



CITY OF COLLEGE STATION

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**BICYCLE, PEDESTRIAN, AND
GREENWAYS ADVISORY BOARD**

May 7, 2012

3:00 P.M.

City Hall

Council Chambers

1101 Texas Avenue

College Station, Texas



AGENDA

BICYCLE, PEDESTRIAN, AND GREENWAYS ADVISORY BOARD

Monday, May 7, 2012, 3:00 PM
City Hall Council Chamber
1101 Texas Avenue
College Station, Texas, 77840

1. Call to Order
2. Hear Visitors At this time, the Chairman will open the floor to citizens wishing to address the Board on issues not already scheduled on today's agenda. The citizen presentations will be limited to three minutes in order to accommodate everyone who wishes to address the Board and to allow adequate time for completion of the agenda items. The Board 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. Consideration, discussion, and possible action to approve meeting Minutes.
 - April 2, 2012
4. Presentation, possible action, and discussion regarding upcoming item(s) for the Planning and Zoning Commission:
 - Final Plat – Replat w/waiver Century Hill 1R, 2R, 3R, 5R, 6R (3055 Earl Rudder Frwy)
5. Presentation and discussion regarding an update on the following item(s):
 - Rezoning of 2849 Barron Road for 3.10 acres from PDD to PDD (Planned Development District). The Planning & Zoning Commission heard this item on April 5, 2012 and voted 7-0 to recommend approval. The Commission also voted 4-3 to waive the requirement for the applicant to construct the multi-use path, but require a Public Access Easement inside of an existing Public Utility Easement. The City Council heard this item on April 26, 2012 and voted 5-1 to approve the rezoning and denied the waiver.
 - Lick Creek Greenway Trail
6. Presentation, possible action, and discussion regarding the creation of new zoning districts in compliance with the City's Comprehensive Plan.
7. Presentation and discussion regarding education and encouragement opportunities such as the Adopt-A-Greenway Program and Children's Bicycle Safety Rodeo.
8. Presentation and discussion regarding the Southside Area Neighborhood Plan and Wellborn District Plan.
9. Presentation and discussion regarding the Bicycle, Pedestrian, and Greenways Advisory Board calendar of upcoming meetings.
 - May 17, 2012 ~ Planning and Zoning Commission Meeting ~ Council Chambers ~ 6:00 p.m.
 - June 4, 2012 ~ Bicycle, Pedestrian, and Greenways Advisory Board ~ Council Chambers ~ 3:00 p.m.

10. Possible action and discussion on future agenda items – A Bicycle, Pedestrian, and Greenways Advisory Board Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
11. Adjourn.

Notice is hereby given that a Regular Meeting of the Bicycle, Pedestrian, and Greenways Advisory Board of the City of College Station, Texas will be held on Monday, May 7, 2012 at 3:00 p.m. at the City Hall Council Chamber, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda

Posted this the ____ day of _____, 2012 at ____ p.m.

CITY OF COLLEGE STATION, TEXAS

By _____
Sherry Mashburn, City Secretary

By _____
David Neeley, City Manager

I, the undersigned, do hereby certify that the above Notice of Meeting of the Bicycle, Pedestrian, and Greenways Advisory Board of the City of College Station, Texas, is a true and correct copy of said Notice and that I posted a true and correct copy of said notice on the bulletin board at City Hall, 1101 Texas Avenue, in College Station, Texas, and the City's website, www.cstx.gov. The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on _____, 2012 and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

This public notice was removed from the official posting board at the College Station City Hall on the following date and time: _____ by _____.

Dated this ____ day of _____, 2012.

CITY OF COLLEGE STATION, TEXAS

By _____

Subscribed and sworn to before me on this the ____ day of _____, 2012.

Notary Public- Brazos County, Texas

My commission expires: _____

This building is wheelchair accessible. Handicap parking spaces are available. Any request for sign interpretive service must be made 48 hours before the meeting. To make arrangements call (979) 764-3517 or (TDD) 1-800-735-2989. Agendas may be viewed on www.cstx.gov.



MINUTES

BICYCLE, PEDESTRIAN, AND GREENWAYS ADVISORY BOARD Monday, April 2, 2012 3:00 PM City Hall Council Chambers 1101 Texas Avenue College Station, Texas, 77840

MEMBERS PRESENT: Chairman Blanche Brick, Vice-Chairman Sherry Ellison, David Russell, James Batenhorst, Marcy Halterman-Cox, Greg Stiles and Jeff Young

MEMBERS ABSENT:

VISITORS PRESENT: Kay McCulloch

STAFF PRESENT: Greenways Program Manager Venessa Garza, Principal Planner Jason Schubert, Board Secretary Christina Court

AGENDA ITEM NO. 1: Call to Order.

Chairman Blanche Brick called the meeting to order at 3:03.

AGENDA ITEM NO. 2: Hear Visitors

Kay McCulloch, 3910 Puffin Way, spoke regarding being opposed to the Lick Creek Trail being constructed through the Spring Brook Subdivision.

AGENDA ITEM NO. 3: Consideration, discussion, and possible action to approve meeting Minutes.

David Russell motioned to approve the meeting Minutes from March 5, 2012. The motion was seconded by Marcy Halterman-Cox, and the motion was approved (7-0).

