



College Station, TX

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

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

January 16, 2020

6:00 PM

City Hall Council Chambers

1. Call meeting to order.

2. Pledge of Allegiance.

3. Hear Citizens.

At this time, the Chairman will open the floor to citizens wishing to address the Commission on issues not already scheduled on tonight's agenda. The citizen presentations will be limited to three minutes in order to accommodate everyone who wishes to address the Commission and to allow adequate time for completion of the agenda items. The Commission will receive the information, ask city staff to look into the matter, or will place the matter on a future agenda for discussion. (A recording is made of the meeting; please give your name and address for the record.)

4. Consent Agenda

All matters listed under Item 4, Consent Agenda, are considered routine by the Commission and will be enacted by one motion. These items include preliminary plans and final plats, where staff has found compliance with all minimum subdivision regulations. All items approved by Consent are approved with any and all staff recommendations. Since there will not be separate discussion of these items, citizens wishing to address the Commission regarding one or more items on the Consent Agenda may address the Commission at this time as well. If any Commissioner desires to discuss an item on the Consent Agenda it may be moved to the Regular Agenda for further consideration.

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

*January 2, 2020

Sponsors: Kristen Hejny

Attachments: 1. January 2 2020

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

*Bill Mather ~ January 16, 2020

Sponsors: Kristen Hejny

Attachments: 1. Bill Mather

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- 4.3. Presentation, possible action, and discussion regarding a Final Plat for Waterford Heights Phase 2 on approximately 7.4 acres generally located north of the northeast corner of Bird Pond Road and Rock Prairie Road. Case #FP2018-000024

Sponsors: Jade Broadnax

Attachments: 1. Staff Report
2. Aerial
3. Application
4. Final Plat

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

6. **Informational**

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

- 6.2. Discussion of Minor and Amending Plats approved by Staff.

*Final Plat ~ Minor Plat ~ Scomic Subdivision ~ Case #FP2019-000004

Sponsors: Jade Broadnax

Attachments: None

- 6.3. Presentation and discussion regarding an update of the 2019 Plan of Work.

Sponsors: Jade Broadnax

Attachments: 1. 2019 Plan of Work

- 6.4. Presentation and discussion regarding the P&Z Calendar of Upcoming Meetings:
*Thursday, January 23, 2020 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:00 P.M. & Regular 6:00 P.M. (Liaison - Christiansen)

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

*Thursday, February 13, 2020 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:00 P.M. & Regular 6:00 P.M. (Liaison - Guerra)

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

6.5. Presentation and discussion regarding an update on the following items:
*A Rezoning from O Office and D Duplex to GC General Commercial for approximately one acre located at 505 Eisenhower Street. The Planning & Zoning Commission heard this item on December 5, 2019, and voted (6-0) to approve this item. The City Council heard this item on January 9, 2020, and voted (6-0) to approve the request.

*A Conditional Use Permit for three acres located at 650 William D. Fitch Parkway. The Planning & Zoning Commission heard this item on December 19, 2019, and voted (5-0) to approve the request. The City Council heard this item on January 9, 2020, and voted (6-0) to approve the request.

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

7. Regular Agenda

7.1. Public Hearing, presentation, discussion, and possible action regarding an ordinance amendment to Appendix A, "Unified Development Ordinance," Section 5.2 "Residential Dimensional Standards" of the Code of Ordinances of the City of College Station, Texas, regarding building setbacks. Case #ORDA2019-0000015. (Final action on this item is scheduled for the Thursday, January 23, 2020 City Council Meeting - Subject to change)

Sponsors: Molly Hitchcock

Attachments: 1. Memo
2. Section 5.2 Residential Dimensional Standards Redline

8. Discussion and possible action on future agenda items

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

9. Adjourn

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

I certify that the above Notice of Meeting was posted at College Station Hall, 101 Texas Avenue, College Station, Texas, on January 13, 2020 at 4:00 p.m.

City Secretary

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

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

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

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

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

MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting
January 2, 2020 6:00 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

COMMISSIONERS PRESENT: Jane Kee, Jeremy Osborne, Dennis Christiansen, Elizabeth Cunha, Joe Guerra, Bill Mather, Casey Oldham

CITY COUNCIL MEMBERS PRESENT: Bob Brick, Dennis Maloney

CITY STAFF PRESENT: Jennifer Prochazka, Molly Hitchcock, Carol Cotter, Justin Golbabai, Erika Bridges, Anthony Armstrong, Carla Robinson, Leslie Whitten, Joshua Packard, and Kristen Hejny

1. Call Meeting to Order

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

2. **Pledge of Allegiance**

3. **Hear Citizens**

No citizens spoke.

4. **Consent Agenda**

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

*Bill Mather ~ December 19, 2019

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

*December 19, 2019

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

Regular Agenda

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

No items were removed.

6. **Informational**

- 6.1 Discussion of new development applications submitted to the City.

New Development Link: www.cstx.gov/newdev

There was no discussion.

- 6.2 Discussion of Minor and Amending Plats approved by Staff.

*Final Plat ~ Minor Plat ~ Bertrand Subdivision Phase 1, Block 1, Lot 1R ~ Case #FP2019-000026

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

Long Range Planning Administrator Golbabai stated that staff has proactively identified a zero lot line ordinance to add to the Plan of Work. This will provide more flexibility to side setbacks and zero lot line developments.

