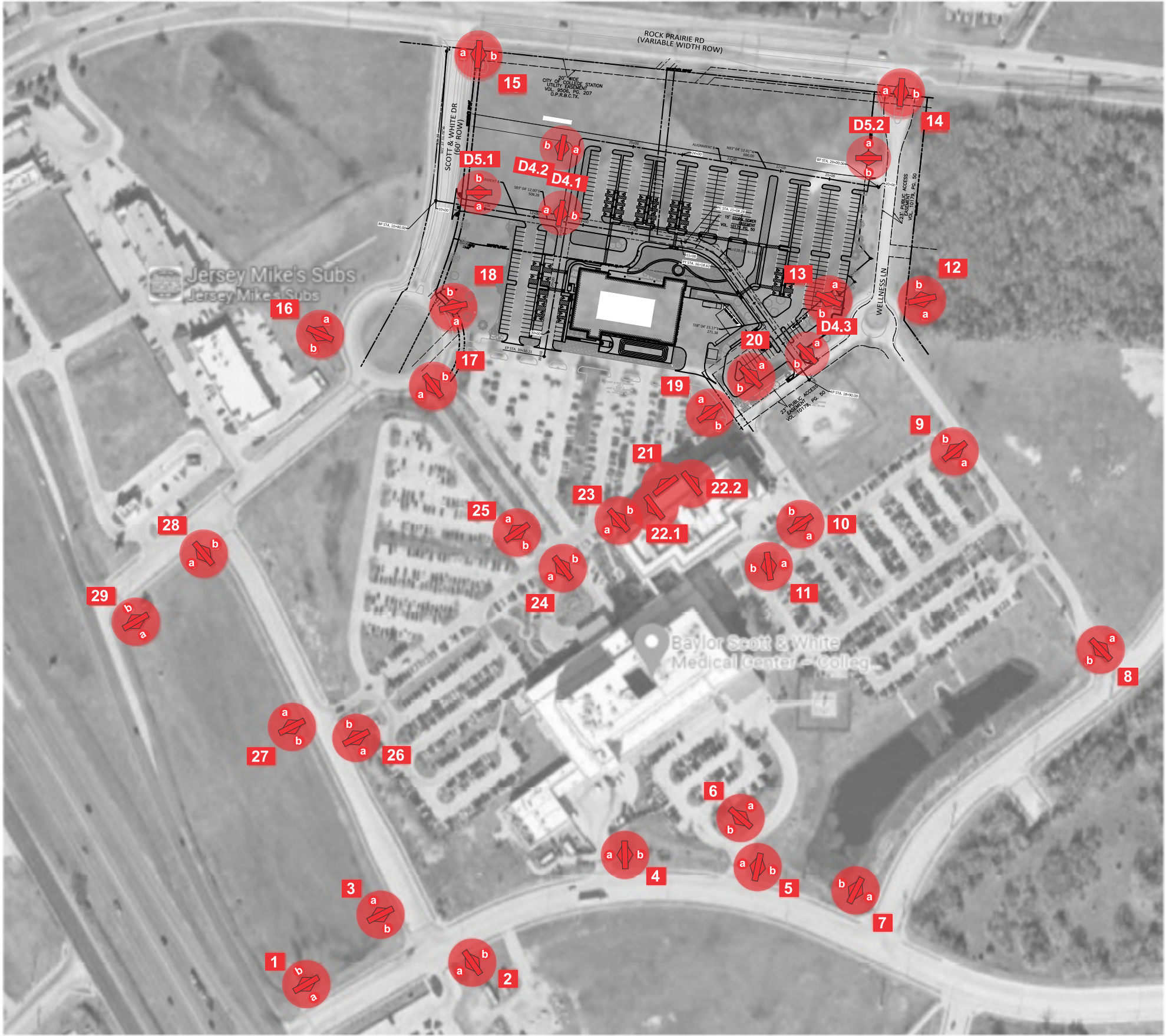
Date: Oct 11, 2010

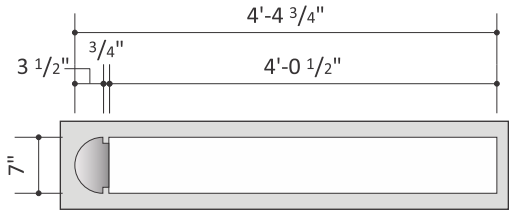
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Scott & White Signage  
Examples

G | 2.0

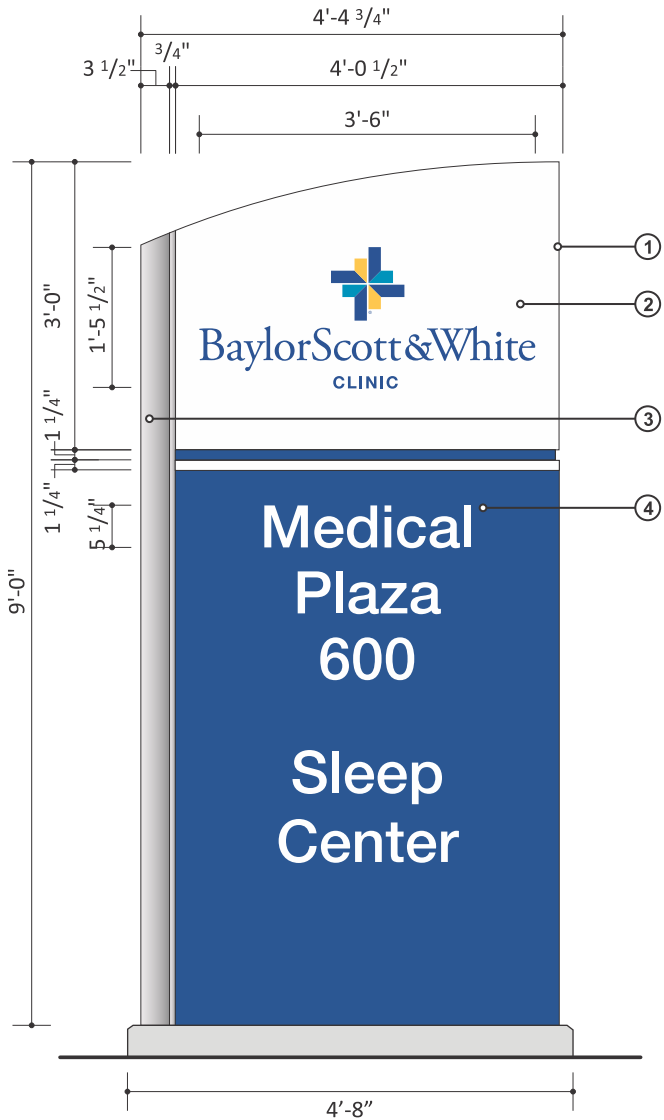
**Preliminary**  
11 OctY 2010





Plan View

SCALE: 1/2" = 1'-0"

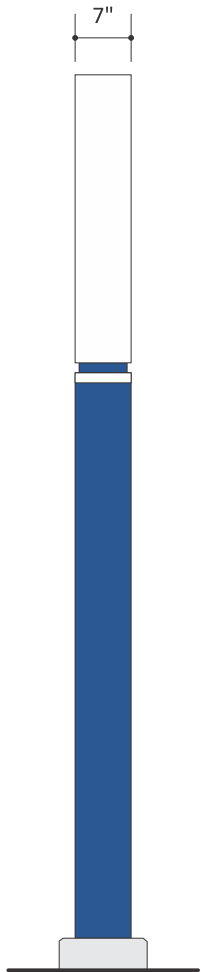


Side "A"

SCALE: 1/2" = 1'-0"

**Square Footage = 39.56 ft.**

1. Double-sided non-illuminated fabricated aluminum sign with sign face painted to match PMS 293C and Matthews MP32071 White Wonder in high gloss paint.
2. Logo painted in high gloss paint to match:  
PMS 293C  
PMS 313C  
PMS 1225C



Side View

SCALE: 1/2" = 1'-0"

3. Bullnose accent painted Matthews MP18074 Sparkle Silver Metallic in semi-gloss.
4. Applied reflective vinyl text to match 3M Scotchlite 680-10 White and 3M Scotchlite 680-72 Red.  
Helvetica Neue LT STD Medium



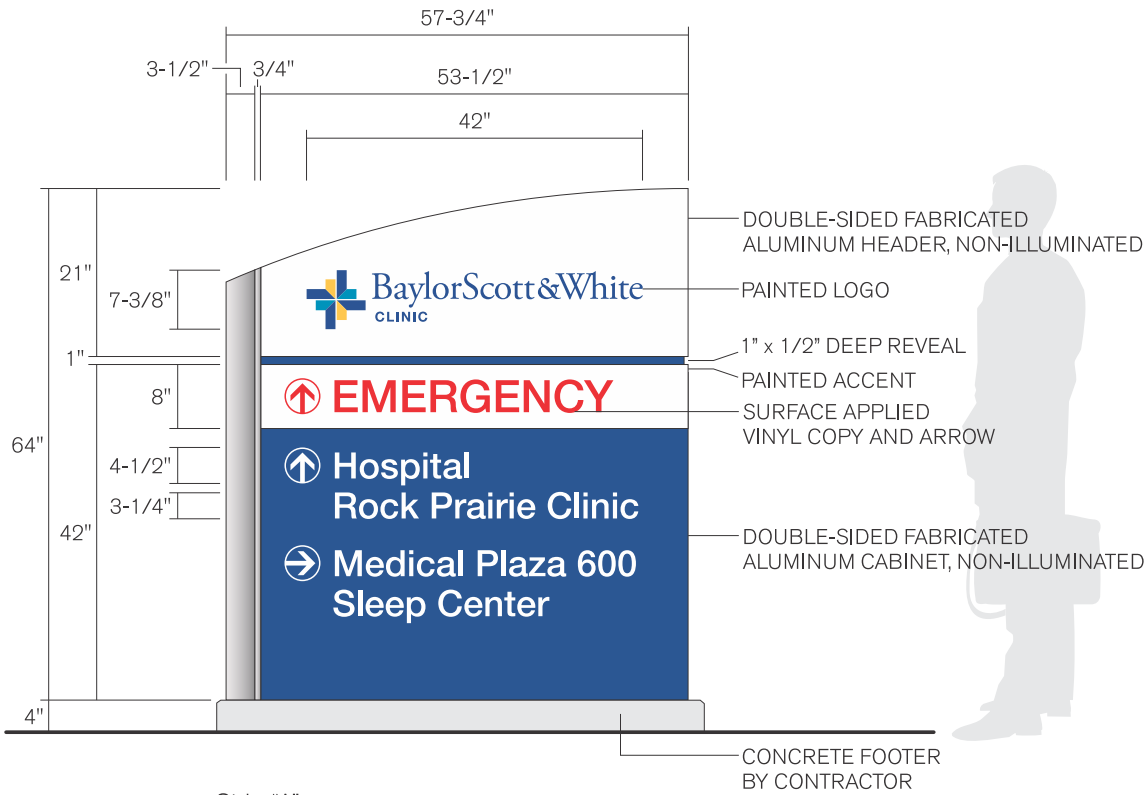
Side "B"

SCALE: 1/2" = 1'-0"



Plan View

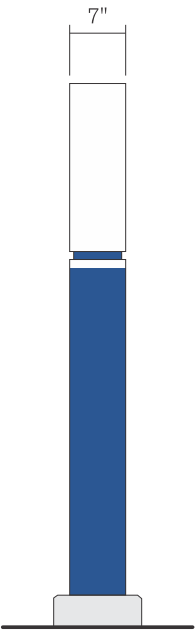
SCALE: 1/2" = 1'-0"



Side "A"

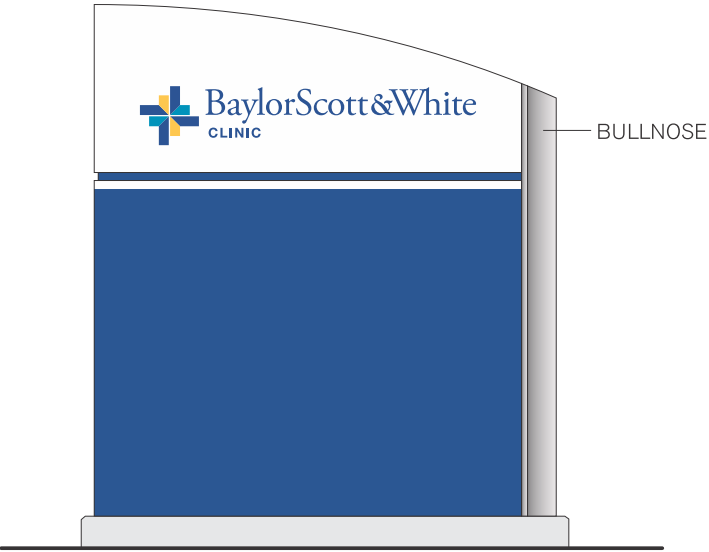
SCALE: 1/2" = 1'-0"

Square Footage = 25.67 ft.



Side View

SCALE: 1/2" = 1'-0"

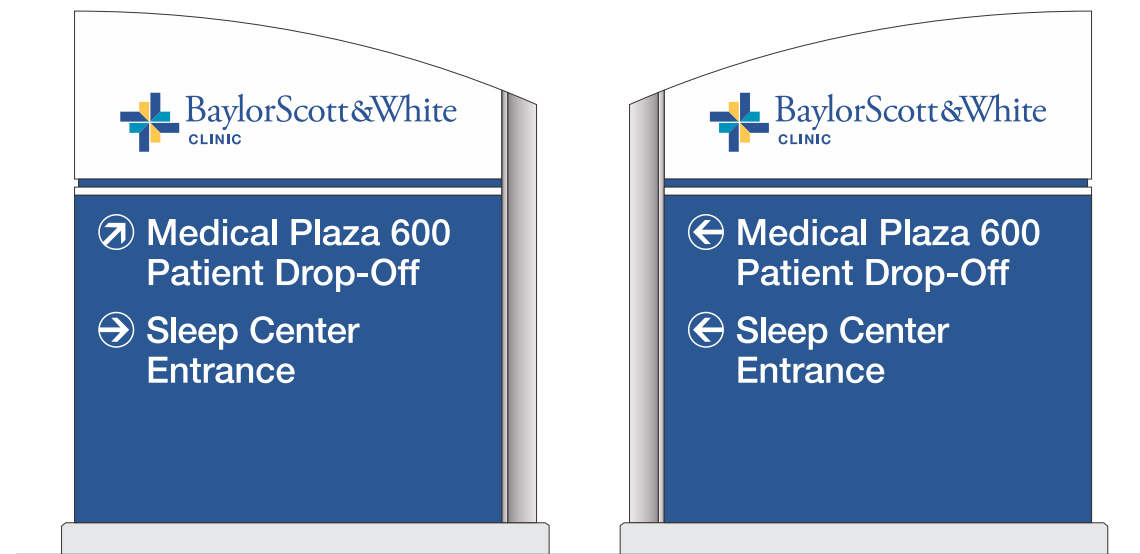


Side "B"

SCALE: 1/2" = 1'-0"



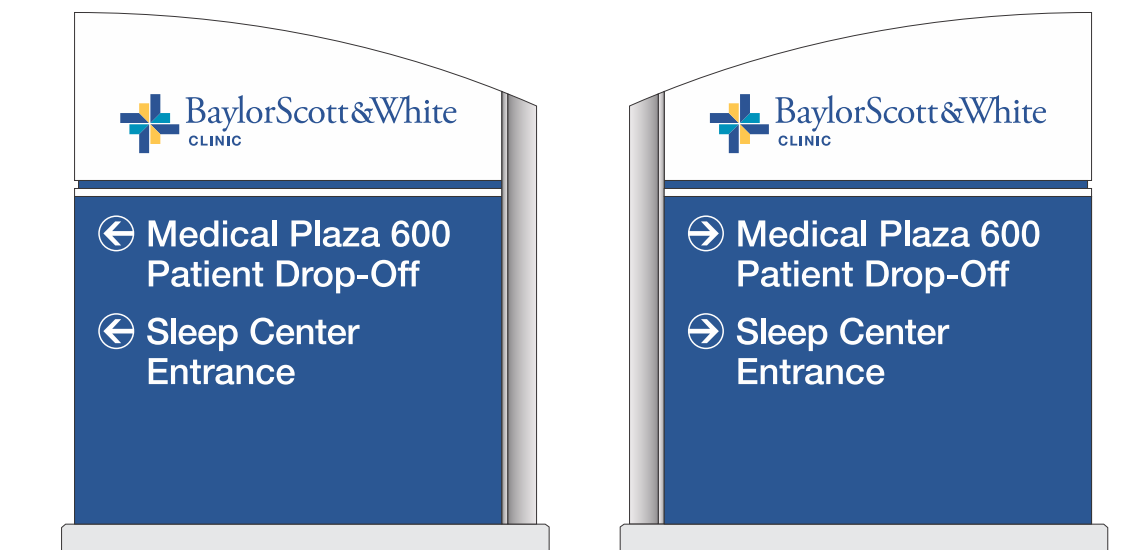
Location D4.1



Side "A"

Side "B"

Location D4.2



Side "A"

Side "B"