AGENDA ITEM NO. 4: Presentation and discussion regarding upcoming items for the Planning and Zoning Commission:

- 2849 Barron Road Rezoning (PDD to PDD)

Senior Planner Matt Robinson discussed the 2849 Barron Road Rezoning.

There was general discussion and the Board also discussed that they would like to support the staff's recommendation to deny the waiver for the removal of the multi-use path requirement.

AGENDA ITEM NO. 5: Presentation and discussion regarding an update on the following item(s):

- A Rezoning for The Plaza at College Station for 11.07 acres from R-2, R04, C-1, & C-2 to PDD (Planned Development District) located at 410 Texas Avenue. The Planning & Zoning Commission heard this item on March 1, 2012 and voted 6-0 to recommend approval with conditions. The City Council heard this item on March 15, 2012 and voted 7-0 to approve the rezoning.
- Lick Creek Greenway Trail

Venessa Garza discussed updates on all items.

There was general discussion.

AGENDA ITEM NO. 6: Presentation and discussion regarding education and encouragement opportunities such as the Adopt-A-Greenway Program, Earth Day and Children’s Bicycle Safety Rodeo.

Venessa Garza discussed education and encouragement opportunities.

There was general discussion.

AGENDA ITEM NO. 7: Presentation and discussion regarding the Southside Area Neighborhood Plan and Wellborn District Plan.

Venessa Garza discussed the meeting dates and details regarding the Southside Neighborhood Plan and Wellborn District Plan.

AGENDA ITEM NO. 8: Presentation and discussion regarding the Bicycle, Pedestrian, and Greenways Advisory Board Calendar of upcoming meetings.

Venessa Garza discussed the upcoming meetings.

AGENDA ITEM NO. 9: Possible action and discussion on future agenda items – A Bicycle, Pedestrian, and Greenways Advisory Board 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.

No future agenda items were requested.

AGENDA ITEM NO. 10: Adjourn.

Adjourn at 4:27 p.m.

APPROVED:

ATTEST:

Blanche Brick, Chairman

Christina Court, Board Secretary



1101 Texas Avenue, PO Box 9960
College Station, Texas 77842
Phone 979.764.3570 / Fax 979.764.3496

MEMORANDUM

May 7, 2012

TO: The Bicycle, Pedestrian, and Greenways Advisory Board

FROM: Jennifer Prochazka, AICP
Principal Planner

SUBJECT: **Non-Residential Zoning Districts**

Objective: Implementation of the Comprehensive Plan through the creation and consolidation of zoning districts and associated amendments to the City of College Station Unified Development Ordinance (UDO).

Background: The Comprehensive Plan was adopted in 2009 and acts as a guide to ensure the goals and objectives of the City are implemented by acting as a long-range planning and policy structure for future growth of the City. The Comprehensive Plan approaches the growth of College Station in a manner different from the City's previous plans; it focuses on the creation and enhancement of places of distinction in College Station. The Plan recognizes the importance of character and capitalizes on that to offer the greatest flexibilities for development, while protecting special places.

The Comprehensive Plan identifies 15 unique Future Land Use and Character designations and calls for the creation of zoning districts that align with the objectives of the Plan as one means of implementation. The intent is that new zoning districts be developed for each of the land use classifications- to both align with the intent of the Comprehensive Plan and to simplify the nomenclature. Zoning and its associated development criteria help to ensure that the form, character, and quality of development reflect the City's planning objectives.

Approach: Staff has developed a phased approach to the creation and adoption of the new zoning districts, which have been categorized into non-residential, residential, and growth area districts.



During the first phase of the process, staff has worked with a sub-committee of the Planning & Zoning Commission to create the new non-residential zoning districts so that the new designations become available for use as quickly as possible. New non-residential districts will include NAP Natural Areas Preserved, SC Suburban Commercial, BP Business Park, BPI Business Park Industrial, GC General Commercial, CI Commercial Industrial and O Office, consistent with the City's Comprehensive Plan.

Once the non-residential districts are adopted, Staff and the Commission's Zoning District Sub-Committee will begin work on the creation of the new residential districts, including R Rural, E Estate, RS Restricted Suburban, GS General Suburban, U Urban, and UMU Urban Mixed-Use.

Finally, a specific zoning approach for the Growth Areas, as designated on the Concept Map, will be developed.

Phase 1: Staff has worked with a sub-committee of the Planning and Zoning Commission to develop the concepts for the non-residential districts based on direction in the Comprehensive Plan. These districts will be similar to our existing set of zoning districts, meaning that they will largely be use-based, with some additional performance standards. The districts to be created, renamed, and deleted are as follows:

Create:

- "NAP Natural Areas Protected"
- "SC Suburban Commercial"
- "BP Business Park"
- "BPI Business Park Industrial"

Rename:

- Renaming "A-P Administrative Professional" to "O Office"
- Renaming "C-1 General Commercial" to "GC General Commercial"
- Renaming "C-2 Commercial Industrial" to "CI Commercial Industrial"

Delete:

- "C-3 Light Commercial"
- "C-2 Commercial Industrial"
- "R&D Research & Development"
- "M-1 Light Industrial"
- "M-2 Heavy Industrial"

A public meeting has been scheduled for Wednesday, May 9, 2012 at 6:00 p.m. to present the zoning district concepts to the community for consideration and comment. Specific ordinance language will be developed once the concepts have been established.