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

*Thursday, January 9, 2020 ~ City Council Meeting ~ Council Chambers ~ Workshop 5:00 P.M. & Regular 6:00 P.M. (Liaison – Cunha)

*Thursday, January 16, 2020 ~ P&Z Meeting ~ Council Chambers 6:00 P.M.

*Thursday, January 23, 2020 ~ City Council Meeting ~ Council Chambers ~ Workshop 5:00 P.M. & Regular 6:00 P.M. (Liaison – Christiansen)

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

There was general discussion amongst the commission regarding the College Station Association of Neighborhoods invitation to the Chamber of Commerce 2020 Economic Outlook Conference.

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

There was no discussion.

7. Public Hearing, presentation, discussion, and possible action regarding an ordinance amendment to Appendix A, “Unified Development Ordinance,” of the Code of Ordinances of the City of College Station, Texas Section 5.2, “Residential Dimensional Standards,” Section 5.6, “Retired Dimensional Standards,” Section 6.5, “Accessory Uses,” and Section 11.2, “Defined Terms,” relating to impervious cover. Case #ORDA2019-000013. (Note: Final action on this item will be considered at the January 23, 2020 City Council Meeting – Subject to change.)

Engineering Services & Construction Inspections Manager Armstrong presented the Ordinance Amendment to the Commission, recommending approval.

There were general questions and discussion amongst the Commission regarding the related cities comparable data.

Chairperson Kee asked how much area sidewalks, patios and driveways compromise on a standard single-family lot.

There was general discussion regarding across the board ordinance changes to all properties.

Commissioner Oldham asked if the administrator has discretion to approve up to a 10% adjustment to impervious cover.

Engineering Services & Construction Inspections Manager Armstrong confirmed that the administrator has the discretion to grant up to a 10% administrative adjustment, on a case by case basis.

Commissioner Oldham asked why the ordinance was not created only for neighborhoods that need drainage protection. Mr. Oldham asked if it was possible to make this ordinance amendment an overlay.

Engineering Services & Construction Inspections Manager Armstrong stated that the purpose of the city-wide standard is that eventually new areas will become old areas, adding that this would create a large “overlay.”

Commissioner Christiansen asked why this ordinance amendment is an urgent matter.

Engineering Services & Construction Inspections Manager Armstrong stated that this has been identified by staff over time as various concerns have arisen related to drainage issues in neighborhoods. Mr. Armstrong also stated that sister cities have implemented these changes.

Chairperson Kee asked for the overall goal of the ordinance amendment.

Director of Planning & Development Prochazka stated that the intent of this ordinance is to control the drainage and detention in and around existing properties as new development and redevelopment occur.

Commissioner Osborne asked if the other benchmark cities consider gravel and crushed granite pervious.

Engineering Services & Construction Inspections Manager Armstrong stated that the definitions vary.

Commissioner Mather asked what activities have been done to engage stakeholders in this process.

Engineering Services & Construction Inspections Manager Armstrong stated that engagement included a presentation to and discussion with our building and development community at the builder/developer breakfast.

Commissioner Cunha stated that homes are landscaped with rock, gravel, and other impervious materials. Ms. Cunha asked if the city would enforce the lot coverage.

Director of Planning & Development Services Prochazka stated that enforcement would be performed by the Code Enforcement Department on a complaint basis.

Commissioner Cunha expressed her concern with the landscaping language.

Commissioner Osborne asked generally if other cities include non-concrete surfaces in their definition of impervious services.

Engineering Services & Construction Inspections Manager Armstrong confirmed that they do include non-concrete surfaces.

Commissioner Cunha asked what the median lot coverage is in specific neighborhoods.

Director of Planning & Development Services Prochazka stated that staff does not have and so does not know the number of non-conformities being created. Ms. Prochazka stated however, based on the research, the majority of properties meet the proposed restrictions.

Commissioner Mather asked that if vast majority of properties would have fallen in line with this restriction, why is staff creating an ordinance.

Engineering Services & Construction Inspections Manager Armstrong explained that because no limitations currently exist, property owners could still pave or cover 100% of their yard.

Chairperson Kee opened the public hearing.

Bob Brick, Foxfire Neighborhood, College Station, spoke in agreement of the ordinance.

Rose Marie Selman, Greater Brazos Valley Builders Association, expressed concerns with the ordinance, explaining that she would like to see the idea vetted more. Ms. Selman also expressed that she would not like to see additional time and cost added for redevelopment.

Eliana Vessali, College Station, was available to provide clarification on her email provided to the Commission related to the Southside overlay. Ms. Vessali stated that 50% may not be the best number, and there needs to be additional discussion and clarification concerning issues with grading.

Wallace Phillips, Southern Pointe & Midtown Developments, College Station, expressed concerns with the difference between redevelopment and new construction, deterioration of detention ponds, and 55% impacting the Midtown development.

Commissioner Oldham asked if this requirement could affect affordable housing.

Mr. Phillips stated that for the houses that were built that do not have detention, the ordinance could definitely hurt affordable housing.

Chairperson Kee closed the public hearing.

Commissioner Osborne stated that Commission needs more deliberation and more time. Mr. Osborne would also like to consider issues with redevelopment near campus.

Commissioner Guerra stated that the ordinance needs a baseline, needs research in older neighborhoods.