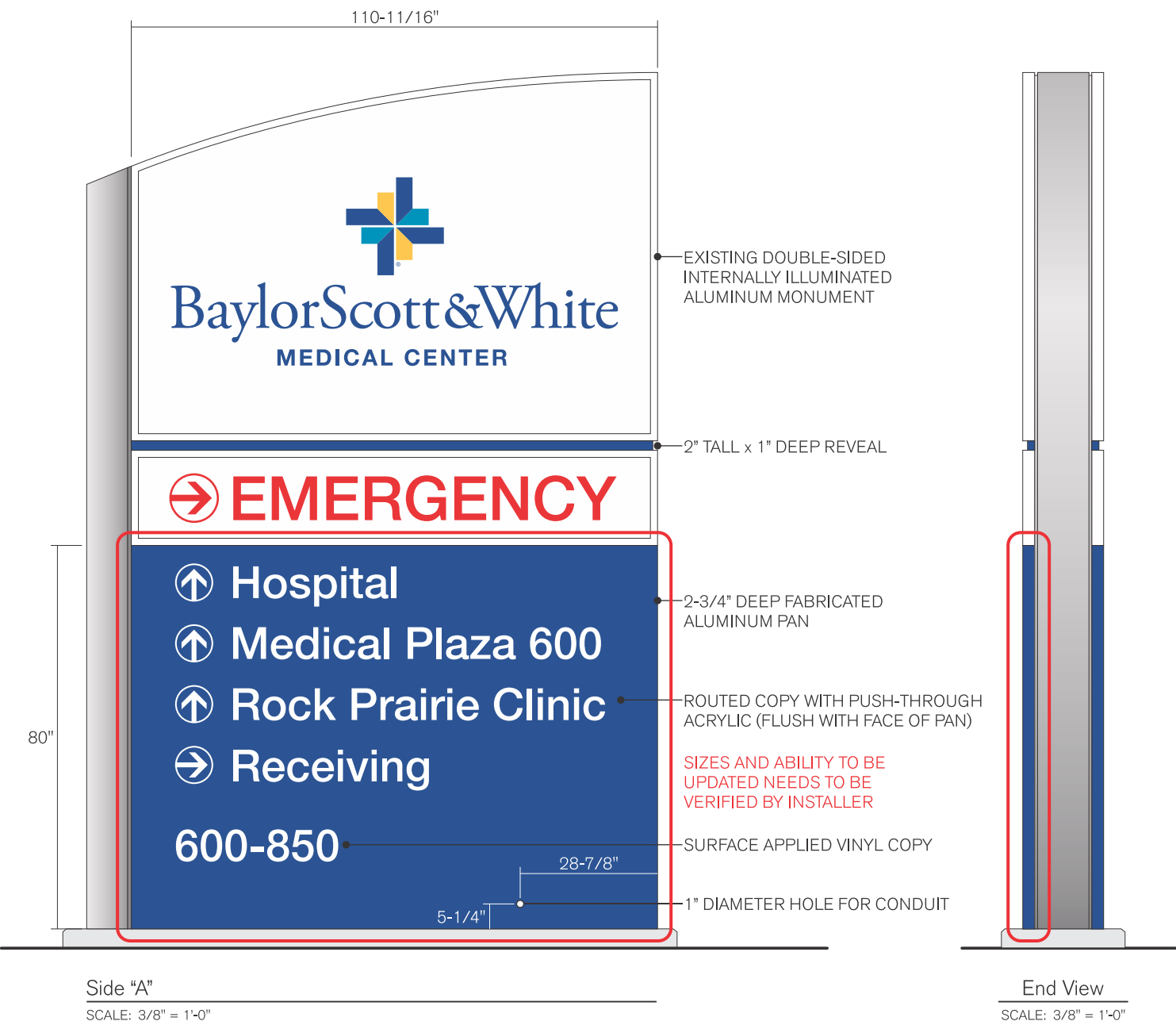
Location D4.3



Side "A"

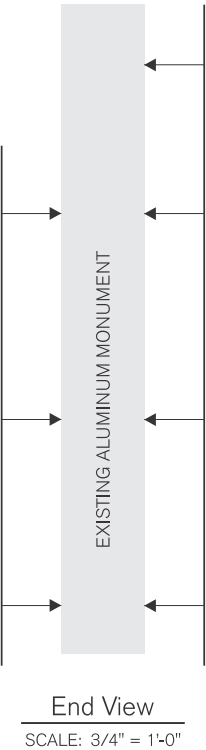
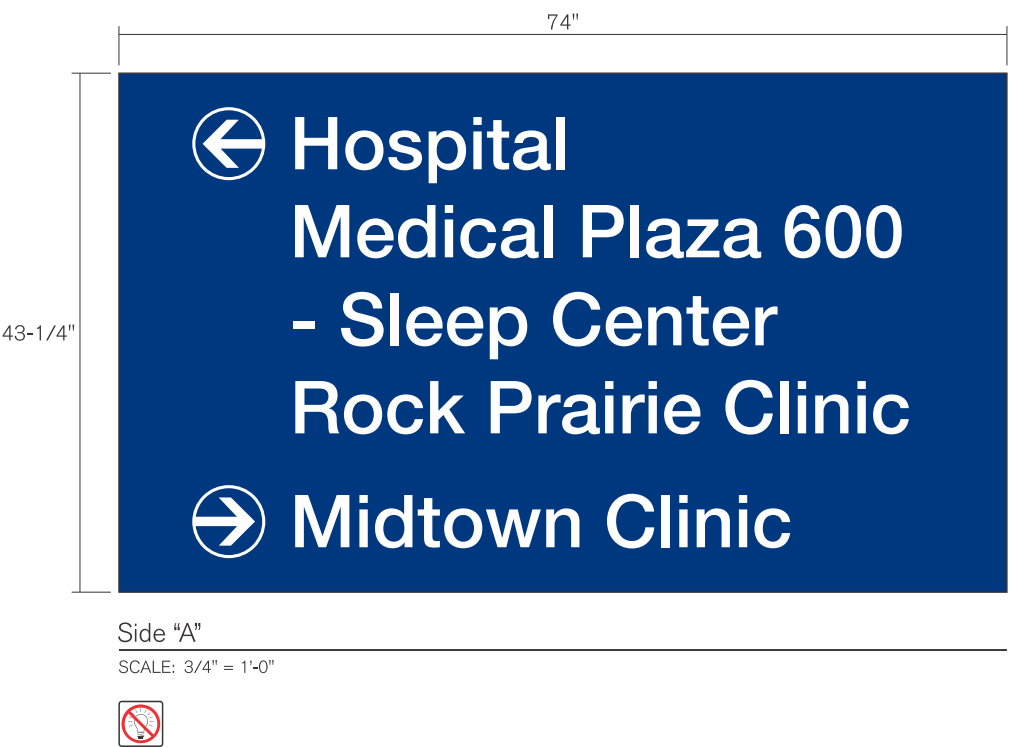
Side "B"

LOCATION 1  
SIDE A





LOCATION 2



EXISTING CONDITIONS



EXISTING CONDITIONS





LOCATION 3  
NO CHANGES



LOCATION 4  
NO CHANGES



LOCATION 5  
NO CHANGES



LOCATION 6  
NO CHANGES

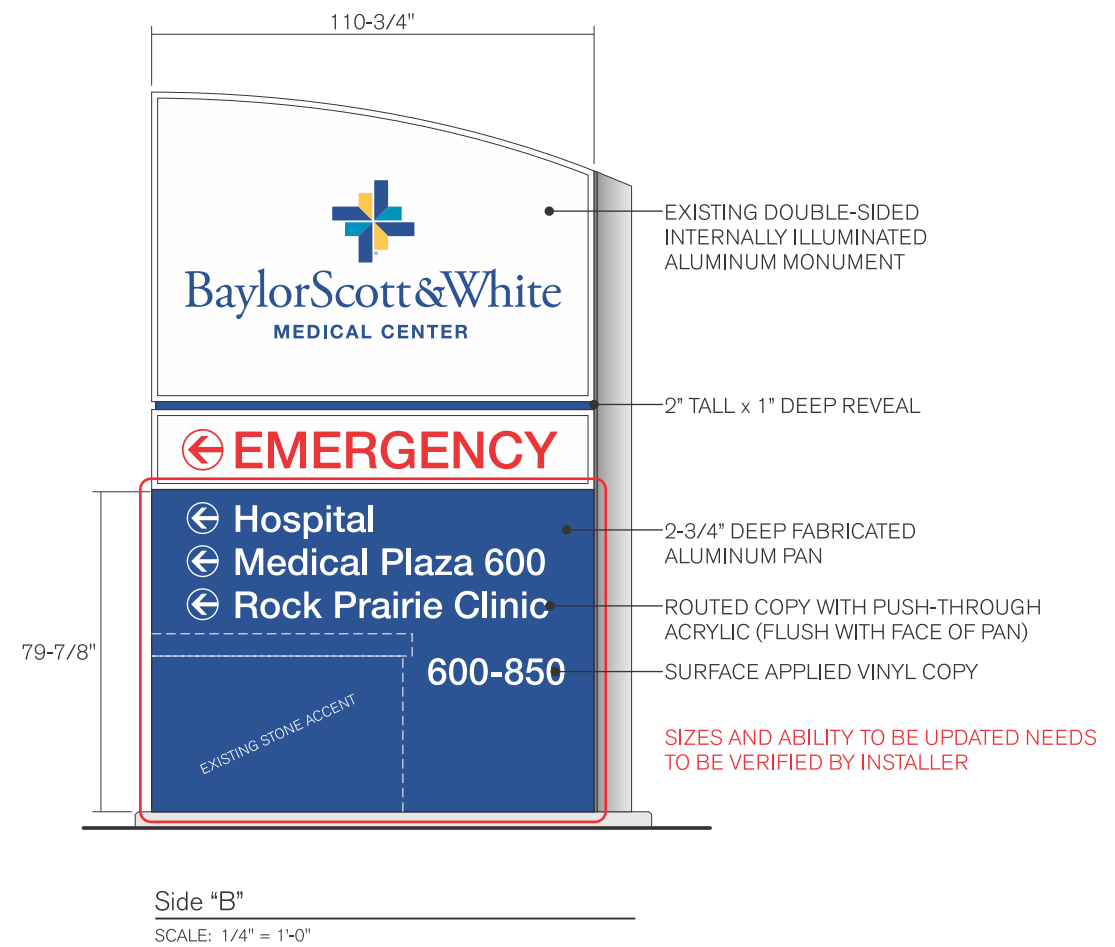
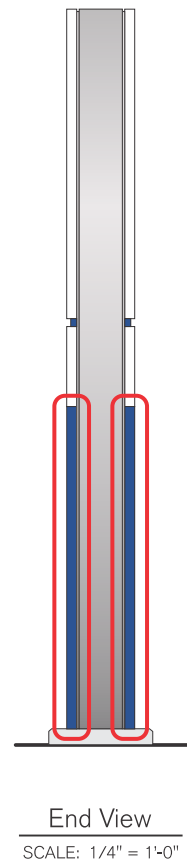






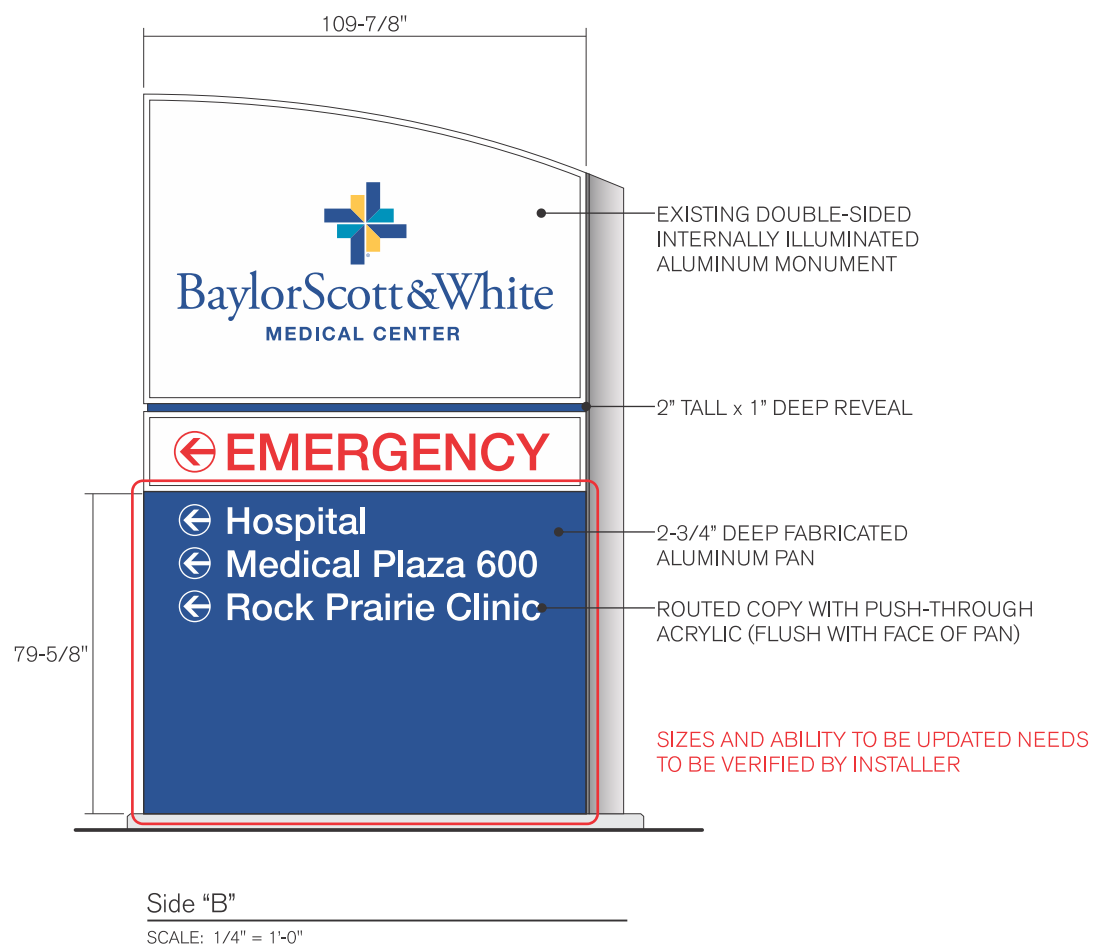
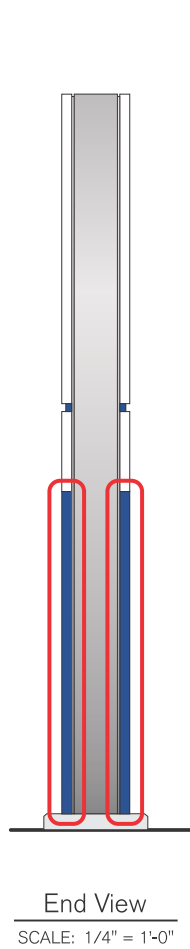
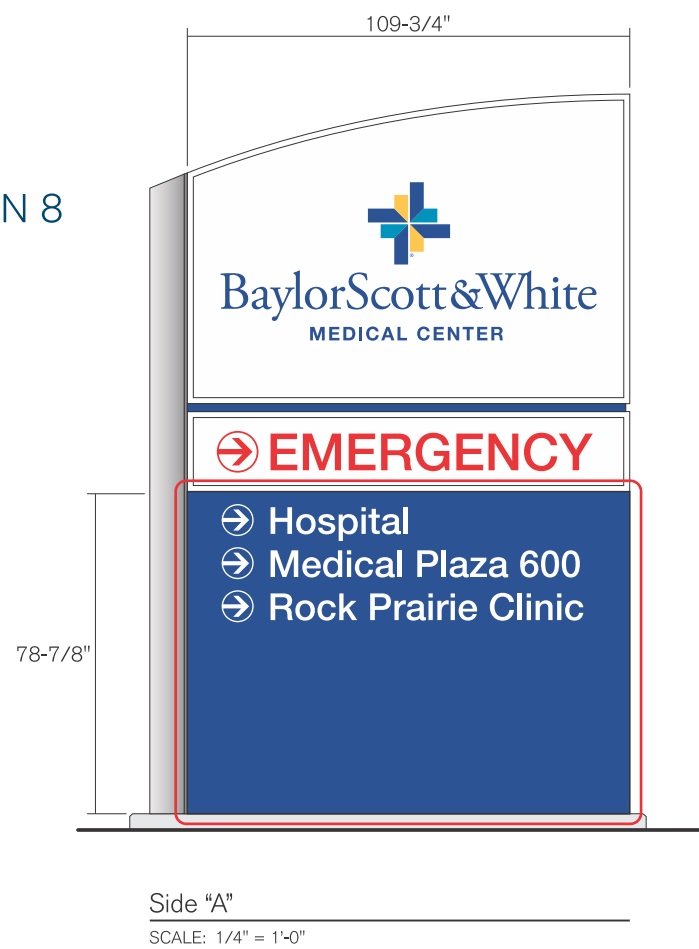
## EXISTING CONDITIONS

### LOCATION 7



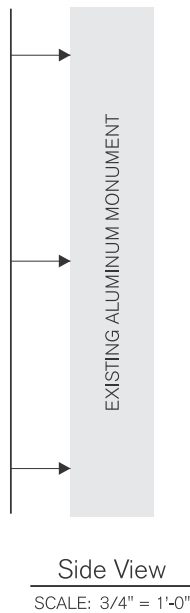
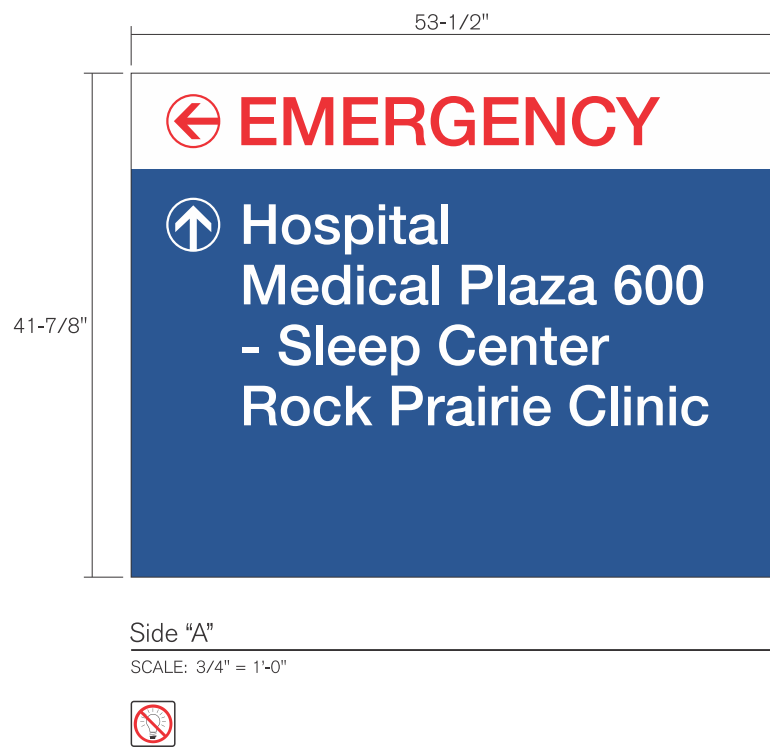


## LOCATION 8





LOCATION 9



EXISTING CONDITIONS

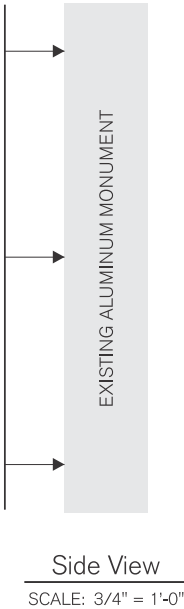
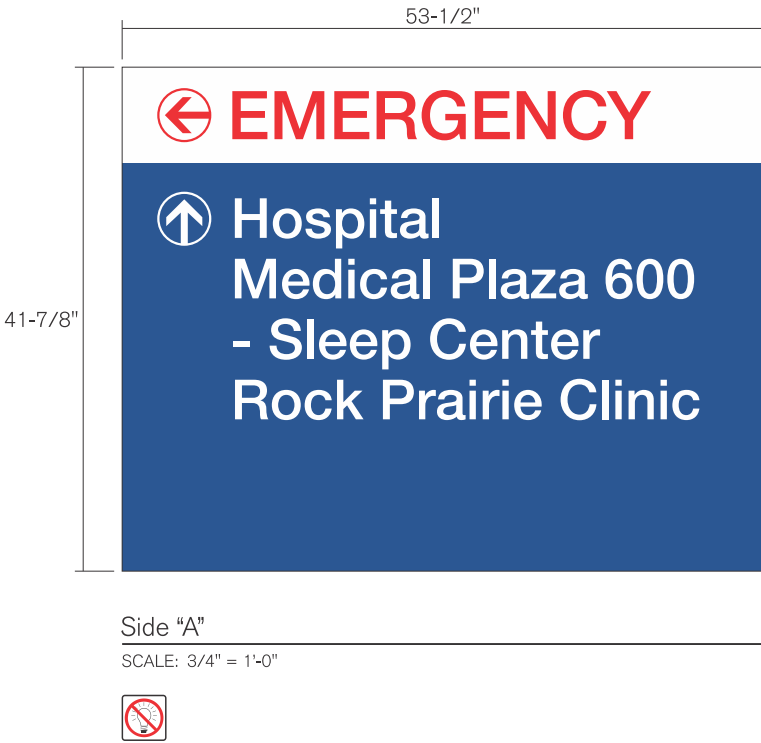


Side A

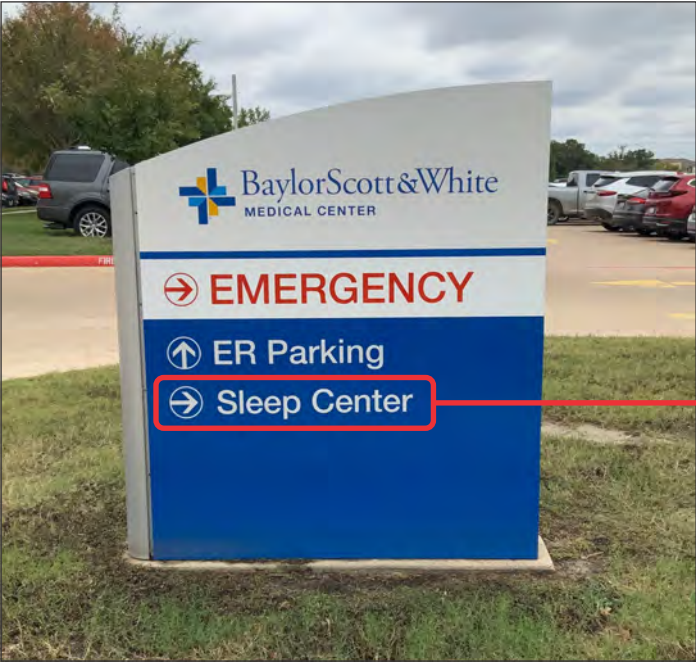


Side B

LOCATION 10



EXISTING CONDITIONS



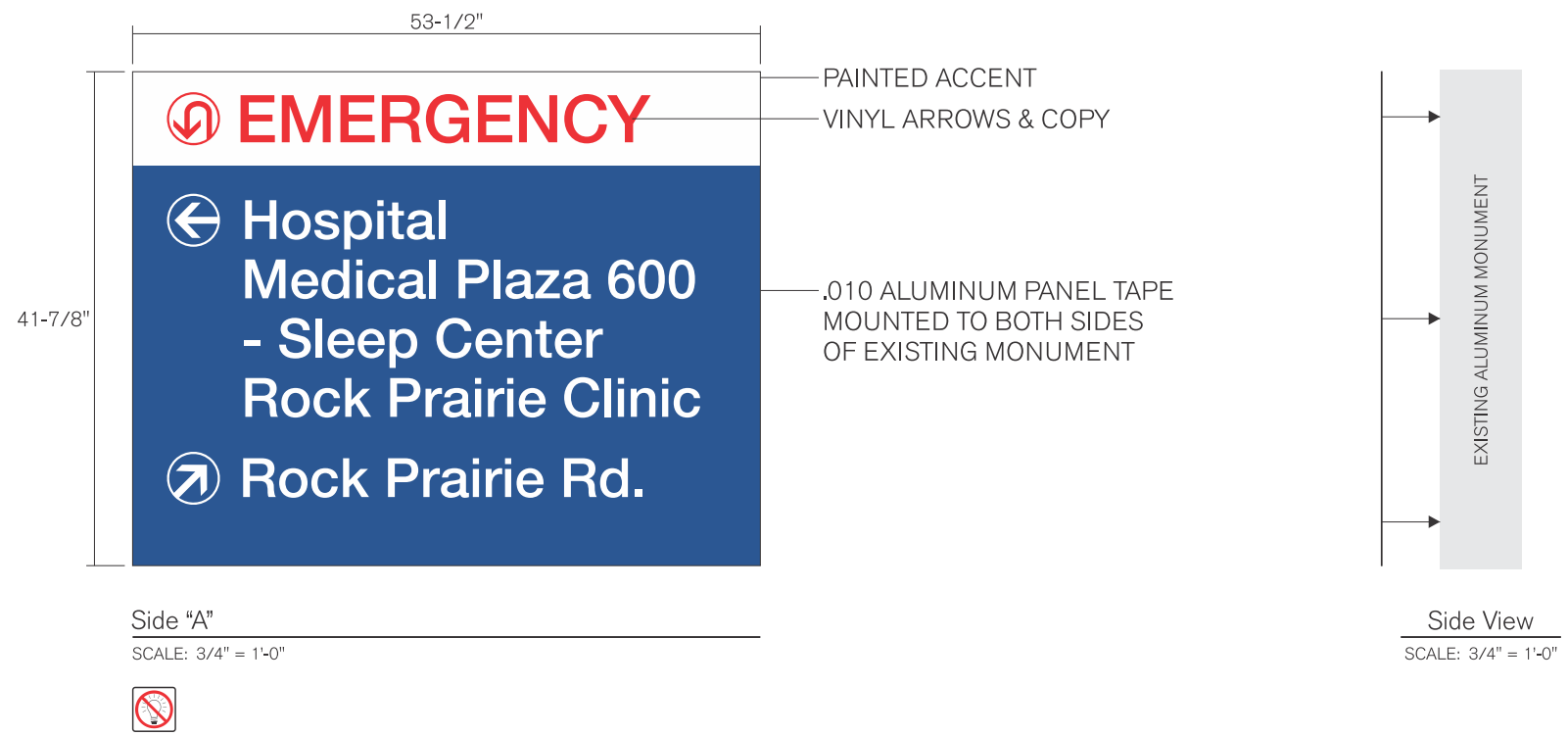
REMOVE



LOCATION 11



LOCATION 12

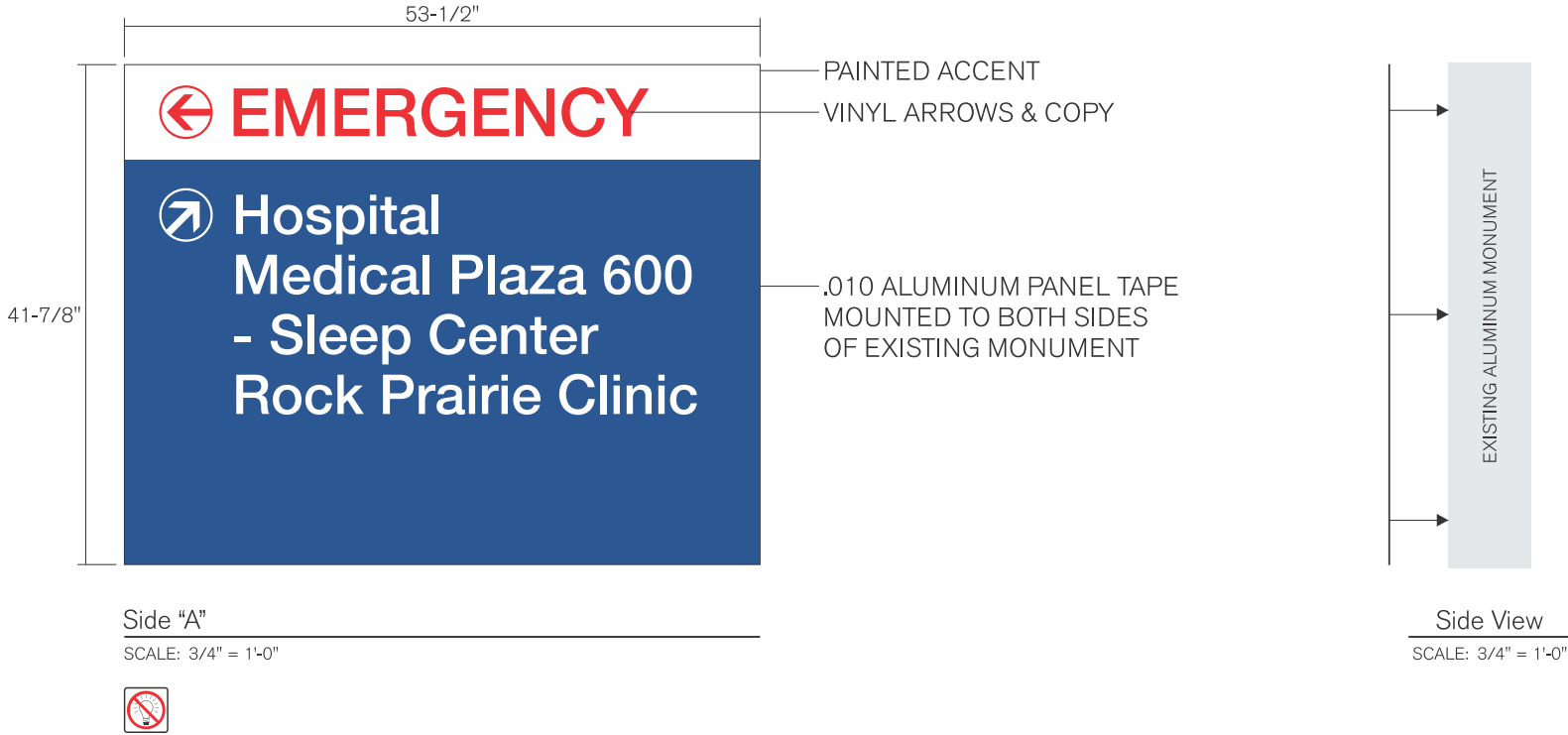


EXISTING CONDITIONS





LOCATION 13



EXISTING CONDITIONS

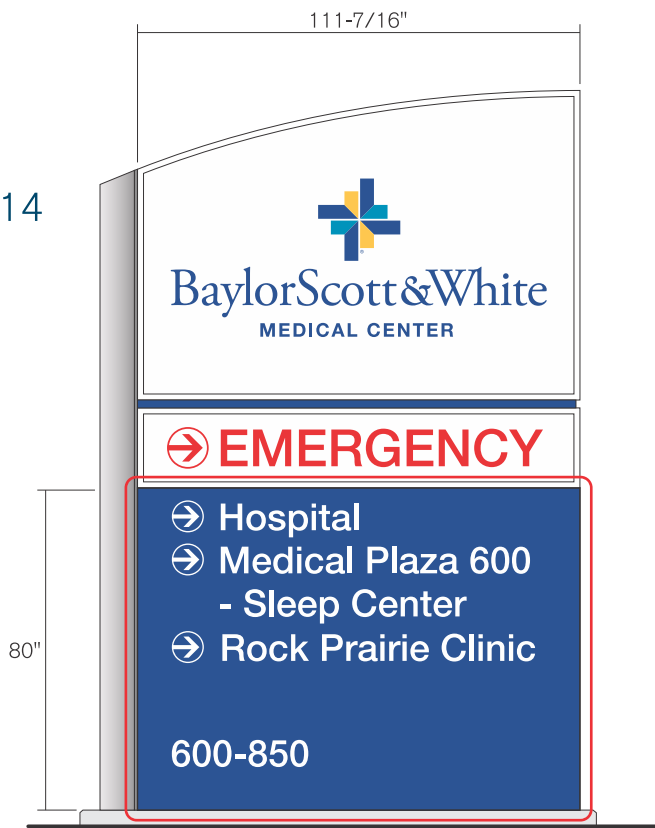






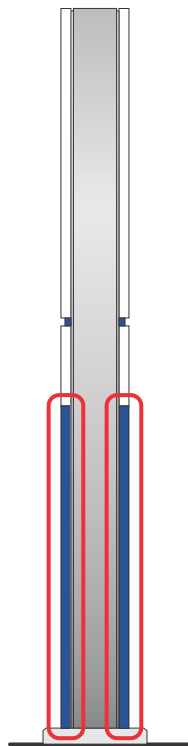
EXISTING CONDITIONS

LOCATION 14



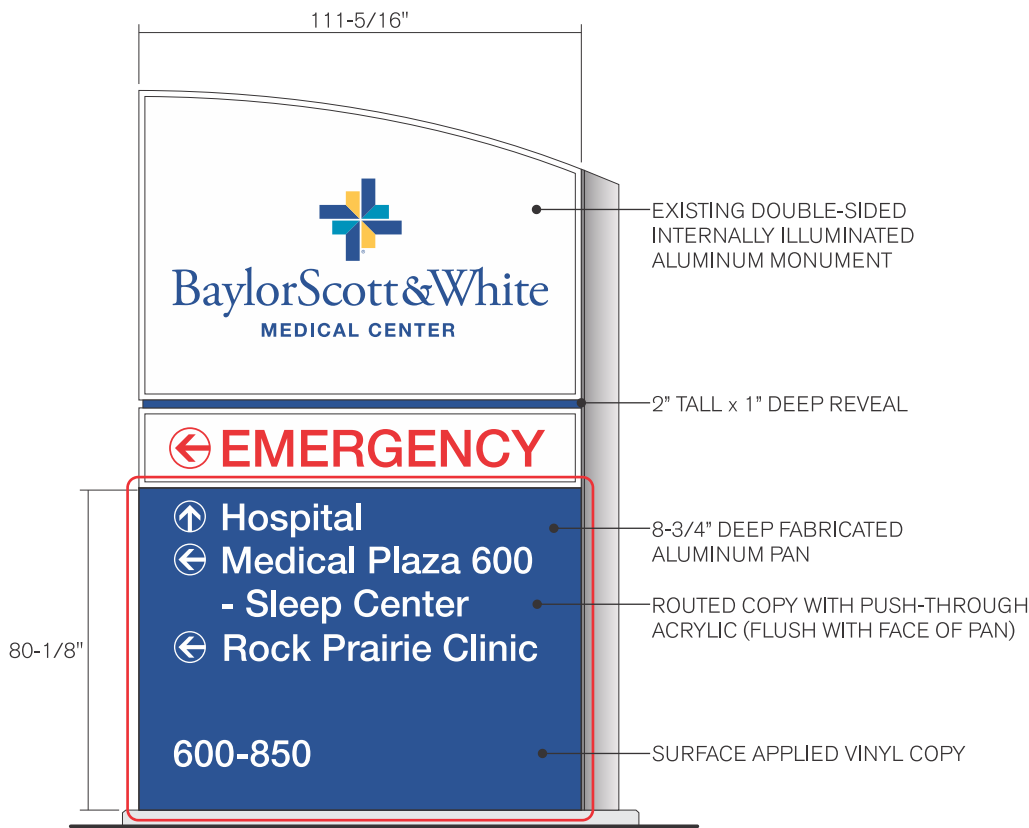
Side "A"

SCALE: 1/4" = 1'-0"



End View

SCALE: 1/4" = 1'-0"



Side "B"

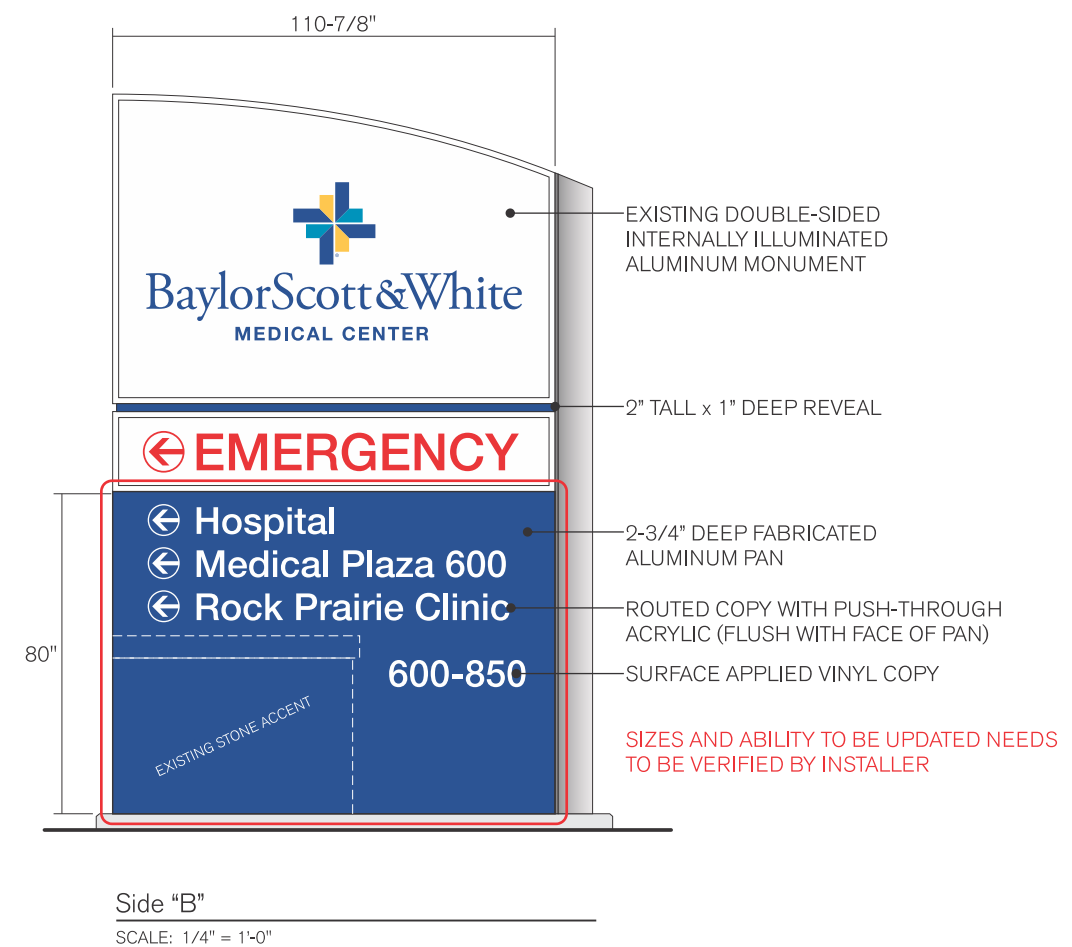
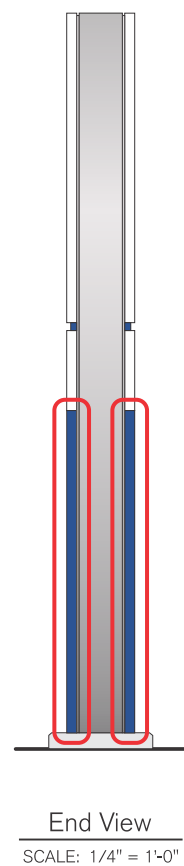
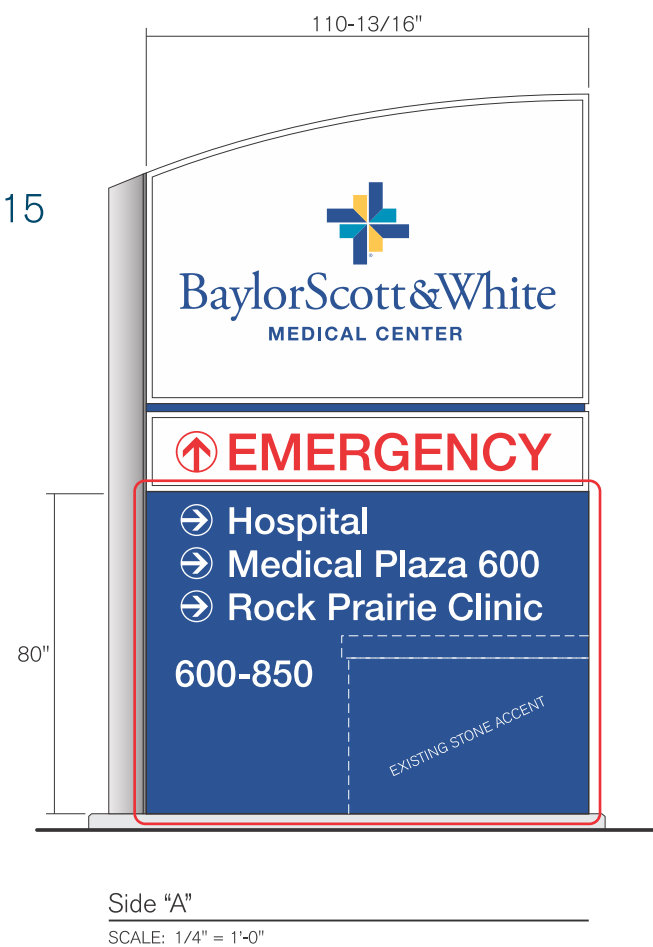
SCALE: 1/4" = 1'-0"