Engineering Services & Construction Inspections Manager Armstrong stated that even within older neighborhoods, a drainage analysis can be provided to allow for increased cover based on the proposed ordinance.

Commissioner Cunha recommended opting for a more general ordinance coupled with grading requirements.

Commissioner Mather expressed his concerns about recommending approval on the new ordinance.

Commissioner Mather motioned to postpone action on the Ordinance Amendment until the first Commission meeting in March. Commissioner Guerra seconded the motion.

City Attorney Robinson recommended amending the motion to include a shorter time period for rehearing the Ordinance Amendment.

Commissioner Mather withdrew the motion.

Commissioner Mather motioned to defer action on the Ordinance Amendment to the February 20, 2020 P&Z meeting. Commissioner Guerra seconded the motion, motion passed (7-0).

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

There was no discussion.

9. Adjourn

The meeting adjourned at 7:46 p.m.

Approved:

Jane Kee, Chairman
Planning & Zoning Commission

Attest:

Kristen Hejny, Admin Support Specialist
Planning & Development Services



CITY OF COLLEGE STATION
Planning & Development Services

Absence Request Form
For Elected and Appointed Officers

Name William R. Mather

Request Submitted on 01/03/2020

I will not be in attendance at the meeting on 01/16/2020
for the reason specified: (Date)

Out of Town

Signature



**Final Plat
for
Waterford Heights Subdivision - Phase 2
FP2018-000024**

Scale	24 single-family lots on approximately 7.4 acres
Location	Generally located north of the northeast corner of Bird Pond Road and Rock Prairie Road
Applicant	Schultz Engineering, LLC
Project Manager	Jade Broadnax, Staff Planner jbroadnax@cstx.gov
Project Overview	This plat establishes 24 single-family lots in the second phase of the Waterford Heights Subdivision. Infrastructure has been constructed.
Preliminary Plan	Approved in 2016 with a discretionary item for a fee in lieu of sidewalk construction along Rock Prairie Road.
Public Infrastructure	Approximate total linear feet proposed: 1,530 Streets 870 Sanitary Sewer Lines 3,060 Sidewalks 1,240 Water Lines
Parkland Dedication	\$1,261 per single family lot has been paid
Traffic Impact Analysis	Not required
Compliant with Comprehensive Plan (including Master Plans) and Unified Development Ordinance	Yes
Compliant with Subdivision Regulations	Yes
Staff Recommendation	Approval

Supporting Materials

1. Aerial
2. Application
3. Copy of Final Plat



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

FINAL PLAT APPLICATION

(Check one) ☐ Minor (\$750) ☐ Amending (\$750) ☒ Final (\$990) ☐ Vacating (\$990) ☐ Replat (\$990)				
Is this plat in the ETJ? ☐ Yes ☒ No		Is this plat Commercial ☐ or Residential ☒		
MINIMUM SUBMITTAL REQUIREMENTS:				
☒ \$750-\$990 Final Plat Application Fee (see above). ☐ \$250 Waiver Request to Subdivision Regulations Fee (if applicable). ☒ \$600 (minimum) Development Permit Application / Public Infrastructure Review and Inspection Fee. Fee is 1.5% of acceptable Engineer's Estimate for public infrastructure, \$600 minimum (if fee is > \$600, the balance is due prior to the issuance of any plans or development permit). ☒ Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided. ☒ Copy of plat. (A signed mylar original must be submitted after approval.) ☒ Grading, drainage, and erosion control plan with supporting drainage report. ☒ Public infrastructure plan and supporting documents (if applicable). ☐ Copy of original deed restrictions/covenants for replats (if applicable). ☒ Title report for property current within ninety (90) days or accompanied by a Nothing Further Certificate current within ninety (90) days. The report must include applicable information such as ownership, liens, encumbrances, etc. ☒ The attached Final Plat checklist with all items checked off or a brief explanation as to why they are not.				
NOTE: A paid tax certificates from City of College Station, Brazos County and College Station I.S.D. will be due at the time of the mylar submittal prior to filing the plat.				

Date of Optional Preapplication or Stormwater Management Conference N/A

NAME OF PROJECT Waterford Heights Subdivision Phase 2

ADDRESS 4201 Rock Prairie Road

SPECIFIED LOCATION OF PROPOSED PLAT:

Northeast corner of the intersection of Rock Prairie Road and Bird Pond Road
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APPLICANT/PROJECT MANAGER'S INFORMATION (Primary contact for the project):

Name Anthony Jones -JP&M Investments, LP E-mail tonyjones@aggieland.com

Street Address 6022 Augusta Circle

City College Station State TX Zip Code 77845

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

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

Name Waterford Heights Development E-mail tonyjones@aggieland.com
Street Address 6022 Augusta Circle
City College Station State TX Zip Code 77845
Phone Number Work: 979-693-6699 Cell: 979-219-8669 Fax Number 979-695-2941

ARCHITECT OR ENGINEER'S INFORMATION:

Name Schultz Engineering E-mail eng@schultzeng.com
Street Address 911 Southwest Parkway East
City College Station State Tx Zip Code 77840
Phone Number 979-764-3900 Fax Number 979-764-3910

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

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

Total Acreage 7.430 Total No. of Lots 24 R-O-W Acreage 1.964

Existing Use Vacant Proposed Use Restricted Suburban

Number of Lots By Zoning District RS / 24 _____ / _____

Average Acreage Of Each Residential Lot By Zoning District:

RS / 0.228 _____ / _____

Floodplain Acreage n/a

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

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

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

☒ Yes

☐ No

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

Project Name: Waterford Heights Subdivision (PP)

City Project Number (if known): PP2016-000012

Date / Timeframe when submitted: June 2016

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

n/a

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

n/a

Regarding the waiver request, explain how:

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

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

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

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

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

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

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

Detailed explanation of condition identified above:

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

Requested Oversize Participation _____

Total Linear Footage of Proposed Public: <u>1536</u> Streets <u>3062</u> Sidewalks <u>874</u> Sanitary Sewer Lines <u>1248</u> Water Lines <u>-</u> Channels <u>722</u> Storm Sewers <u>-</u> Bike Lanes / Paths	Parkland Dedication due prior to filing the Final Plat: ACREAGE: _____ No. of acres to be dedicated + \$ _____ development fee _____ No. of acres in floodplain _____ No. of acres in detention _____ No. of acres in greenways OR FEE IN LIEU OF LAND: _____ No. of SF Dwelling Units X \$ _____ = \$ _____ _____ (date) Approved by Parks & Recreation Advisory Board
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NOTE: DIGITAL COPY OF PLAT MUST BE SUBMITTED PRIOR TO FILING.

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

Signature and title

Date

CERTIFICATIONS REQUIRED FOR ALL DEVELOPMENT

Owner Certification:

1. No work of any kind may start until a permit is issued.
2. The permit may be revoked if any false statements are made herein.
3. If revoked, all work must cease until permit is re-issued.
4. Development shall not be used or occupied until a Certificate of Occupancy is issued.
5. The permit will expire if no significant work is progressing within 24 months of issuance.
6. Other permits may be required to fulfill local, state, and federal requirements. Owner will obtain or show compliance with all necessary State and Federal Permits prior to construction including NOI and SWPPP.
7. If required, Elevation Certificates will be provided with elevations certified during construction (forms at slab pre-pour) and post construction.
8. Owner hereby gives consent to City representatives to make reasonable inspections required to verify compliance.
9. If, stormwater mitigation is required, including detention ponds proposed as part of this project, it shall be designed and constructed first in the construction sequence of the project.
10. In accordance with Chapter 13 of the Code of Ordinances of the City of College Station, measures shall be taken to insure that all debris from construction, erosion, and sedimentation shall not be deposited in city streets, or existing drainage facilities. All development shall be in accordance with the plans and specifications submitted to and approved by the City Engineer for the above named project. All of the applicable codes and ordinances of the City of College Station shall apply.
11. The information and conclusions contained in the attached plans and supporting documents will comply with the current requirements of the City of College Station, Texas City Code, Chapter 13 and associated BCS Unified Design Guidelines Technical Specifications, and Standard Details. All development has been designed in accordance with all applicable codes and ordinances of the City of College Station and State and Federal Regulations.
12. Release of plans to _____ (name or firm) is authorized for bidding purposes only. I understand that final approval and release of plans and development for construction is contingent on contractor signature on approved Development Permit.
13. I, THE OWNER, AGREE TO AND CERTIFY THAT ALL STATEMENTS HEREIN, AND IN ATTACHMENTS FOR THE DEVELOPMENT PERMIT APPLICATION, ARE, TO THE BEST OF MY KNOWLEDGE, TRUE, AND ACCURATE.

X

Property Owner(s)

Date

9/10/2018

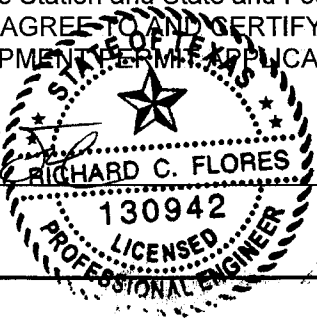
Engineer Certification:

1. The project has been designed to ensure that stormwater mitigation, including detention ponds, proposed as part of the project will be constructed first in the construction sequence.
2. I will obtain or can show compliance with all necessary Local, State and Federal Permits prior to construction including NOI and SWPPP. Design will not preclude compliance with TPDES: i.e., projects over 10 acres may require a sedimentation basin.
3. The information and conclusions contained in the attached plans and supporting documents comply with the current requirements of the City of College Station, Texas City Code, Chapter 13 and associated BCS Unified Design Guidelines. All development has been designed in accordance with all applicable codes and ordinances of the City of College Station and State and Federal Regulations.
4. I, THE ENGINEER, AGREE TO AND CERTIFY THAT ALL STATEMENTS HEREIN, AND IN ATTACHMENTS FOR THE DEVELOPMENT PERMIT APPLICATION, ARE, TO THE BEST OF MY KNOWLEDGE, TRUE, AND ACCURATE.

Engineer

Date

9/11/2018





CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Tony Jones, J P & M Investments, LP, owner and developer of the land shown on this plat, and designated herein as the Waterford Heights Subdivision, Phase 2, to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Tony Jones, J P & M Investments, LP

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Tony Jones, J P & M Investments, LP, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

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

Notary Public, Brazos County, Texas

CERTIFICATE OF CITY ENGINEER

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

City Engineer

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

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

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

County Clerk
Brazos County, Texas

CERTIFICATE OF PLANNING AND ZONING COMMISSION

I, _____, Chairman of the Planning and Zoning Commission of the City of College Station, Texas, hereby certify that the attached plat was duly approved by the Commission on the ____ day of _____, 20____.

Chairman

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

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

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

Block	Lot	Area sq. ft.	Phase	Zoning
1	13	9,669	2	RS
1	14	9,450	2	RS
1	15	11,308	2	RS
2	8	6,450	2	RS
2	9	9,421	2	RS
2	10	9,106	2	RS
2	11	9,721	2	RS
4	1	10,551	2	RS
4	2	8,963	2	RS
4	3	8,963	2	RS
4	4	8,962	2	RS
4	5	8,961	2	RS
4	6	12,328	2	RS
5	1	12,370	2	RS
5	2	9,062	2	RS
5	3	9,062	2	RS
5	4	9,062	2	RS
5	5	9,062	2	RS
5	6	9,062	2	RS
5	7	9,062	2	RS
5	8	9,069	2	RS
5	9	10,676	2	RS
6	1	10,686	2	RS
6	2	14,059	2	RS
1	1	26,569	1	SC
1	2	20,750	1	SC
1	3	20,750	1	SC
1	4	21,984	1	SC

RS - Restricted Suburban
SC - Suburban Commercial

Restricted Suburban Average Lot Size = 10,011 sq ft

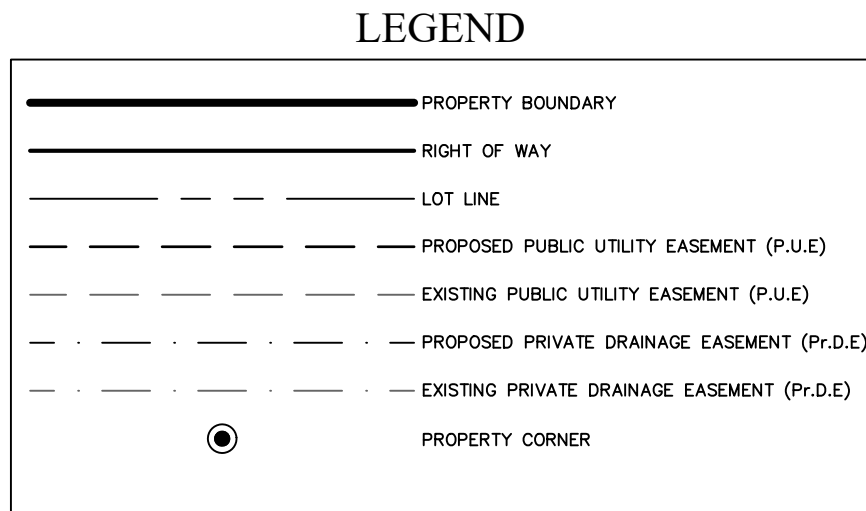
Block	Lot	Area sq. ft.	Phase	Zoning
1	5	9,524	1	RS
1	6	8,492	1	RS
1	7	8,800	1	RS
1	8	10,825	1	RS
1	9	9,919	1	RS
1	10	9,926	1	RS
1	11	10,312	1	RS
1	12	10,132	1	RS
2	1	9,231	1	RS
2	2	11,099	1	RS
2	3	10,651	1	RS
2	4	9,151	1	RS
2	5	9,450	1	RS
2	6	9,450	1	RS
2	7	9,450	1	RS
3	1	12,028	1	RS
3	2	9,875	1	RS
3	3	9,875	1	RS
3	4	12,375	1	RS
3	5	11,352	1	RS
3	6	8,888	1	RS
3	7	8,888	1	RS
3	8	8,887	1	RS
3	9	11,468	1	RS
4	1	13,455	1	RS
4	2	10,000	1	RS
4	3	10,000	1	RS
4	4	10,000	1	RS
4	5	11,972	1	RS