SIZES AND ABILITY TO BE UPDATED NEEDS TO BE VERIFIED BY INSTALLER

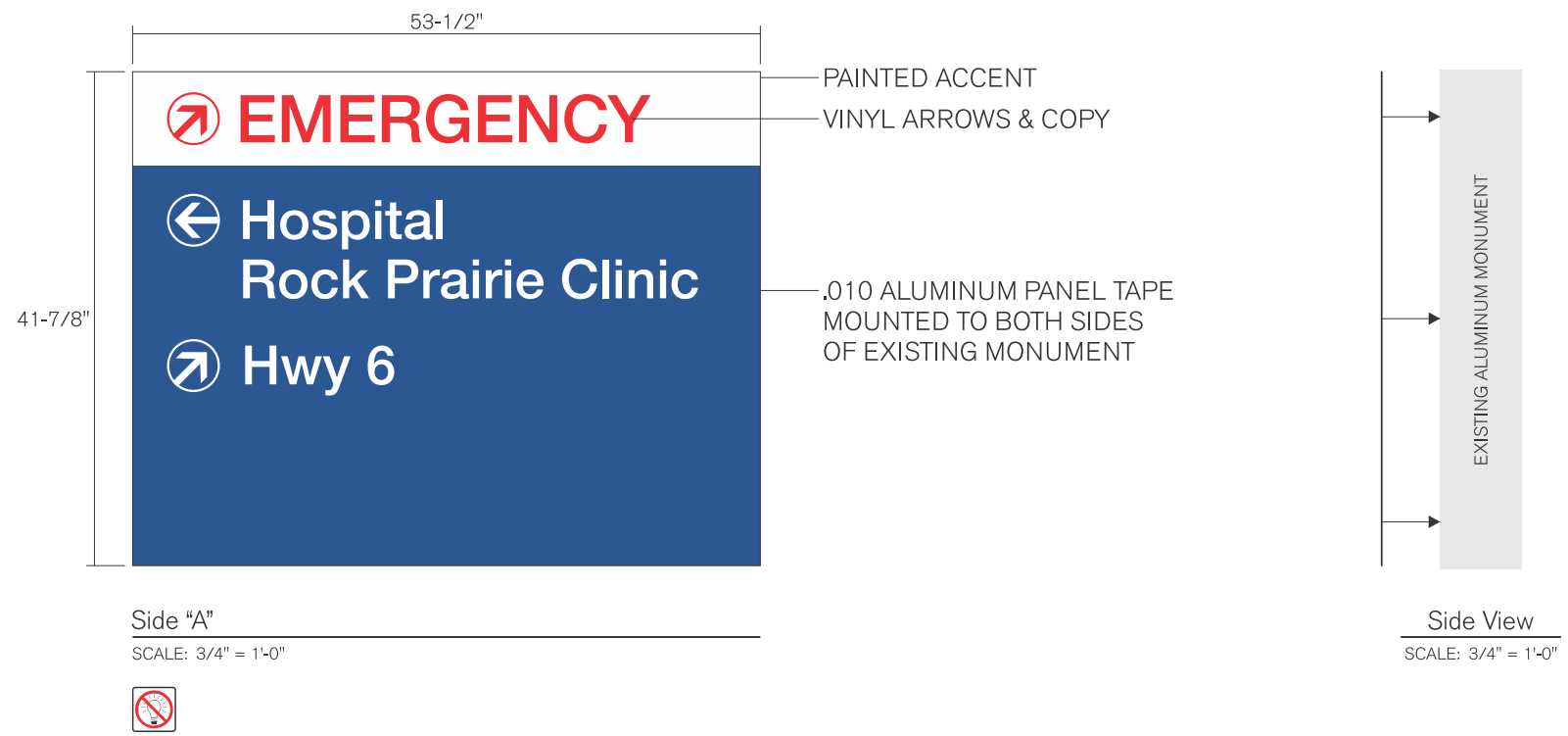


EXISTING CONDITIONS

LOCATION 15



LOCATION 16

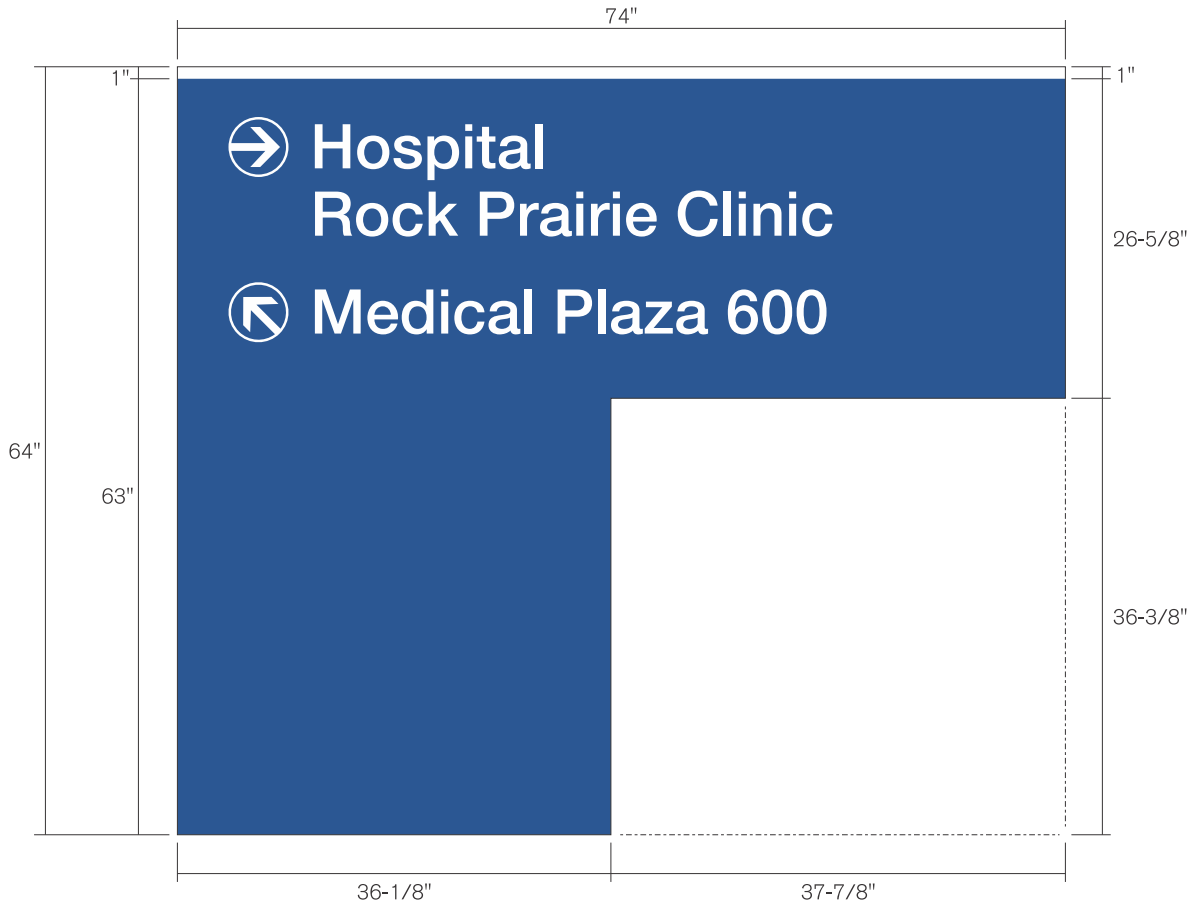


EXISTING CONDITIONS





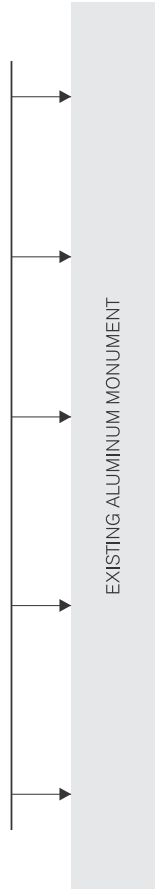
LOCATION 17



Front View

SCALE: 3/4" = 1'-0"

- (1) 64" x 74" x .010" ALUMINUM PANEL TAPE MOUNTED TO EXISTING MONUMENT.  
- PAINTED ACCENT AT TOP OF PANELS  
- VINYL COPY



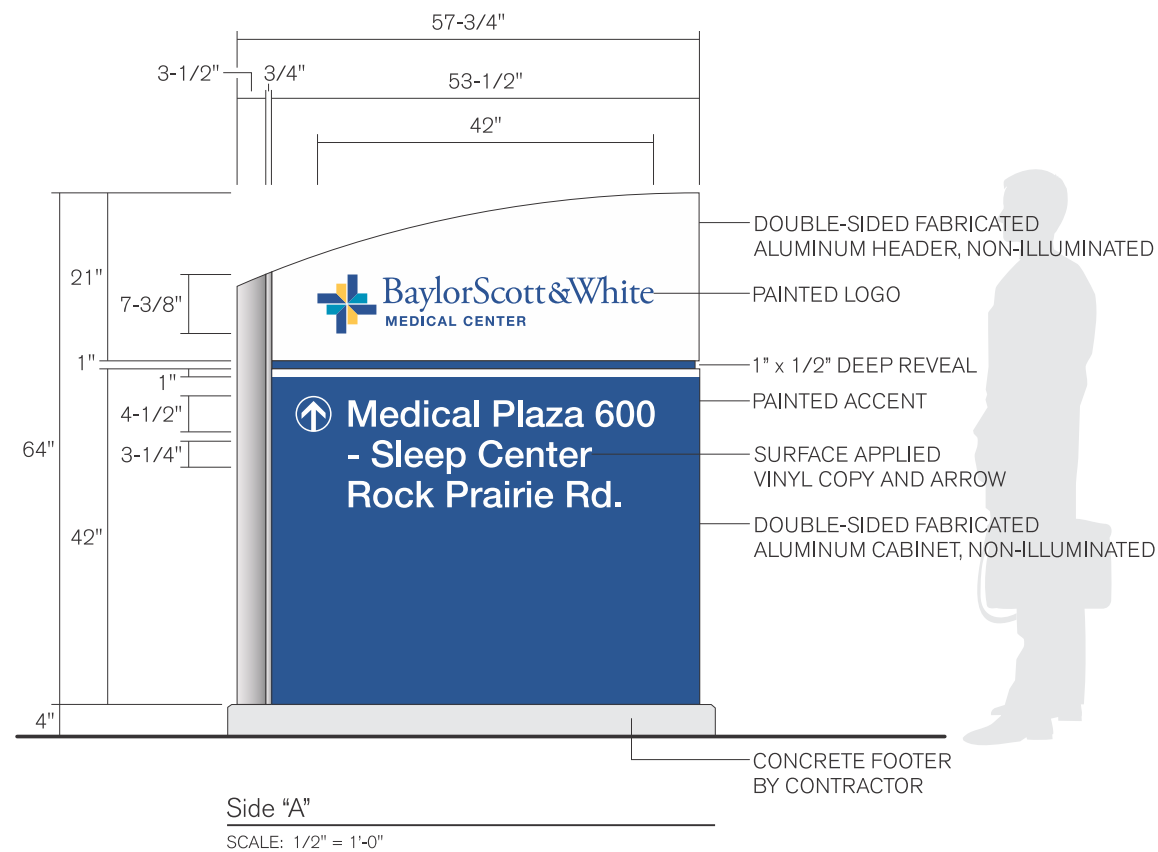
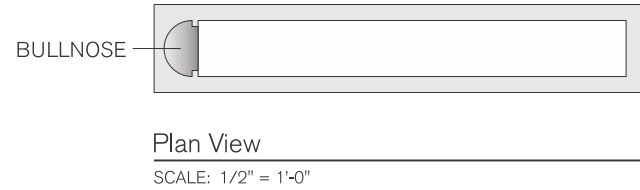
Side View

SCALE: 3/4" = 1'-0"



EXISTING CONDITIONS

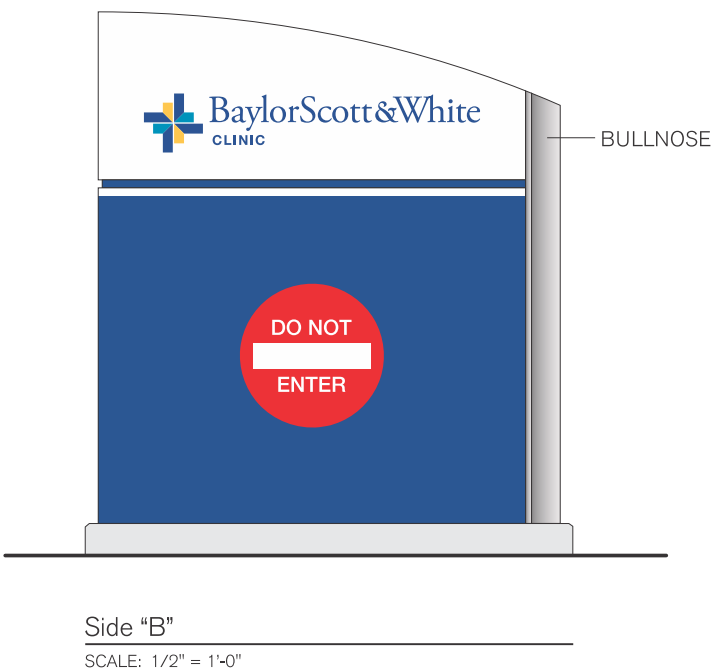
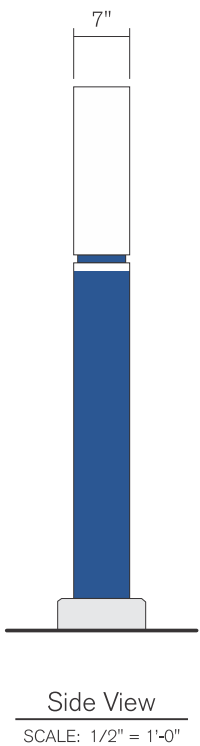
LOCATION 18  
SIGN TYPE EXT.D4



EXISTING CONDITIONS

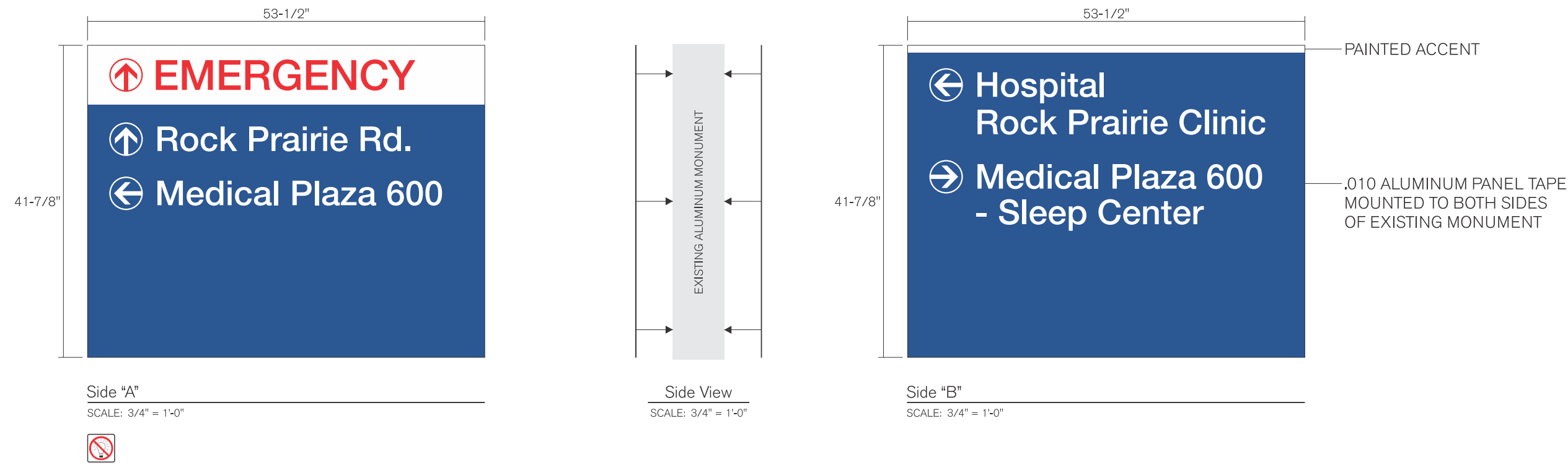


RECOMMENDATION





LOCATION 19

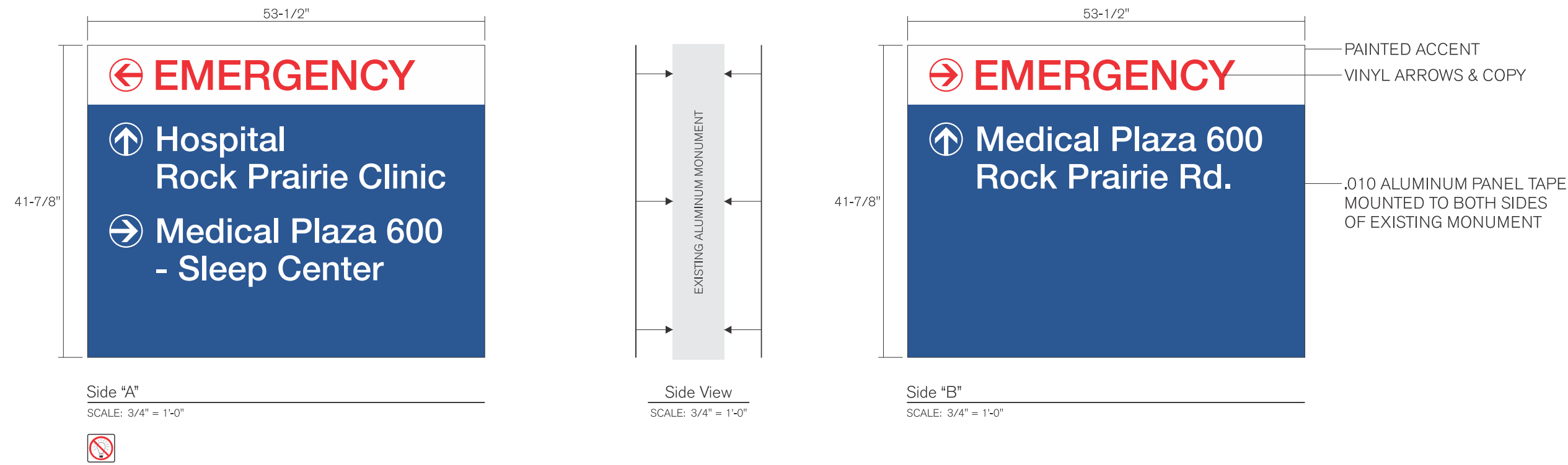


EXISTING CONDITIONS





LOCATION 20



EXISTING CONDITIONS



LOCATION 21  
NO CHANGES



LOCATIONS 22.1 & 22.2  
EXISTING CONDITIONS



10-1/2"