- NOTES:
- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION. DISTANCES SHOWN HEREON ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.0001017053432925 (CALCULATED USING GEOID 09).
 - NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0310F, EFFECTIVE DATE: APRIL 2, 2014.
 - 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
 - DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
 - ZONING FOR THIS TRACT IS RESTRICTED SUBURBAN (RS).
 - ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF COLLEGE STATION UNIFIED DEVELOPMENT ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LAY.
 - EACH RESIDENTIAL LOT WILL PROVIDE A MINIMUM OF 2 TREES OF AT LEAST 2" IN CALIPER OR 1 TREE OF 4" CALIPER PER ORDINANCE NO. 3222.
 - DRIVEWAY ACCESS FROM RESIDENTIAL LOTS SHALL NOT BE PERMITTED ONTO BIRD POND ROAD.
 - ELECTRIC SERVICE AND STREET LIGHTING FOR THIS SUBDIVISION WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU).
 - THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE WELLBORN SPECIAL UTILITY DISTRICT. THE WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO CITY OF COLLEGE STATION SPECIFICATIONS AND STANDARDS AND WILL BE LOCATED IN UTILITY EASEMENTS. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS.
 - IN LOCATIONS WITH CROSS LOT DRAINAGE OF STORMWATER RUNOFF, A DRAINAGE WAY SHALL BE PROVIDED THAT THE FLOW IS NOT IMPEDED BY FENCES, STRUCTURES OR OTHER FACILITIES.
 - IN ORDER TO COMPLY WITH SECTION 12.8.3.W "SINGLE FAMILY RESIDENTIAL PARKING REQUIREMENTS FOR PLATTING", OPTION 3..d., WIDE LOT FRONTSAGES WILL BE USED.
 - LOTS 10 & 11, BLOCK 2 AND LOTS 1 & 2, BLOCK 6 MUST PROVIDE AN EIGHT (8) FOOT FENCE ALONG THE REAR PROPERTY LINE AND PROVIDE A MINIMUM OF THREE (3) TREES IN THE REAR YARD, PER ORDINANCE NO. 2015-3671.
 - BLANKET EASEMENTS TO HUMBLE PIPELINE COMPANY 49/26 AND CITY OF BRYAN 98/323 DO APPLY TO THIS TRACT.
 - EASEMENT TO GULF STATES UTILITIES 130/149 DOES NOT CROSS THIS TRACT.
 - 20' PUBLIC UTILITY EASEMENT 10526/17 DOES NOT CROSS THIS TRACT. IT IS A PUBLIC UTILITY EASEMENT ADJACENT TO ROCK PRAIRIE ROAD.
 - A BLANKET EASEMENT EXISTS FOR THIS PROPERTY, VOLUME 14645, PAGE 251.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	33.50'	N47° 35' 49"W
L2	50.00'	N65° 36' 30"W
L3	21.43'	N29° 24' 34"E
L4	50.00'	N75° 26' 28"W
L5	6.07'	S14° 33' 32"W
L6	38.43'	N35° 39' 47"W
L7	34.79'	S68° 29' 14"W
L8	34.77'	S24° 23' 30"W
L9	25.70'	S4° 06' 55"W
L10	25.70'	N4° 06' 55"E
L11	34.67'	N24° 23' 30"E
L12	35.36'	N20° 36' 30"W
L13	35.36'	N69° 23' 30"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L14	4.76'	N24° 23' 30"E
L15	61.75'	N29° 24' 34"E
L16	40.32'	S29° 24' 34"W
L17	4.56'	S24° 23' 30"W
L18	36.45'	S22° 25' 05"E
L19	31.99'	N54° 20' 13"E
L20	38.43'	S35° 39' 47"E
L21	31.99'	N54° 20' 13"E

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	54.74'	625.00'	005°01'04"	27.39'	54.72'	N26°54'02"E
C2	15.62'	1025.00'	000°52'24"	7.81'	15.62'	S14°07'20"W
C3	61.93'	175.00'	020°16'35"	31.29'	61.61'	S14°15'12"W
C4	56.41'	175.00'	018°28'03"	28.45'	56.16'	N76°39'04"W
C5	79.63'	225.00'	020°16'35"	40.23'	79.21'	N14°15'12"E
C6	54.74'	625.00'	005°01'04"	27.39'	54.72'	N26°54'02"E
C7	50.36'	575.00'	005°01'04"	25.19'	50.34'	N26°54'02"E
C8	36.34'	125.00'	016°39'25"	18.30'	36.21'	S77°33'23"E
C9	50.36'	575.00'	005°01'04"	25.19'	50.34'	S26°54'02"W



FINAL PLAT WATERFORD HEIGHTS SUBDIVISION - PHASE 2

7.430 ACRES
THOMAS CARUTHERS LEAGUE, A-9
COLLEGE STATION, COUNTY, TEXAS
24 LOTS

BLOCK 1, LOTS 13-15
BLOCK 2, LOTS 8-11
BLOCK 4, LOTS 6-11
BLOCK 5, LOTS 1-9
BLOCK 6, LOTS 1-2

SCALE 1" = 50'
NOVEMBER 2018

OWNER/DEVELOPER:

J P & M INVESTMENTS, LP
1401 Sebesta Rd
College Station, TX 77845
(979) 693-6699

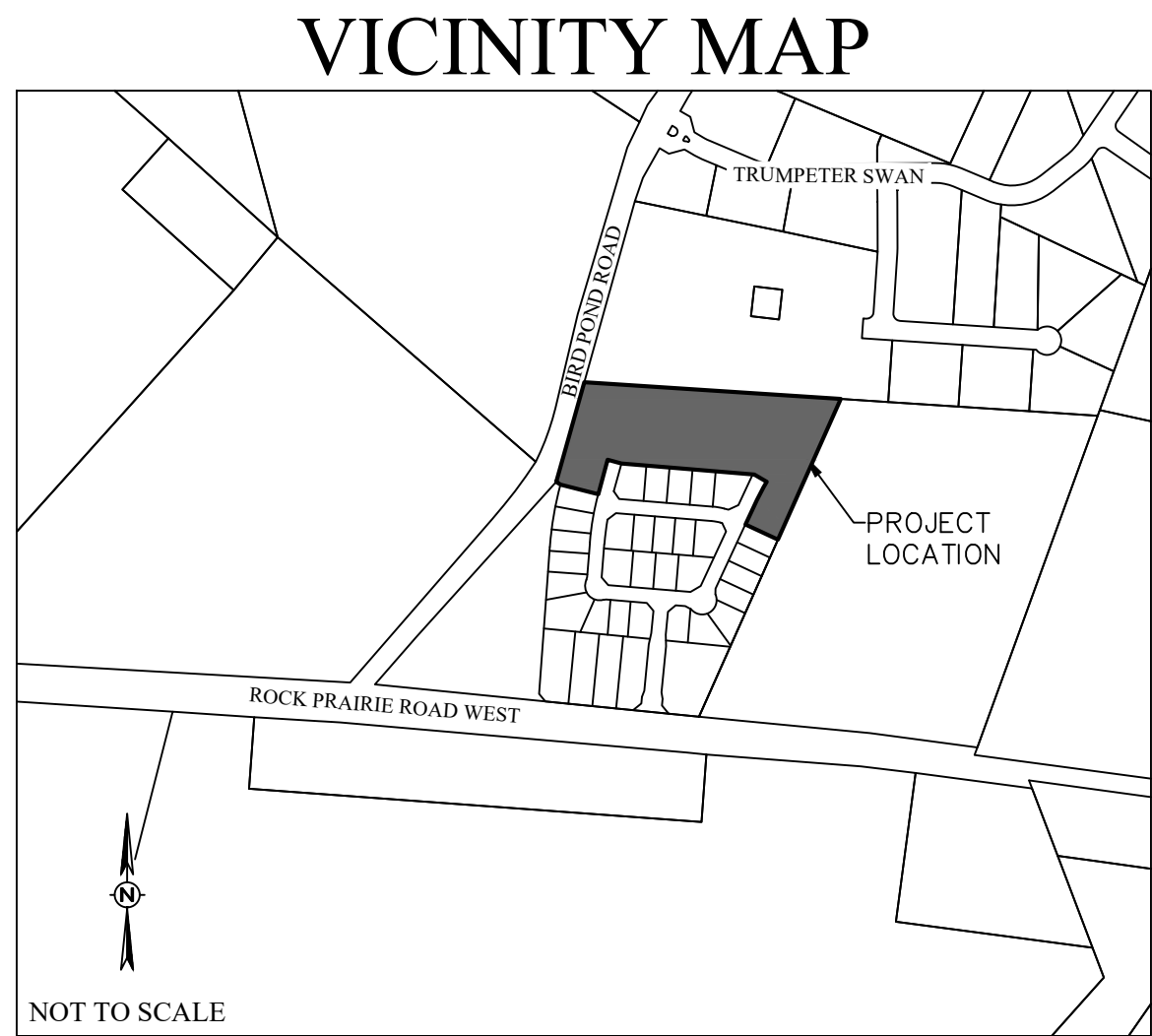
SURVEYOR:

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

ENGINEER:



TBPE NO. 12327
911 SOUTHWEST PKWY E.
College Station, Texas 77840
...
(979) 764-3900



2019 Planning & Zoning Commission Plan of Work

Comprehensive Plan Items

UDO & Comprehensive Plan Annual Review	
<i>Summary:</i> Review of adopted UDO amendments and a summary of the implementation of adopted master plans and neighborhood, district, and corridor plans, namely: Southside Area, Wellborn Community, and South Knoll Area neighborhood plans, and Bicycle, Pedestrian & Greenways, Parks and Recreation, Water, Waste Water, Medical District, and Economic Development master plans.	<i>Project Dates:</i> 11/21/19: P&Z presentation on the UDO & Comprehensive Plan Annual Review. 12/10/19: City Council presentation on the UDO & Comprehensive Plan Annual Review.
Staff Assigned: Lauren Hovde	Completed: December 10, 2019

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

Neighborhood Integrity Items

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

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

UDO Regulatory Items

Evaluation of UDO Regulations	
<i>Summary:</i> Continue the review of UDO requirements that add minimal value as identified by staff and consider opportunities to reduce regulations and streamline processes.	<i>Project Dates:</i> 7/18/19: Ordinance amendment regarding the replatting of non-conforming lots/building plots to P&Z Commission. 8/8/19: Ordinance amendment regarding the replatting of non-conforming lots/building plots to City Council. 1/2/20: Ordinance amendment regarding lot coverage to P&Z Commission. Item tabled until the Feb. 20 P&Z meeting. 1/16/20: Ordinance amendment to P&Z Commission regarding providing flexibility with the application of side setbacks in zero lot line developments. 3/12/20: Anticipated ordinance amendment regarding lot coverage to City Council. 1/23/20: Ordinance amendment to City Council regarding providing flexibility with the application of side setbacks in zero lot line developments.
Staff Assigned: P&DS Staff	Anticipated Initiation: On-going

Sign Ordinance Revisions	
<i>Summary:</i> Review and update the City's sign ordinance in light of the recent Supreme Court decision regarding sign regulations based upon content.	<i>Project Dates:</i> 8/28/19: Public meeting held to receive input on the City's draft sign ordinance.
Staff Assigned: Molly Hitchcock, Rachel Lazo & Legal	Anticipated Completion: Winter 2020

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

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

On-Going Items

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

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

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

Educational/Informational Items

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

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

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

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

Engineering Updates	
Provide an update on potential updates to the B/CS Unified Design Guidelines and College Station's Municipal Separate Storm Sewer System (MS4) Permit.	2/20/20: Anticipation presentation on engineering updates.
Staff Assigned: TBD	Anticipated Completion: February 20, 2020

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

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



MEMORANDUM

January 16, 2020

TO: Members of the Planning & Zoning Commission

FROM: Alaina Chafin, AICP, Land Development Planning Administrator

SUBJECT: UDO Amendment – Residential Dimensional Standards

Item:

Public hearing, presentation, discussion, and possible action regarding an ordinance amendment to Appendix A, “Unified Development Ordinance,” Section 5.2 “Residential Dimensional Standards” of the Code of Ordinances of the City of College Station, Texas, regarding building setbacks. Case# ORDA2019-0000015. (Final action on this item is scheduled for the Thursday, January 23, 2020 City Council Meeting)

Background:

As part of the 2019 Plan of Work, Staff and the Planning and Zoning Commission have worked together to identify opportunities to amend the Unified Development Ordinance to improve development processes. This item proposes to allow for the reduction of the side yard building setback for certain Single Family zoning districts down to five (5) feet, so long as fifteen (15) feet of building separation is maintained between primary structures. Similar to Zero Lot Line construction, developments under this new standard will require planning for all house locations to be done at the same time. Restrictions that assure the minimum distance between houses and any required easements must be recorded on the plats of the applicable lots.

The proposed amendment will allow additional flexibility in the design and layout of single family subdivisions, while maintaining the fifteen (15) feet of building separation intended for these types of developments.

Supporting Materials:

1. Section 5.2 Residential Dimensional Standards Redline

Sec. 5.2. - Residential Dimensional Standards.

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

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

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

Min. Side Setback	20'	10'	10'	7.5' (Q)	7.5' (Q)	7.5' (Q)	(A)	7.5'(C)		(A)(B)	None	
Min. Side Street Setback	15'	15'	15'	15'	15'	15'	15'	15'		15'	None	
Max. Side Street Setback	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N/A	15'(O)	
Min. Side Setback between Structures(B)	N/A	15'	15'	15'	15'	15'	7.5'	15'		7.5'	None	
Min. Rear Setback(L)	50'	20'	20'	20'	20'	20'	20'	20'(F)		20'	20'	
Max. Height	35'(G)(K)(L)	35'(G)(K)	35'(G)(K)(L)	35'(G)(K)	35'(G)(K)(L)	2.5 Stories/35'(G)(K)(L)	35'(G)(K)(L)	2.5 Stories/35'(G)(K)(L)		(G)(L)	(G)(L)	
Minimum Number of Stories	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N/A	2 Stories	
Max. Dwelling Units/Acre (Subdivision Gross)	0.33	0.5	1.0	2.0	4.00	8.0	14.0	12.0	10.0	30.0	N/A	N/A
Min. Dwelling	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	12	N/A	

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

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

Notes :

- (A) A minimum side setback of seven and one-half (7.5) feet is required for each building or group of contiguous buildings.
- (B) Lot line construction on interior lots with no side yard or setback is allowed only where the building is covered by fire protection on the site or by dedicated right-of-way or easement.
- (C) Zero lot line construction of a residence is allowed where property on both sides of a lot line is owned and/or developed simultaneously by single party. Development under lot line construction requires prior approval by the Zoning Official. In no case shall a single-family residence or duplex be built within fifteen (15) feet of another primary structure. See Article 8, Subdivision Design and Improvements, for more information.
- (D) Minimum front setback may be reduced to fifteen (15) feet when approved rear access is provided, or when side yard or rear yard parking is provided.
- (E) The minimum lot width for a duplex dwelling may be reduced to thirty (30) feet per dwelling unit when all required off-street parking is provided in the rear or side yard.
- (F) Minimum rear setback may be reduced to fifteen (15) feet when parking is provided in the front yard or side yard.
- (G) Shall abide by Section 7.2.H, Height.
- (H) Reference Section 7.2.D.1.e for lots created by plat prior to July 15, 1970 and designated as Neighborhood Conservation in the Comprehensive Plan Future Land Use and Character Map.
- (I) Reference Section 7.2.D.1.b for lots with approved rear access.

- (J) For areas within a Single-Family Overlay District, reference the Neighborhood Prevailing Standards Overlay Districts Section in Article 5 or the Ordinance authorizing the rezoning for Neighborhood Conservation Overlay Districts.
- (K) Public, civic, and institutional structures shall have a maximum building height of fifty (50) feet in these districts.
- (L) Reference Easterwood Field Airport Zoning Ordinance regarding height limitations.
- (M) In subdivisions built to rural street standards, lots shall be a minimum of one hundred (100) feet in width. There is no minimum lot width in cluster subdivisions built to urban street standards.
- (N) Estate lots that are part of a subdivision existing on or before September 12, 2013 are not permitted to use Cluster Development Standards without rezoning approval, which incorporates the entire subdivision.
- (O) For MU zoned properties, maximum side street and front setbacks may be measured from the edge of a public easement when it is in excess of the maximum setback. Maximum setbacks may be increased to up to eighty-five (85) feet to accommodate a parking lot between the structure and the street. Maximum setback requirements may be fulfilled through the use of plazas, outdoor dining, and bicycle parking.
- (P) Reference Section 8.3.H.4.e when using the cluster option in the Wellborn Community Plan area.

(Q) Minimum side setback may be reduced to five (5) feet where property on both sides of a lot line is owned and/or developed simultaneously by a single party. Development under reduced side setbacks requires prior approval by the Zoning Official, and must be established by plat. In no case shall a single-family residence be built within fifteen (15) feet of another primary structure. When reduced side setbacks are approved, sills, belt courses, cornices, buttresses, chimneys, flues, eaves, and other architectural features are prohibited from extending into the required side yard setback.

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