181"

ROCK PRAIRIE CLINIC

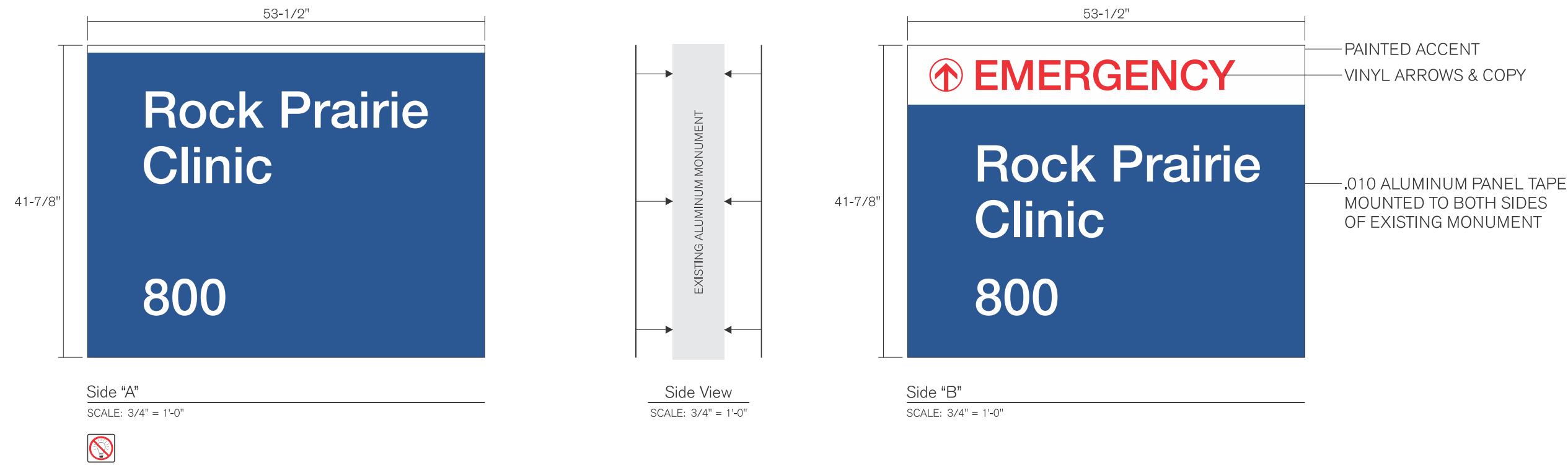
Front View  
SCALE: 1/2" = 1'-0"

(2) SETS OF 1/4" THICK ALUMINUM LETTERS MOUNTED TO METAL CANOPY

Side View  
SCALE: 1/2" = 1'-0"



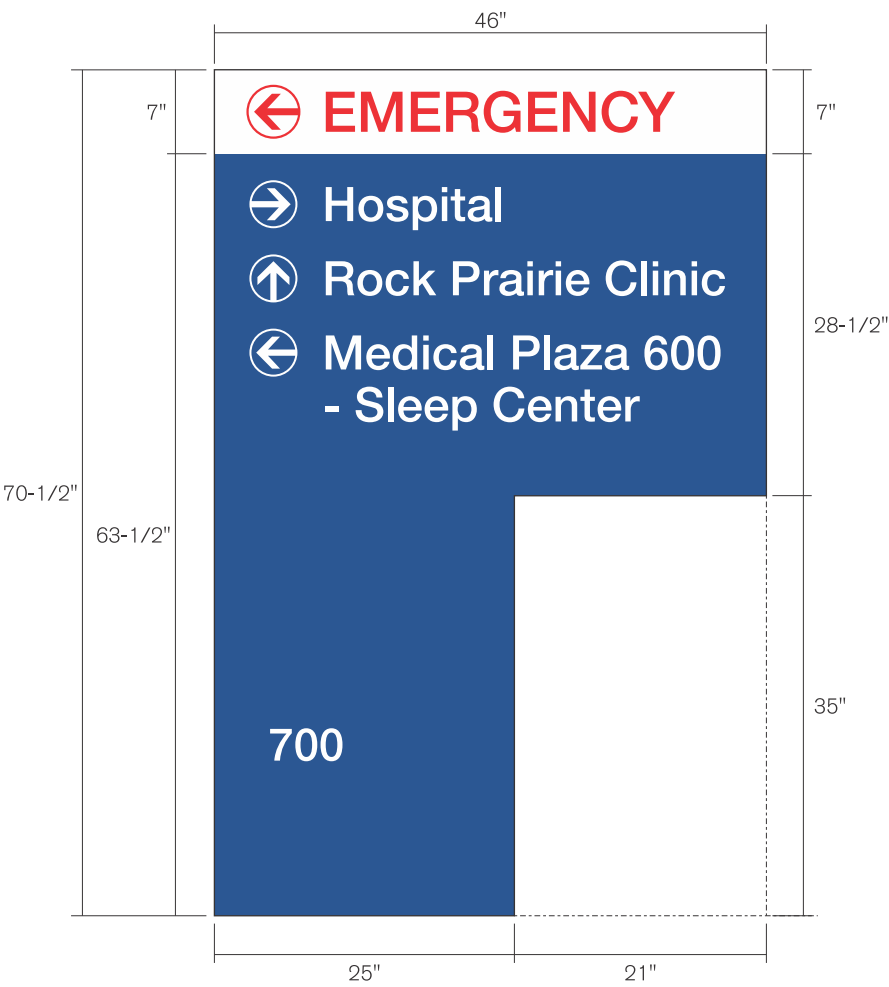
LOCATION 23



EXISTING CONDITIONS



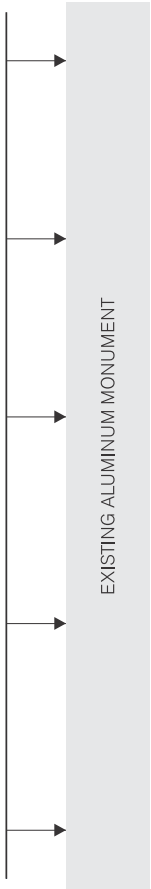
LOCATION 24



Front View

SCALE: 3/4" = 1'-0"

- (1) 70-1/2" x 46" x .010" ALUMINUM PANEL TAPE  
MOUNTED TO EXISTING MONUMENT.  
- PAINTED ACCENT AT TOP OF PANELS  
- VINYL COPY



Side View

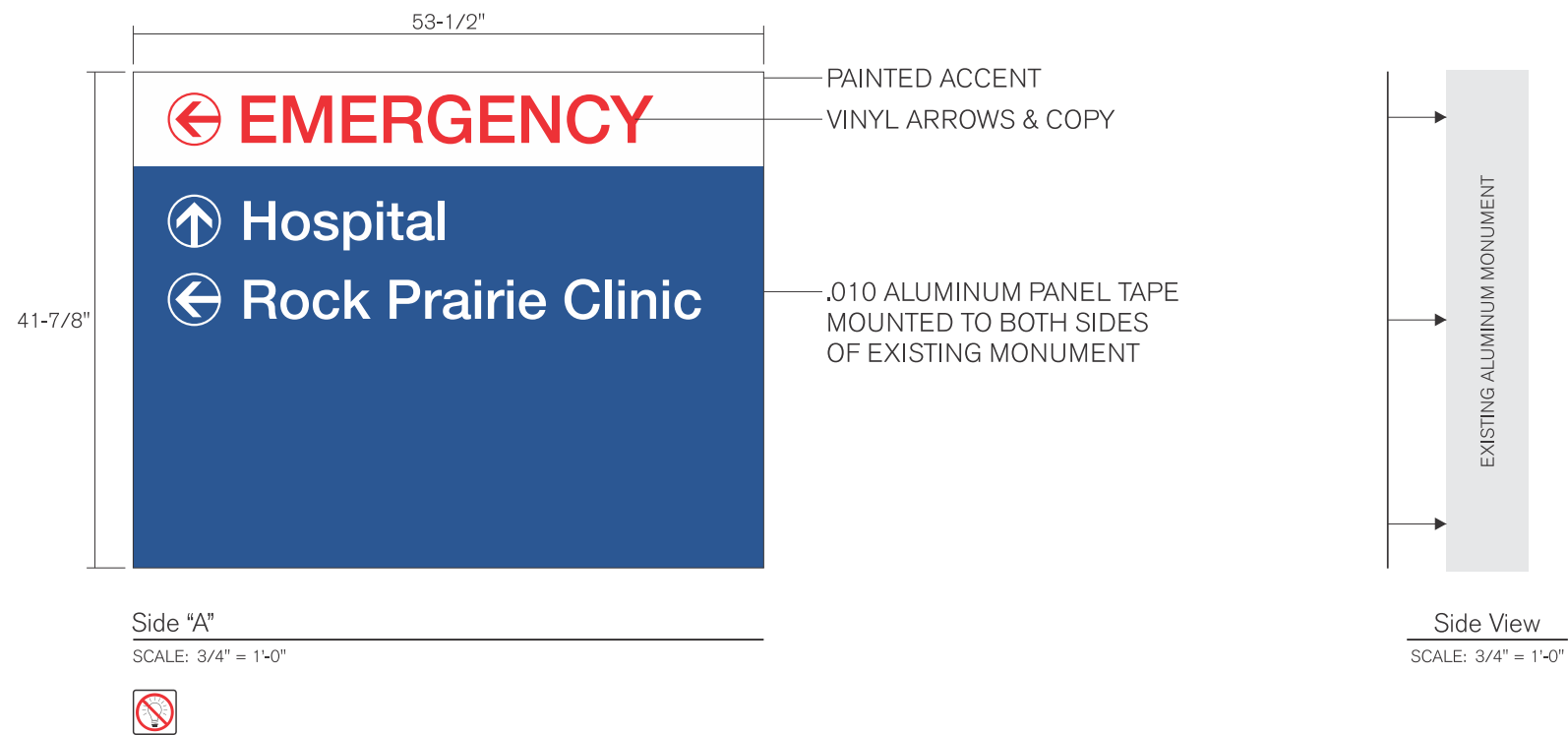
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EXISTING CONDITIONS



LOCATION 25

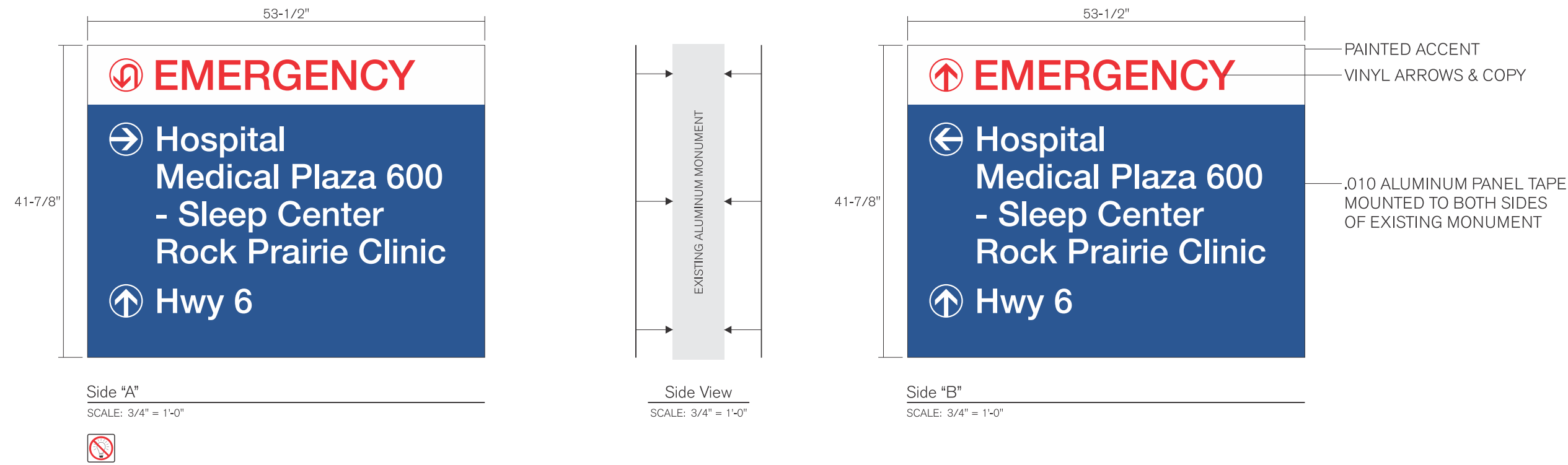


EXISTING CONDITIONS





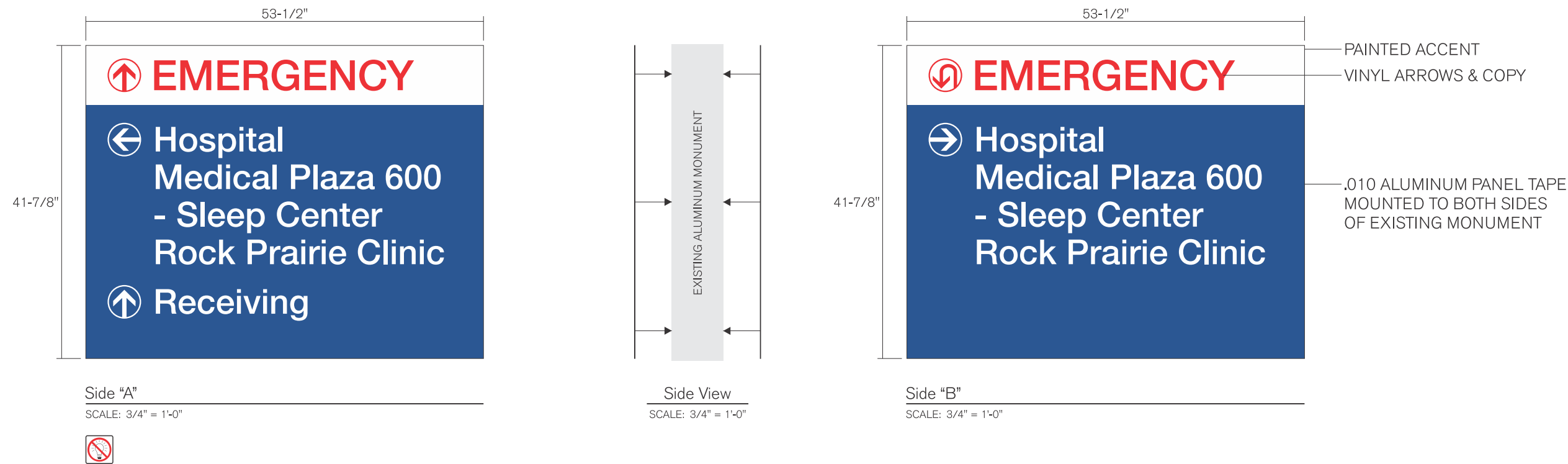
LOCATION 26



EXISTING CONDITIONS



LOCATION 27

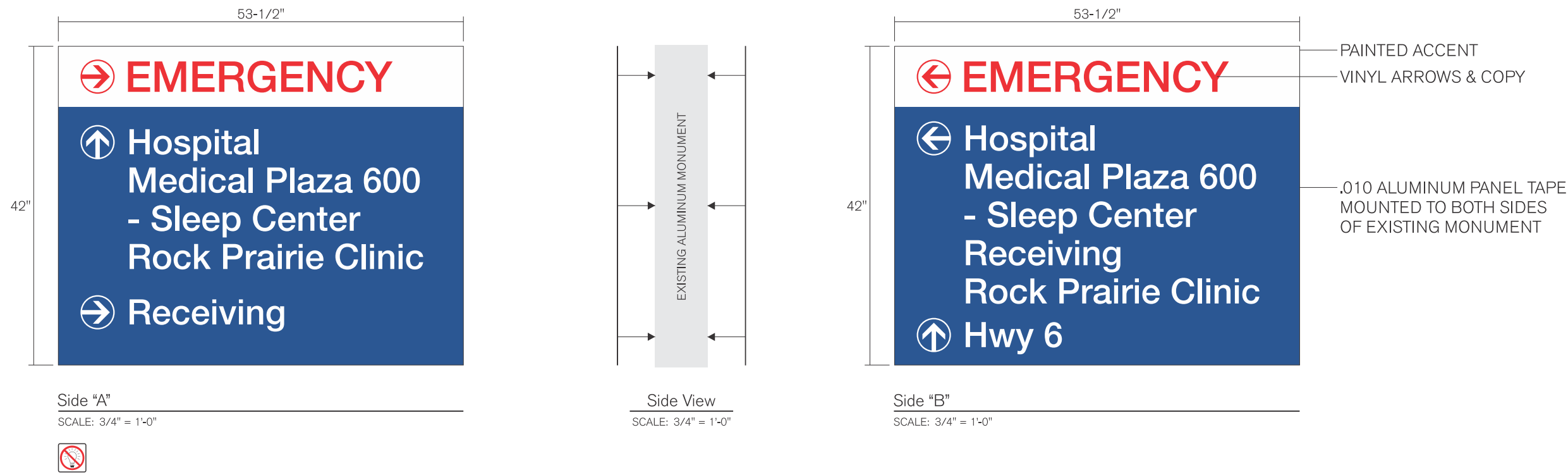


EXISTING CONDITIONS



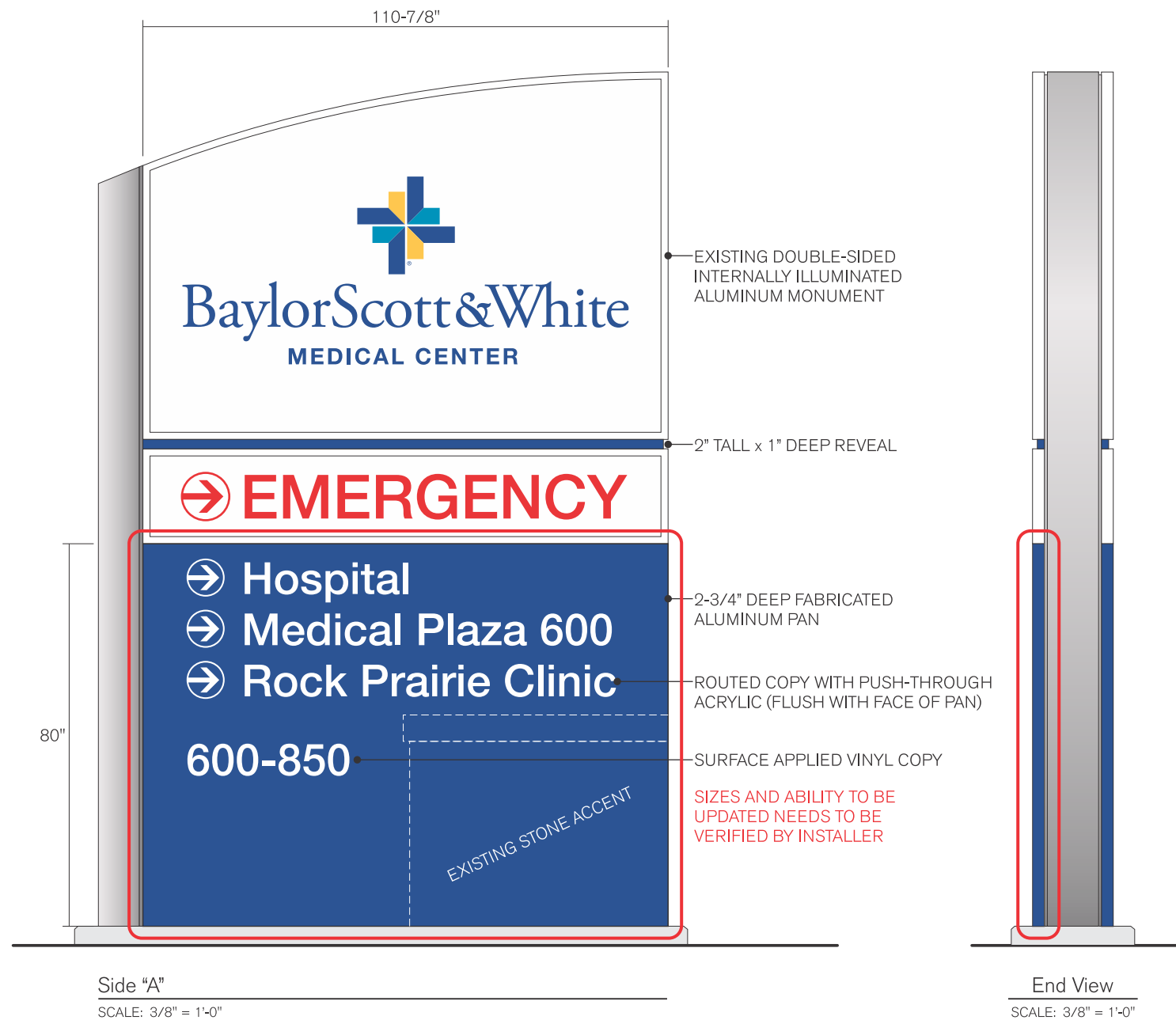


LOCATION 28



EXISTING CONDITIONS



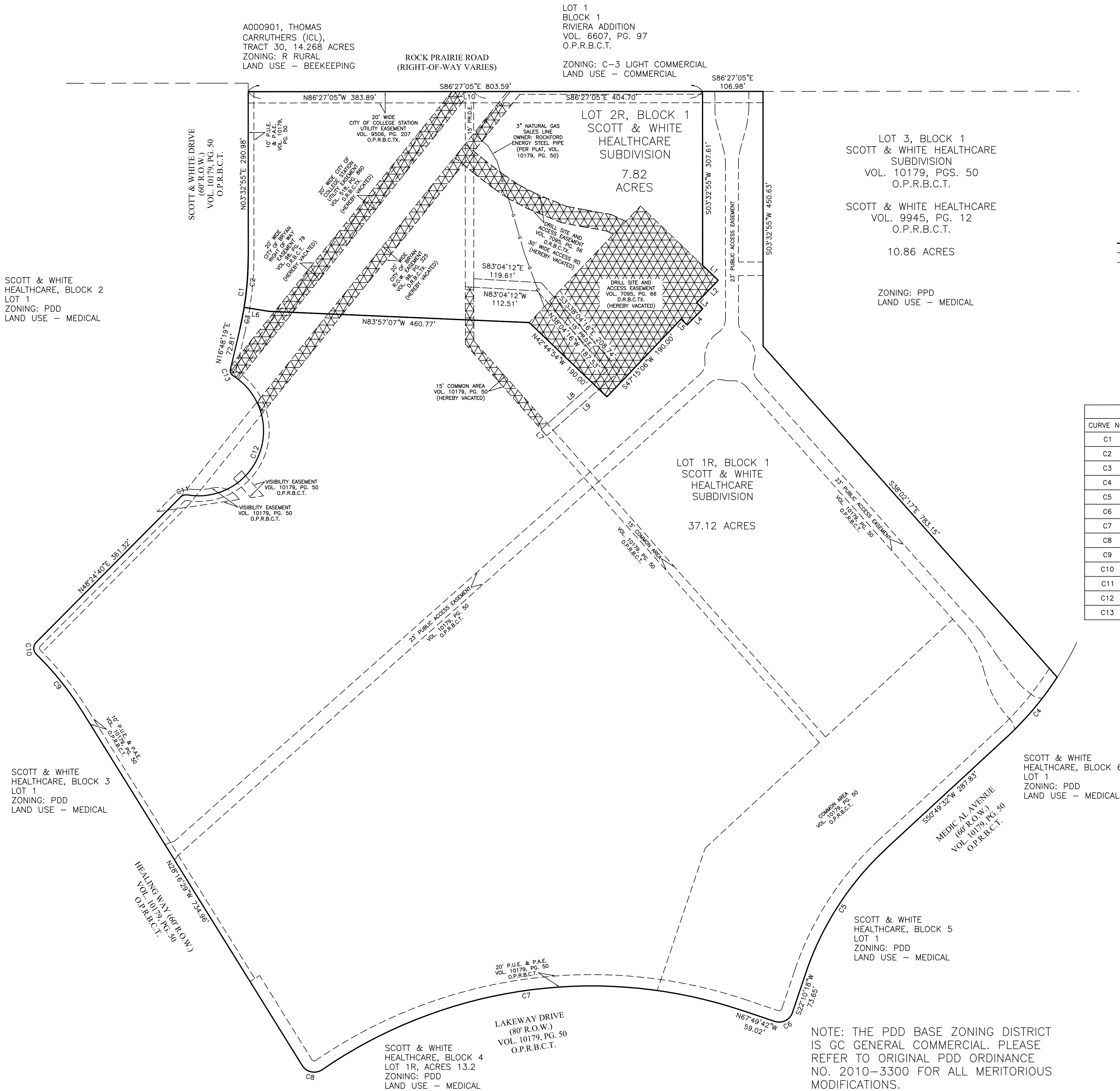
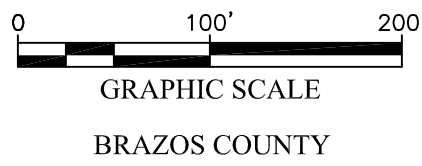


## LOCATION 29 SIDE A

### EXISTING CONDITIONS



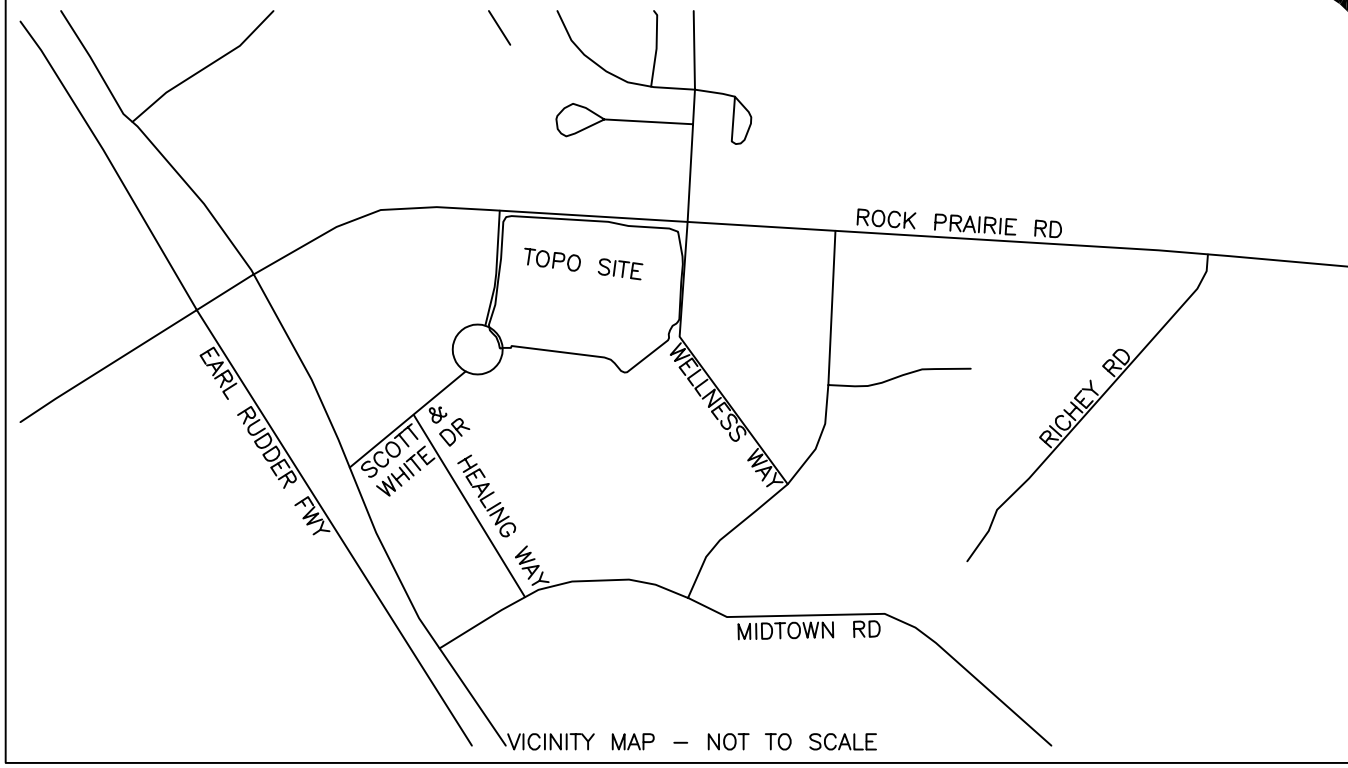




- LEGEND
- PARCEL LIMITS
  - ADJOINER PROPERTY
  - EASEMENTS
  - REBAR FOUND
  - REBAR SET W/SAM CAP
  - IRON PIN FOUND
  - RECORD INFORMATION
  - DEED RECORDS, BRAZOS COUNTY, TEXAS
  - OFFICIAL PUBLIC RECORDS, BRAZOS COUNTY, TEXAS
  - P.U.E. PUBLIC UTILITY EASEMENT
  - P.A.E. PUBLIC ACCESS EASEMENT
  - PR.D.E. PRIVATE DRAINAGE EASEMENT

| CURVE TABLE |            |         |         |               |              |
|-------------|------------|---------|---------|---------------|--------------|
| CURVE NO.   | DELTA      | RADIUS  | LENGTH  | CHORD BEARING | CHORD LENGTH |
| C1          | 013°15'23" | 565.00' | 130.72' | N10°10'37"E   | 130.43'      |
| C2          | 009°13'08" | 565.00' | 90.91'  | N08°09'29"E   | 90.81'       |
| C3          | 004°02'16" | 565.00' | 39.82'  | N14°47'11"E   | 39.81'       |
| C4          | 014°10'45" | 570.00' | 141.06' | N43°44'10"E   | 140.70'      |
| C5          | 028°39'13" | 530.00' | 265.05' | S36°29'55"W   | 262.30'      |
| C6          | 090°00'54" | 25.00'  | 39.28'  | N67°10'18"E   | 35.36'       |
| C7          | 053°08'44" | 840.00' | 779.15' | S85°35'57"W   | 751.52'      |
| C8          | 092°42'18" | 25.00'  | 40.45'  | S74°37'27"E   | 36.18'       |
| C9          | 013°32'31" | 560.00' | 132.36' | N35°02'44"W   | 132.05'      |
| C10         | 090°15'11" | 15.00'  | 23.63'  | S03°17'50"W   | 21.26'       |
| C11         | 054°46'27" | 15.00'  | 14.34'  | S75°47'38"W   | 13.80'       |
| C12         | 157°42'13" | 115.00' | 316.53' | N24°19'21"E   | 225.66'      |
| C13         | 071°19'25" | 10.00'  | 12.45'  | S18°51'47"E   | 11.66'       |

| LINE TABLE |             |         |
|------------|-------------|---------|
| NUMBER     | DIRECTION   | LENGTH  |
| L1         | S42°44'54"E | 38.11'  |
| L2         | S47°15'06"W | 55.00'  |
| L3         | S42°44'54"E | 15.00'  |
| L4         | S47°15'06"W | 40.00'  |
| L5         | N42°44'54"W | 15.00'  |
| L6         | N77°13'58"W | 44.41'  |
| L7         | N38°02'17"W | 15.00'  |
| L8         | N51°55'48"E | 157.80' |
| L9         | S51°55'48"W | 172.81' |
| L10        | N86°27'05"W | 15.00'  |



OWNER:  
SCOTT & WHITE HEALTHCARE  
BAYLOW SCOTT & WHITE HEALTH  
2401 SOUTH 31ST STREET  
BRYAN, TEXAS 77803



4801 Southwest Parkway  
Building Two, Suite 100  
Austin, Texas 78735  
Ofc: 512.447.0575  
Fax: 512.326.3029  
email: info@sam.biz

Texas Firm Registration No. 10064300

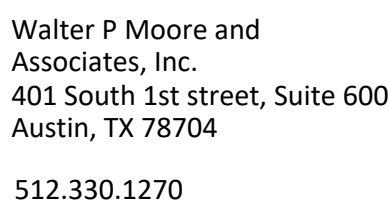
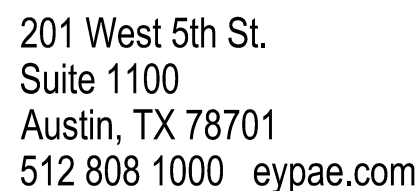
PROJECT: WALTER P. MOORE  
BSW COLLEGE STATION

JOB NUMBER: 68571  
DATE: 8/17/2022  
SCALE: 1" = 60'  
SURVEYOR: D. ZDANCEWICZ  
TECHNICIAN: E. BROWN  
DRAWING: BSW COLLEGE STATION\_REPLAT  
TRACT ID: -  
PARTYCHIEF: -  
FIELDBOOKS: -

REZONING EXHIBIT  
SCOTT & WHITE HEALTHCARE SUBDIVISION  
LOT 1 & LOT 2, BLOCK 1  
VOLUME 10179, PAGE 50  
O.P.R.B.C.T.  
THOMAS CARUTHERS LEAGUE, ABSTRACT NO. 9  
BRAZOS COUNTY, TEXAS

SHEET 2  
OF 2





| # | Revision | Date |
|---|----------|------|
|---|----------|------|

COLLEGE STATION MOB I



BAYLOR SCOTT & WHITE  
HEALTH

700 Scott and White Drive  
College Station, TX 77845  
Total Site Area = 6.7 ACRES

## SCHEMATIC DESIGN

## INTERIM REVIEW ONLY

Document Incomplete: Not intended  
for permit or construction.

Engineer: DAVID S. LUNDBERG, P.E.

P.E. Serial No.: 130058

Date: 09-28-2022

Walter P. Moore and Associates, Inc.  
TBPE Firm Registration No. 1856

## CONCEPTUAL SITE PLAN

DATE: 09/28/22  
SCALE:

DESIGNED BY: PCC  
DRAWN BY: MJ  
CHECKED BY: DSL

EYP PROJECT NUMBER :

6021180.0

—

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Page 88 of 10



SITE DRAINAGE CONCEPT: THE PROPOSED MEDICAL OFFICE BUILDING SITE DRAINAGE WILL GENERALLY FOLLOW THE EXISTING DRAINAGE PATTERNS WITH SITE RUN-OFF DRAINING FROM NORTH AND WEST TO THE SOUTHEAST CORNER OF THE SITE. WATER WILL BE CONVEYED BY A 48" STORM SEWER THAT IS BEING REROUTED AS A PART OF THIS PROJECT. DETENTION WILL BE PROVIDED BY AN EXISTING POND THAT WAS SIZED APPROPRIATELY FOR THE DEVELOPMENT OF THE PROJECT SITE.

## Key Notes

1 EXISTING EASEMENT TO BE VACATED  
PER REPLAT

NOTE:

THE PDD BASE ZONING DISTRICT IS GC  
GENERAL COMMERCIAL. PLEASE REFER TO  
ORIGINAL PDD ORDINANCE NO. 2010-3300  
FOR ALL MERITORIOUS MODIFICATIONS

X:\M02\2022\22002-00 BSW College Station MOB 2\Civil\2-Design\04-Exhibits\Concept Plan Exhibit\M02-22002-00-CONCEPT PLAN EXHIBIT.dwg  
Oct 13, 2022 - 12:25pm



RED - Proposed Signage  
GREEN - Existing Signage



EXISTING BAYLOR SCOTT  
& WHITE MEDICAL CENTER  
- COLLEGE STATION

Key Notes:  
① EXISTING EASEMENT TO BE VACATED  
PER REPLAT

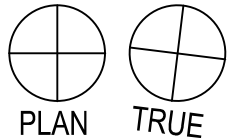
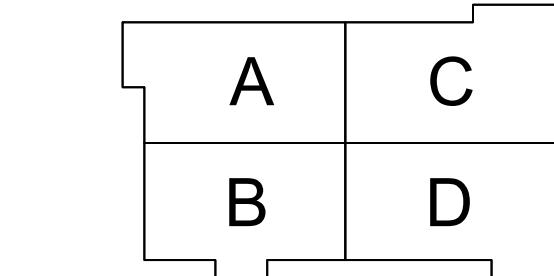
NOTE:  
THE PDD BASE ZONING DISTRICT IS GC  
GENERAL COMMERCIAL. PLEASE REFER TO  
ORIGINAL PDD ORDINANCE NO. 2010-3300  
FOR ALL MERITORIOUS MODIFICATIONS

SITE DRAINAGE CONCEPT: THE PROPOSED MEDICAL  
OFFICE BUILDING SITE DRAINAGE WILL GENERALLY  
FOLLOW THE EXISTING DRAINAGE PATTERNS WITH SITE  
RUN-OFF DRAINING FROM NORTH AND WEST TO THE  
SOUTHEAST CORNER OF THE SITE. WATER WILL BE  
CONVEYED BY A 48" STORM SEWER THAT IS BEING  
REROUTED AS A PART OF THIS PROJECT. DETENTION  
WILL BE PROVIDED BY AN EXISTING POND THAT WAS  
SIZED APPROPRIATELY FOR THE DEVELOPMENT OF THE  
PROJECT SITE.



EYP, Inc.  
201 West 5th St.  
Suite 1100  
Austin, TX 78701  
512 808 1000 eypae.com

Walter P Moore and  
Associates, Inc.  
401 South 1st street, Suite 600  
Austin, TX 78704  
512.330.1270



KEY PLAN

|  |  |  |
|--|--|--|
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |

| # | Revision | Date |
|---|----------|------|
|   |          |      |
|   |          |      |
|   |          |      |

COLLEGE STATION MOB II



BAYLOR SCOTT & WHITE  
HEALTH

700 Scott and White Drive  
College Station, TX 77845  
Total Site Area = 6.7 ACRES

SCHEMATIC DESIGN

INTERIM REVIEW ONLY

Document Incomplete: Not intended  
for permit or construction.  
Engineer: DAVID S. LUNDBERG, P.E.  
P.E. Serial No.: 130058  
Date: 09/27/2024  
Walter P. Moore and Associates, Inc.  
TBPE Firm Registration No. 1856

CONCEPT PLAN  
AMENDMENT 2024  
(Signage)

CONCEPTUAL SITE PLAN

DATE: 09/28/2024 DESIGNED BY: PCC  
SCALE: DRAWN BY: MJ  
CHECKED BY: DSL

EYP PROJECT NUMBER : 6021180.01



**October 3, 2024**

**Item No. 5.2.**

**Unified Development Ordinance regarding Conditional Use Permits, Nonconforming Uses, and Nightclub, Bar, and Tavern Uses in Northgate**

**Sponsor:** Molly Hitchcock, Assistant Director of Planning and Development

**Reviewed By CBC:** N/A

**Agenda Caption:** Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Section 3.6 “Conditional Use Permits,” Section 6.3.C “Use Table,” and Section 9.2.C “Abandonment” of the Code of Ordinances of the City of College Station, Texas, regarding conditional use permits, the abandonment of nonconforming uses, and requiring conditional use permits for new and expanding bars, nightclubs, and taverns in the NG-1 Core Northgate and NG-2 Transitional Northgate zoning districts. Case #ORDA2024-000002 (Note: Final action on this item will be considered at the October 24, 2024 City Council meeting - Subject to change).

**Relationship to Strategic Goals:**

- Good Governance

**Recommendation(s):** Staff recommends approval.

**Summary:** This proposed Unified Development Ordinance amendment affects all Conditional Use Permits (CUPs) in the City; nightclubs, bars and tavern uses in Northgate; and non-conforming uses that are discontinued. Specifically, the amendment:

1. Provides additional criteria based on increased occupancy loads that further define when a new or revised CUP must be requested;
2. Clarifies and adds language that extends the expiration date of a CUP that is a part of a larger project under construction;
3. Provides a stronger basis for the revocation of a CUP;
4. Requires proposed nightclubs, bars, and taverns in Northgate to pursue a CUP, similar to everywhere else in the city; and
5. Doubles the time that a non-conforming use or conditional use may be discontinued before the right to continue the former use no longer exists and/or a new CUP must be requested.

**Background:** The Northgate district and future options for its improvement were discussed at an August 2022 City Council workshop. Re-implementing the conditional use permit process for bars in Northgate was presented as a tool that could help improve the Northgate environment in the long-term. This topic was discussed at a meeting with Northgate bar owners in November 2023.

An ordinance amendment was drafted, taking into account feedback provided from Northgate bar owners. A second in-person meeting and an on-line meeting were held in July 2024 where virtually all current CUP business owners and CUP property owners in the city, Northgate bar owners, and Northgate bar property owners were invited to hear about the proposed Unified Development Ordinance amendment and provide feedback. The meetings were primarily attended by Northgate interests and there was consensus opposing additional regulations. Attendees at and after the

meetings expressed concerns that bars will slowly be removed from Northgate through the Conditional Use permit process, six-months would not be enough time to backfill a vacated bar space, local property owners will have to sell their properties if they cannot be guaranteed a continued bar use in their buildings, single-story buildings will be lost to high rise construction, and Northgate will lose its charm.

**Budget & Financial Summary:** N/A

**Attachments:**

1. Section 3.6 Conditional Use Permits redlines
2. Section 6.3 Use Table redlines
3. Section 9.2 Nonconforming Uses redlines



---

## Sec. 3.6. Conditional Use Permits.

### Conditional Use Permit Review Process



A. **Purpose.**

Conditional use permits allow City Council discretionary approval of uses with unique or widely varying operating characteristics or unusual site development features, subject to the terms and conditions set forth in this UDO.

B. **Applicability.**

Conditional uses are generally compatible with those uses permitted by right in a zoning district, but require individual review of their location, design, configuration, density, and intensity and may require the imposition of additional conditions to ensure the appropriateness and compatibility of the use at a particular location.

C. **Applications.**

A complete application for a conditional use permit shall be submitted to the Administrator as set forth in the General Approval Procedures Section above. A complete site plan must accompany all applications for a conditional use permit.

D. **Approval Process.**

1. **Pre-Application Conference.**

Prior to the submission of an application for a conditional use permit, applicants are encouraged to schedule and attend an optional pre-application conference in accordance with the Pre-Application Conference Subsection of the General Approval Procedures Section above.

2. **Review and Report by Administrator.**

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Once the application is complete, the Administrator shall review the proposed development subject to the criteria enumerated in the Conditional Use Review Criteria Subsection below and give a report to the Planning and Zoning Commission on the date of the scheduled public hearing.

3. **Planning and Zoning Commission Recommendation.**

a. **Notice.**

The Planning and Zoning Commission shall publish, post, and mail notices in accordance with the General Approval Procedures Section above.

b. **Public Hearing.**

After review of the conditional use permit application, subject to the criteria enumerated in the Conditional Use Review Criteria Subsection below, the Planning and Zoning Commission shall hold a public hearing and recommend to the City Council such action as the Planning and Zoning Commission deems proper.

4. **City Council Action.**

a. **Notice.**

The City Council shall publish, post, and mail notices in accordance with the General Approval Procedures Section above.

b. **Public Hearing.**

The City Council shall hold a public hearing after review of the conditional use permit application, subject to the criteria enumerated in the Conditional Use Review Criteria Subsection below. With consideration of the recommendation provided by the Planning and Zoning Commission, the City Council shall approve, approve with modifications or conditions, or disapprove the conditional use permit application.

E. **Conditional Use Review Criteria.**

The City Council may approve an application for a conditional use permit where it reasonably determines that there will be no significant negative impact upon residents of surrounding properties or the general public. The City Council shall consider the following criteria in its review:

1. **Purpose and Intent of the Unified Development Ordinance.**

The proposed use shall meet the purpose and intent of this UDO and the use shall meet all the minimum standards established in this UDO for this type of use.

2. **Consistency with the Comprehensive Plan.**

The proposed use shall be consistent with the development policies and goals and objectives as embodied in the Comprehensive Plan.

3. **Compatibility with the Surrounding Area.**

The proposed use shall not be detrimental to the health, welfare, or safety of the surrounding neighborhood or its occupants, nor be substantially or permanently injurious to neighboring property.

4. **Harmonious with the Character of the Surrounding Area.**

The proposed site plan and circulation plan shall be harmonious with the character of the surrounding area.

5. **Infrastructure Impacts Minimized.**

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The proposed use shall not negatively impact existing uses in the area or the city through impacts on public infrastructure such as roads, parking facilities, electrical, or water and sewer systems, or on public services such as police and fire protection, solid waste collection, or the ability of existing infrastructure and services to adequately provide services.

**6. Effect on the Environment.**

The proposed use shall not negatively impact existing land uses in the area or the city.

**F. Additional Conditions.**

The City Council may impose additional reasonable restrictions or conditions to carry out the spirit and intent of this UDO and to mitigate adverse effects of the proposed use. These requirements may include but are not limited to increased open space, loading and parking requirements, additional landscaping, and additional improvements such as curbing, utilities, drainage facilities, sidewalks, and screening.

**G. Enlargement, Modification, or Structural Alteration.**

1. A building, premise, or use under a conditional use permit may be enlarged, modified, structurally altered, or otherwise changed without applying for a new conditional use permit provided the Administrator determines that the changes do not:
  - a. Increase the height of structures;
  - b. Increase building square footage from its size at the time the original conditional use permit was granted by greater than ten (10) percent;
  - c. Increase the approved occupancy load from the date the original conditional use permit was granted by greater than ten (10) percent for combined indoor occupancies;
  - d. Increase the approved occupancy load from the date the original conditional use permit was granted by greater than ten (10) percent for combined outdoor occupancies;
  - e. Reduce the distance between a building or noise-generating activity on the property and an adjacent, off-site residential use. This provision shall not apply should the property and the residential use be separated by a major thoroughfare depicted on the Comprehensive Plan Functional Classification & Context Class Map; or
  - df. Reduce the buffer yard or buffer plantings as indicated on the previously approved site plan.
2. The Administrator may require a new application for a conditional use permit for any reason when an enlargement, modification, or structural alteration is proposed.
3. All other enlargements, modifications, structural alterations, or changes shall require the approval of a new conditional use permit.

**H. Duration; Expiration; Suspension; Violation; Revocation.**

**1. Duration.**

A conditional use permit shall remain in effect until it expires, is suspended, or is revoked in accordance with this Section.

**2. Expiration.**

A conditional use permit shall expire if:

- a. A construction permit, if any, for the conditional use has not been ~~approved~~issued within one (1) year of the date of approval of the conditional use permit;

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If the conditional use will be for a tenant within a new multi-tenant building that is not yet constructed or is under construction, the conditional use permit shall expire if a building permit to finish out the tenant space has not been issued before the building receives its first certificate of occupancy;

- b. The construction permit subsequently expires for the building or the tenant finish out;
- c. The conditional use has been discontinued for a period exceeding ~~three (3)~~six (6) months; or
- d. A termination date attached to the conditional use permit has passed.

3. **Suspension.**

In accordance with the authority granted to municipalities by the state, the City shall have the right to immediately suspend the conditional use permit for any property where the premises are determined to be an immediate hazard to the health and safety of any person or an immediate danger to any adjacent property. The suspension shall be for a period not to exceed twenty-four (24) hours or until the danger or hazard is removed.

4. **Violation.**

It is unlawful for any person to violate or to cause or permit to be violated any terms or conditions of a conditional use permit or upon which a conditional use permit was issued.

5. **Revocation.**

The revocation of a conditional use permit shall follow the following revocation procedure:

- a. If the Administrator determines, based on inspection or investigation by the City, that there are reasonable grounds for revocation of a conditional use permit, a public hearing shall be set before the Planning and Zoning Commission for a recommendation and a public hearing before the City Council for the consideration of an ordinance amendment. Circumstances that warrant revocation of an approved conditional use permit application shall include but not be limited to the following:
  - 1) There is a conviction of a violation of any of the provisions of state law, this UDO, the ordinance approving the conditional use, or any ordinance of the City of College Station that occurs on the property for which the conditional use permit is granted;
  - 2) The property is found to be in violation of state laws or City ordinance resulting in a history of arrests or criminal activity on the property;
  - 3) The building, premise, or uses under the conditional use permit is enlarged, modified, structurally altered, or otherwise significantly changed without the approval of a separate conditional use permit for such enlargement, modification, structural alteration, or change, unless the Administrator had determined that such enlargement, modification, or structural alteration did not require a new conditional use permit, as described in the Applicability Subsection above;
  - ~~34)~~ Violation of any provision of the site plan encompassing the property for which the conditional use permit was issued, terms, or conditions of a conditional use permit; ~~or~~
  - ~~45)~~ The conditional use permit was obtained by fraud or deception; or
  - 6) The use of the property is detrimental to the public health, safety, or general welfare of the City.
- b. The revocation process shall be conducted as for the conditional use permit, including giving notice to the holder of the conditional use permit and property owners within 200 feet of the



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public hearings in the manner provided in the Required Public Notice Subsection of the General Approval Procedures Section above.

- c. The City Council may revoke the conditional use permit, deny the revocation and allow the conditional use to continue, or deny the revocation and amend the conditional use permit to attach conditions to assure that the terms, conditions, and requirements of the conditional use permit be met.

Upon the effective date of the revocation set by the City Council, it shall be unlawful to undertake or perform any activity that was previously authorized by the conditional use permit. The property subject to the conditional use permit may be used for any permitted use within the base zoning district.

( Ord. No. 2023-4453 , Pt. 1(Exh. A), 8-10-2023)

| USE TABLE                                                                                                                                                                                                                                                               | Residential Districts |    |     |     |    |    |     |     |       |      |      |       |         | Non-Residential Districts |    |    |    |    |    |     |    |     | Retired Districts |       |       |       |     |     |       |                | Design Districts |        |        |   |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|----|-----|-----|----|----|-----|-----|-------|------|------|-------|---------|---------------------------|----|----|----|----|----|-----|----|-----|-------------------|-------|-------|-------|-----|-----|-------|----------------|------------------|--------|--------|---|--|--|--|
| Specific Uses                                                                                                                                                                                                                                                           | R                     | WE | E   | WRS | RS | GS | T** | D** | MH*** | MF** | MU** | MHP** | P-MUD** | O                         | SC | WC | GC | CI | BP | BPI | CU | NAP | R-1B              | R-4** | R-6** | C-3** | M-1 | M-2 | R&D** | WPC**          | NG-1**           | NG-2** | NG-3** |   |  |  |  |
| KEY: P = Permitted by Right; P* = Permitted Subject to Specific Use Standards<br>C = Conditional Use; ** = District with Supplemental Standards (refer to Article 5)<br>***Commercial, Office, and Retail Uses in MH Middle Housing are allowed in Live-Work Units only |                       |    |     |     |    |    |     |     |       |      |      |       |         |                           |    |    |    |    |    |     |    |     |                   |       |       |       |     |     |       |                |                  |        |        |   |  |  |  |
| RESIDENTIAL                                                                                                                                                                                                                                                             |                       |    |     |     |    |    |     |     |       |      |      |       |         |                           |    |    |    |    |    |     |    |     |                   |       |       |       |     |     |       |                |                  |        |        |   |  |  |  |
| Assisted Living/Residential Care Facility                                                                                                                                                                                                                               |                       |    |     |     |    |    |     |     |       |      |      |       |         | P                         | P  |    | P  |    |    |     |    |     |                   |       |       |       |     |     |       |                |                  |        |        |   |  |  |  |
| Boarding and Rooming House                                                                                                                                                                                                                                              |                       |    |     |     |    |    |     |     |       | P    |      |       | P       |                           |    |    |    |    |    |     |    |     |                   | P     | P     |       |     |     |       |                |                  |        |        | P |  |  |  |
| Courtyard Houses                                                                                                                                                                                                                                                        |                       |    |     |     |    |    |     |     | P*    |      |      |       |         |                           |    |    |    |    |    |     |    |     |                   |       |       |       |     |     |       |                |                  |        |        |   |  |  |  |
| Dormitory                                                                                                                                                                                                                                                               |                       |    |     |     |    |    |     |     |       | P    | P    |       | P       |                           |    |    |    |    |    |     |    |     |                   | P     | P     |       |     |     |       |                |                  | P      | P      | P |  |  |  |
| Duplex                                                                                                                                                                                                                                                                  |                       |    |     |     |    |    |     | P   | P     |      |      |       | P       |                           |    |    |    |    |    |     |    |     |                   | P     | P     |       |     |     |       |                |                  |        |        |   |  |  |  |
| Extended Care Facility/Convalescent/Nursing Home                                                                                                                                                                                                                        |                       |    |     |     |    |    |     |     |       | P    |      |       | P       |                           | P  |    | P  | P  |    |     |    |     |                   | P     | P     |       |     |     |       |                | P                |        |        |   |  |  |  |
| Fraternity/Sorority                                                                                                                                                                                                                                                     |                       |    |     |     |    |    |     |     |       | P    |      |       |         |                           |    |    |    |    |    |     |    |     |                   | P     | P     |       |     |     |       |                |                  | P      | P      | P |  |  |  |
| Manufactured Home                                                                                                                                                                                                                                                       | P *                   |    | P * |     |    |    |     |     |       |      |      | P *   |         |                           |    |    |    |    |    |     |    |     |                   |       |       |       |     |     |       |                |                  |        |        |   |  |  |  |
| Mixed-Use Structure                                                                                                                                                                                                                                                     |                       |    |     |     |    |    |     |     |       | P    | P    |       | P       |                           |    |    |    |    |    |     |    |     |                   |       |       |       |     |     |       |                | P                | P      | P      | P |  |  |  |
| Multi-Family                                                                                                                                                                                                                                                            |                       |    |     |     |    |    |     |     |       | P    | P    |       | P       |                           |    |    |    |    |    |     |    |     |                   | P     | P     |       |     |     |       | C <sup>1</sup> | P                | P      | P      |   |  |  |  |
| Multi-Family built prior to January 2002                                                                                                                                                                                                                                |                       |    |     |     |    |    |     |     |       | P    | P    |       |         |                           |    |    |    |    |    |     |    |     |                   | P     | P     |       |     |     |       | P              | P                | P      | P      |   |  |  |  |

|                                              |    |    |    |    |    |    |    |    |    |    |    |    |   |    |    |    |   |   |   |   |   |  |    |    |    |   |   |   |   |   |   |   |    |
|----------------------------------------------|----|----|----|----|----|----|----|----|----|----|----|----|---|----|----|----|---|---|---|---|---|--|----|----|----|---|---|---|---|---|---|---|----|
| Multi-plex, Medium                           |    |    |    |    |    |    |    |    | P  | P  |    |    |   |    |    |    |   |   |   |   |   |  |    |    |    |   |   |   |   |   |   |   |    |
| Multi-plex, Small                            |    |    |    |    |    |    |    |    | P  | P  |    |    |   |    |    |    |   |   |   |   |   |  |    |    |    |   |   |   |   |   |   |   |    |
| Shared Housing                               |    |    |    |    |    |    |    |    | P  | P  |    |    |   |    |    |    |   |   |   |   |   |  |    |    |    |   |   |   |   | P | P | P |    |
| Single-Family Detached                       | P  | P  | P  | P  | P  | P  | P  | P  | P  |    |    |    | P |    |    |    |   |   |   |   |   |  | P  |    |    |   |   |   |   |   |   |   |    |
| Single-Unit Dwelling                         |    |    |    |    |    |    |    |    |    | P  |    |    |   |    |    |    |   |   |   |   |   |  |    |    |    |   |   |   |   |   |   |   |    |
| Split-Lot Duplexes                           |    |    |    |    |    |    |    | P  | P  |    |    |    |   |    |    |    |   |   |   |   |   |  |    |    |    |   |   |   |   |   |   |   |    |
| Townhouse                                    |    |    |    |    |    |    | P  |    | P  | P  |    |    | P |    |    |    |   |   |   |   |   |  | P  | P  |    |   |   |   |   |   |   | P |    |
| Two-Unit Dwelling                            |    |    |    |    |    |    |    |    |    | P  |    |    |   |    |    |    |   |   |   |   |   |  |    |    |    |   |   |   |   |   |   |   |    |
| Live-Work Unit                               |    |    |    |    |    |    |    |    | P* |    |    |    |   | P* | P* |    |   |   |   |   |   |  |    |    |    |   |   |   |   |   |   |   |    |
| PUBLIC, CIVIC AND INSTITUTIONAL              |    |    |    |    |    |    |    |    |    |    |    |    |   |    |    |    |   |   |   |   |   |  |    |    |    |   |   |   |   |   |   |   |    |
| Educational Facility, College and University |    |    |    |    |    |    |    |    |    |    |    |    |   |    |    |    |   |   |   |   | P |  |    |    |    |   |   |   |   |   |   |   |    |
| Educational Facility, Indoor Instruction     |    |    |    |    |    |    |    |    | P  | P  | P  |    | P | P  | P  | P  | P | P |   |   |   |  |    |    | P  |   |   |   |   | P | P | P | P  |
| Educational Facility, Outdoor Instruction    | P  | C  | C  |    |    |    |    |    |    |    |    |    | P |    |    | P  | P | P |   |   |   |  |    |    |    |   |   |   |   |   |   |   |    |
| Educational Facility, Primary and Secondary  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P | P  | P  | P  | P | P | P | P | P |  | P  | P  | P  | P | P | P | P | P | P | P | P  |
| Educational Facility, Tutoring               |    |    |    |    |    |    |    |    | P  | P  | P  |    | P | P  | P  | P  | P | P |   |   |   |  |    |    |    |   |   |   |   | P | P | P | P  |
| Educational Facility, Vocational/Trade       |    |    |    |    |    |    |    |    |    |    |    |    | P | P  |    |    | P | P | P | P |   |  |    |    |    | P | P |   |   |   |   |   |    |
| Governmental Facilities                      | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | P | P  | P* | P* | P | P | P | P | P |  | P* | P* | P* | P | P | P | P | P | P | P | P* |

|                                                       |     |     |     |     |     |     |     |     |     |     |     |     |   |   |   |     |     |     |     |     |   |  |     |     |     |   |     |   |   |   |   |   |   |   |
|-------------------------------------------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|---|---|---|-----|-----|-----|-----|-----|---|--|-----|-----|-----|---|-----|---|---|---|---|---|---|---|
| Health Care, Hospitals                                |     |     |     |     |     |     |     |     |     |     |     |     |   |   |   |     | P   | P   |     |     |   |  |     |     |     |   |     |   |   |   |   |   |   |   |
| Health Care, Medical Clinics                          |     |     |     |     |     |     |     |     |     | P   | P   |     |   | P | P | P   | P   | P   |     |     |   |  |     |     |     | P |     |   |   |   | P | P |   |   |
| Parks                                                 | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P | P | P | P   | P   | P   | P   | P   | P |  | P   | P   | P   | P | P   | P | P | P | P | P | P |   |
| Places of Worship                                     | P * | P * | P * | P * | P * | P * | P * | P * | P * | P * | P * | P * | P | P | P | P * | P   | P   | P   | P   | P |  | P * | P * | P * | P | P   | P | P | P | P | P | P |   |
| COMMERCIAL, OFFICE AND RETAIL                         |     |     |     |     |     |     |     |     |     |     |     |     |   |   |   |     |     |     |     |     |   |  |     |     |     |   |     |   |   |   |   |   |   |   |
| Agricultural Use, Barn or Stable<br>for Private Stock | P   | P   | P   |     |     |     |     |     |     |     |     |     |   |   |   |     |     |     |     |     |   |  |     |     |     |   |     |   |   |   |   |   |   |   |
| Agricultural Use, Farm or<br>Pasturage                | P   | P   | P   |     |     |     |     |     |     |     |     |     |   |   |   |     |     |     |     |     |   |  |     |     |     |   |     |   |   |   |   |   |   |   |
| Agricultural Use, Farm Product<br>Processing          | P   |     |     |     |     |     |     |     |     |     |     |     |   |   |   |     |     |     |     |     |   |  |     |     |     |   |     |   |   |   |   |   |   |   |
| Animal Care Facility, Indoor                          |     |     |     |     |     |     |     |     |     | P   | P   |     | P | P | P | P   | P   | P   |     |     |   |  |     |     | P   |   |     |   |   | P | P | P |   |   |
| Animal Care Facility, Outdoor                         | P * |     |     |     |     |     |     |     |     |     |     |     |   |   |   |     |     | P   |     |     |   |  |     |     |     |   |     |   |   |   |   |   |   |   |
| Art Studio/Gallery                                    |     |     |     |     |     |     |     |     | P   | P   | P   |     | P | P | P | P   | P   |     |     |     |   |  |     |     | P   |   |     |   |   | P | P | P | P |   |
| Car Wash                                              |     |     |     |     |     |     |     |     |     |     |     |     |   |   |   |     | P * |     |     |     |   |  |     |     |     |   |     |   |   |   |   |   |   |   |
| Commercial<br>Garden/Greenhouse/Landscape<br>Maint.   | P * |     |     |     |     |     |     |     |     |     |     |     |   |   |   |     | P * | P * | P * | P * |   |  |     |     |     |   | P * |   |   |   |   |   |   |   |
| Commercial Amusements                                 |     |     |     |     |     |     |     |     |     | P   | P   |     | P |   | C | C   | P * | P * |     |     |   |  |     |     | C   |   |     |   |   | P | P | P |   |   |
| Conference/Convention Center                          |     |     |     |     |     |     |     |     |     | P   | P   |     | P |   |   |     | P   | P   |     |     |   |  |     |     |     |   |     |   |   | P | P | P |   |   |
| Country Club                                          | P   | P   | P   | P   | P   | P   |     |     |     |     |     |     | P |   |   |     | P   | P   |     |     |   |  | P   |     |     |   |     |   |   |   |   |   |   |   |
| Day Care, Commercial                                  |     |     |     |     |     |     |     |     | P   | P   | P   | C   | P | P | P | P   | P   |     |     |     |   |  |     | C   | C   | P |     |   |   |   |   | P | P | P |



|                                             |     |  |  |  |  |  |  |  |   |     |     |  |     |     |     |     |     |     |   |   |  |  |  |  |     |     |     |   |   |   |   |     |     |     |     |  |
|---------------------------------------------|-----|--|--|--|--|--|--|--|---|-----|-----|--|-----|-----|-----|-----|-----|-----|---|---|--|--|--|--|-----|-----|-----|---|---|---|---|-----|-----|-----|-----|--|
| Drive-in/thru window                        |     |  |  |  |  |  |  |  |   |     |     |  |     | P * |     | P   |     |     |   |   |  |  |  |  |     |     |     |   |   |   |   |     | C   |     | P * |  |
| Dry Cleaners and Laundry                    |     |  |  |  |  |  |  |  |   | P   | P   |  | P * | P * | P   | P * | P   | P   |   |   |  |  |  |  |     |     | P * |   |   |   |   | P * | P * | P * | P * |  |
| Fraternal Lodge                             |     |  |  |  |  |  |  |  |   |     |     |  | P   |     |     |     | P   | P   |   |   |  |  |  |  |     |     |     |   |   |   |   |     | P   | P   | P   |  |
| Fuel Sales                                  |     |  |  |  |  |  |  |  |   |     |     |  | P * |     |     |     | P * |     |   |   |  |  |  |  |     | P * |     | P |   |   |   |     |     |     |     |  |
| Funeral Homes                               |     |  |  |  |  |  |  |  |   |     |     |  |     |     |     | P   | P   | P   |   |   |  |  |  |  |     |     |     | P |   |   |   |     |     |     |     |  |
| Golf Course or Driving Range                | P * |  |  |  |  |  |  |  |   |     |     |  | P * |     |     |     | P * | P * |   |   |  |  |  |  |     |     |     |   |   |   |   |     |     |     |     |  |
| Health Club/Sports Facility, Indoor         |     |  |  |  |  |  |  |  |   | P   | P   |  | P   |     | P   | P   | P   | P   |   |   |  |  |  |  |     | P   |     |   |   |   |   | P   | P   | P   | P   |  |
| Health Club/Sports Facility, Outdoor        |     |  |  |  |  |  |  |  |   | P   | P * |  | P   |     |     |     | P   | P   |   |   |  |  |  |  |     |     |     |   |   |   |   | P   | P * | P   |     |  |
| Hotels                                      | C 2 |  |  |  |  |  |  |  |   | P   | P   |  | P   |     | P   |     | P   |     |   |   |  |  |  |  |     |     |     |   |   |   |   | P   | P   | P   |     |  |
| Mobile Food Court                           |     |  |  |  |  |  |  |  |   | C 4 | C 4 |  | C 4 |     |     |     | C 4 |     |   |   |  |  |  |  |     |     |     |   |   |   |   | C 4 | C 4 | C 4 |     |  |
| Night Club, Bar or Tavern                   |     |  |  |  |  |  |  |  |   | C   | C   |  | C   |     |     |     | C   |     |   |   |  |  |  |  |     |     |     |   |   |   |   | C   | PC  | PC  |     |  |
| Offices                                     |     |  |  |  |  |  |  |  | P | P   | P   |  | P   | P   | P   | P   | P   | P   | P |   |  |  |  |  |     | P   | P   | P | P | P | P | P   | P   | P   |     |  |
| Parking as a Primary Use                    |     |  |  |  |  |  |  |  |   |     | P   |  | P   | C   |     |     | P   | P   |   |   |  |  |  |  |     |     |     |   |   |   | P |     | P * |     |     |  |
| Personal Service Shop                       |     |  |  |  |  |  |  |  | P | P   | P   |  | P   | P   | P   | P   | P   |     |   |   |  |  |  |  |     | P   |     |   |   |   | P | P   | P   | P   |     |  |
| Printing/CopyShop                           |     |  |  |  |  |  |  |  |   | P   | P   |  | P   | P   | P   | P   | P   | P   | P | P |  |  |  |  | P   |     |     |   |   |   | P | P   | P   |     |     |  |
| Radio/TV Station/Studios                    |     |  |  |  |  |  |  |  |   | P   | P   |  | P   | P   |     |     | P   | P   | P | P |  |  |  |  | P   | P   | P   |   |   |   |   |     | P * |     |     |  |
| Recreational Vehicle (RV) Park              | C 3 |  |  |  |  |  |  |  |   |     |     |  |     |     |     |     | C 3 |     |   |   |  |  |  |  |     |     |     |   |   |   |   |     |     |     |     |  |
| Restaurants                                 |     |  |  |  |  |  |  |  |   | P   | P   |  | P   |     | P * | P * | P   |     |   |   |  |  |  |  | P * |     |     |   |   |   | P | P   | P   | P * |     |  |
| Retail Sales - Single Tenant over 50,000 SF |     |  |  |  |  |  |  |  |   |     | P   |  |     |     |     |     | P   |     |   |   |  |  |  |  |     |     |     |   |   |   |   |     | P   |     |     |  |

|                                             |    |    |    |    |    |    |    |    |   |    |    |    |    |    |    |    |    |    |    |    |    |  |    |    |    |    |    |    |    |    |    |    |    |   |   |
|---------------------------------------------|----|----|----|----|----|----|----|----|---|----|----|----|----|----|----|----|----|----|----|----|----|--|----|----|----|----|----|----|----|----|----|----|----|---|---|
| Retail Sales and Service                    |    |    |    |    |    |    |    |    | P | P  | P  |    | P  |    | P* | P* | P* | P* |    |    |    |  |    |    |    |    |    | P  |    |    |    | P  | P  | P | P |
| Retail Sales and Service - Alcohol          |    |    |    |    |    |    |    |    |   |    | C  |    | P  |    |    |    | P* | P* |    |    |    |  |    |    |    |    | P  |    |    |    | C  | P  | P  |   |   |
| Sexually Oriented Business (SOB)            | P* | P* | P* | P* | P* | P* | P* | P* |   | P* | P* | P* | P* | P* |    |    | P* | P* | P* | P* | P* |  | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* |   |   |
| Shooting Range, Indoor                      |    |    |    |    |    |    |    |    |   |    |    |    | P  |    |    |    | P  | P  |    | P  |    |  |    |    |    |    |    |    |    |    | P  |    |    |   |   |
| Theater                                     |    |    |    |    |    |    |    |    |   | P  | P  |    | P  |    |    |    | P  |    |    |    |    |  |    |    |    |    |    |    |    |    | P  | P  | P  | P |   |
| RetailSales, Manufactured Homes             |    |    |    |    |    |    |    |    |   |    |    |    |    |    |    |    |    |    |    | P  |    |  |    |    |    |    |    |    | P* |    |    |    |    |   |   |
| Storage, Self Service                       |    |    |    |    |    |    |    |    |   |    |    |    |    |    | P* | P* | P  | P  |    | P  |    |  |    |    |    |    | P* |    | P  |    |    |    |    |   |   |
| Vehicular Sales, Rental, Repair and Service |    |    |    |    |    |    |    |    |   |    |    |    |    |    |    |    | P* | P* |    | P  |    |  |    |    |    |    |    |    | P* |    |    |    |    |   |   |
| Wholesales/Services                         |    |    |    |    |    |    |    |    |   |    |    |    |    |    |    |    | P* | P* | P  | P  |    |  |    |    |    |    |    |    | P  | P  |    |    |    |   |   |
| INDUSTRIAL AND MANUFACTURING                |    |    |    |    |    |    |    |    |   |    |    |    |    |    |    |    |    |    |    |    |    |  |    |    |    |    |    |    |    |    |    |    |    |   |   |
| Bulk Storage Tanks/Cold Storage Plant       |    |    |    |    |    |    |    |    |   |    |    |    |    |    |    |    |    | P  |    | P  |    |  |    |    |    |    |    |    | P  |    |    |    |    |   |   |
| Micro-Industrial                            |    |    |    |    |    |    |    |    |   |    |    |    |    |    |    |    | P* | P* |    | P  |    |  |    |    |    |    |    |    |    |    | P* | P* |    |   |   |
| Industrial, Light                           |    |    |    |    |    |    |    |    |   |    |    |    |    |    |    |    |    | P  | P  | P  |    |  |    |    |    |    |    | P  | P  | P  |    |    |    |   |   |
| Industrial, Heavy                           |    |    |    |    |    |    |    |    |   |    |    |    |    |    |    |    |    |    |    | P  |    |  |    |    |    |    |    |    | P  |    |    |    |    |   |   |
| Recycling Facility - Large                  |    |    |    |    |    |    |    |    |   |    |    |    |    |    |    |    |    | P* |    | P  |    |  |    |    |    |    |    |    | P  |    |    |    |    |   |   |
| Salvage Yard                                |    |    |    |    |    |    |    |    |   |    |    |    |    |    |    |    |    |    |    | P* |    |  |    |    |    |    |    |    | P* |    |    |    |    |   |   |
| Scientific Testing/Research Laboratory      |    |    |    |    |    |    |    |    |   |    |    |    |    |    |    |    |    | P  | P  | P  |    |  |    |    |    |    |    | P  |    | P  |    |    |    |   |   |

|                                                      |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |
|------------------------------------------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| Storage, Outdoor - Equipment or Materials            |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     | P   | P * | P   |     |     |     |     |     |     |     |     |     |     |     |     |     |     |
| Truck Stop/Freight or Trucking Terminal              |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     | P   |     |     |     |     |     |     |     |     |     |     |     |     |     |     |
| Utility                                              | P * | P * | P * | P * | P * | P * | P * | P * | P * | P * | P * | P * | P * | P * | P * | P * | P * | P * | P * | P * | P * | P * | P * | P * | P * | P * | P * | P * | P * | P * | P * | P * | P * |     |
| Warehousing/Distribution                             |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     | P   | C   | P   |     |     |     |     |     |     |     |     |     |     |     |     |     |     |
| Waste Services                                       |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     | P   |     |     |     |     |     |     |     |     |     |     |     |     |     |     |
| Wireless Telecommunication Facilities - Intermediate | P * |     |     |     |     |     |     |     |     |     |     |     | P * | P * |     |     |     | P * | P * | P * | P   |     |     | P * |     |     |     |     | P * | P * | P * | P * | P * | P * |
| Wireless Telecommunication Facilities-Major          | C   |     |     |     |     |     |     |     |     |     | P * |     |     | C   |     |     |     | C   | C   | C   | P   |     |     | C   |     |     |     |     | C   | C   | P * | C   |     |     |
| Wireless Telecommunication Facilities-Unregulated    | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   |     |     | P   | P   | P   | P   | P   | P   |     |     | P   | P   | P   |     |

## Sec. 9.2. - Nonconforming Uses.

### A. Continuance.

An existing use that is not in compliance with this UDO or subsequent amendments applicable to the use shall not be enlarged, extended, reconstructed, substituted or structurally altered unless the use is brought into compliance with this UDO, except as follows:

#### 1. Expansion.

- a. For properties designated as Neighborhood Conservation in the Comprehensive Plan Future Land Use and Character Map: When authorized by the Zoning Board of Adjustment in accordance with the provisions of this Article, enlargement or completion of a building devoted to a nonconforming use may be made upon the lot occupied by such building, where such extension is necessary and incidental to the existing use of such building and does not exceed twenty-five (25) percent of the original area of nonconformity.
- b. For properties in all other areas: Buildings and structures devoted to nonconforming uses may be enlarged, extended, or structurally altered provided such enlargement, extension, or structural alteration is incidental to the existing use of existing buildings and does not exceed fifty (50) percent of the original area of nonconformity. Enlargements greater than fifty (50) percent of the original area of nonconformity shall require approval of the Zoning Board of Adjustment.

#### 2. Conditional Use.

A use existing on the effective date of this UDO, or subsequent amendment applicable to its use, which would only be permitted as a conditional use, shall be a lawful nonconforming use until altered pursuant to the Conditional Use Permit section of this UDO. In the event of issuance of a conditional use permit, such use becomes a permitted and lawful use.

### B. Termination.

The City Council shall have the authority to initiate, on its motion, action to bring about the discontinuance of a nonconforming use under any plan whereby full value of the structure can be amortized within a definite period of time, taking into consideration the general character of the area and the necessity for all property to conform to the regulations of this UDO.

### C. Abandonment.

Whenever a nonconforming use has been discontinued and changed to a conforming use, or whenever a nonconforming use has been discontinued or abandoned for more than ~~three (3)~~six (6) months, an ~~presumption of~~ intent to abandon said use shall have been established and the right to continue the former nonconforming use shall no longer exist. Subsequent operation as a nonconforming use shall be unlawful.