

November 23, 2020

Item No. 4.1.

Ordinance amending the Comprehensive Plan Future Land Use and Character Map from Wellborn Estate to Wellborn Commercial for approximately 8 acres, generally located at 6620 Victoria Avenue.

Sponsor: Rachel Lazo

Reviewed By CBC: Planning & Zoning Commission

Agenda Caption: Public Hearing, presentation, discussion, and possible action regarding an ordinance amending the Comprehensive Plan Future Land Use and Character Map from Wellborn Estate to Wellborn Commercial for approximately 8 acres, generally located at 6620 Victoria Avenue.

Relationship to Strategic Goals:

- Diverse & Growing Economy
- Neighborhood Integrity

Recommendation(s): The Planning & Zoning Commission heard this item at their November 5, 2020 Regular meeting and voted 3-2 to recommend approval. Staff recommends denial of the Comprehensive Plan Future Land Use and Character Map amendment due to inconsistencies with surrounding land uses and the Wellborn Community Plan.

Summary: The applicant is requesting an amendment to the Comprehensive Plan Future Land Use and Character Map from Wellborn Estate to Wellborn Commercial for approximately 8 acres located west of the adjacent Castlegate II Subdivision. The subject property and properties to the north are primarily designated Wellborn Estate on the Comprehensive Plan Future Land Use and Character Map, while the properties to the west are Wellborn Suburban, to the east Restricted Suburban, and the properties to the south across Victoria Avenue are Estate. It is the applicant's intent to develop self-storage units on the subject property.

REVIEW CRITERIA

1. Changed or changing conditions in the subject area of the City: The subject property is currently designated as Wellborn Estate on the Comprehensive Plan Future Land Use and Character Map. The Wellborn Estate land use designation is generally for areas that should have limited development activities due to public service limitations and the prevailing rural character of the Wellborn community. These areas generally consist of low density single-family residential lots. The surrounding areas are designated as Restricted Suburban and Wellborn Estate on the Comprehensive Plan Future Land Use and Character Map. The character of the surrounding area is largely residential in nature and consists of low to moderate density residential uses.

The subject property is located within the Wellborn Community Plan which was adopted by City Council on April 25, 2013. Generally, this area is located in the southwestern portion of the City and includes much of the Wellborn Community. According to the plan, the annexation process was contentious and throughout the process, residents, land-owners, and business owners expressed

their desire to preserve the area's rural and unique character. Through the Wellborn Community Plan, citizens of the community have overwhelmingly identified the long-term character of Wellborn as being one of a rural nature with open space that is both privately and publicly held. The citizens see the area continuing as a place where local stores survive and low-density large acreage homesites remain.

Within the past five years, there have only been two Comprehensive Plan amendments in this part of College Station. The first in December of 2015, where City Council heard and approved a request to amend the Comprehensive Plan Future Land Use and Character Map to allow for General Suburban for approximately 120 acres located northeast of the subject property. The second in January of 2019, where City Council heard and approved a request to amend the Comprehensive Plan Future Land Use and Character Map to allow Wellborn Commercial for approximately 7 acres located northwest of the subject property along Wellborn Road. Wellborn Commercial is generally for concentrations of commercial activities that focus primarily on the nearby residents versus the larger community. Such uses should be limited in size and not accommodate for drive-thru services. Specific design elements, as described in the Wellborn Community Plan, should be incorporated into such developments so as to limit the visual impact on the community and enhance the defined character. The effect of these amendments on the area are marginal as the area's Future Land Use and Character Map has remained largely unchanged with the prevailing use in the subject area remaining low density residential uses.

2. Compatibility with the existing uses, development patterns, and character of the immediate area concerned, the general area, and the City as a whole:

To the east of the subject property is Castlegate II (overall density 2.86 dwelling units per acre) and to the west Turnberry Place (overall density 0.76 dwelling units per acre). South across Victoria Avenue, is Wellborn Oaks (overall density 0.23 dwelling units per acre) and to the north, is an existing single-family home located on 10 acres. The proposed amendment to Wellborn Commercial would create a commercial land use designation that is entirely surrounded by residential uses. The Wellborn Community Plan states that "citizens of the wellborn community and surrounding areas have identified the desire to maintain the existing level of commercial activity," and that these commercial "development patterns should be closer to F.M. 2154."

3. Impact on environmentally sensitive and natural areas: There is no FEMA designated floodplain on the property. However, the Peach Creek South Tributary runs through a section of the subject property and it is located within an existing private drainage easement. Future development on the subject property should be sensitive to the natural features of the area. While a Wellborn Commercial Designation would not require open space within the development, the applicant has stated that, "We recognize that a portion of this property is in an environmentally sensitive area, and we will accommodate for this area in the design of our plans."

4. Impacts on infrastructure including water, wastewater, drainage, and the transportation network: The property is located within Wellborn Special Utility District's water service area. A septic permit can be acquired from the Brazos County Health Department. Detention may be required with future development and would be addressed with the site plan. Drainage and other infrastructure required

with site development shall be designed and constructed in accordance with the B/CS Unified Design Guidelines. The subject property is located at the intersection of Victoria Avenue and Woodlake Drive, both of which are designated as future Major Collectors on the Thoroughfare Plan and currently constructed as rural section two-lane roadways. Victoria Avenue just to the east of the property is constructed as a collector through the adjacent Castlegate II subdivision. The Wellborn Commercial designation would increase the potential traffic generated from this site in comparison to the existing Wellborn Estate designation though the amount can vary greatly depending upon the specific use developed.

5. Consistency with the goals and strategies set forth in the Comprehensive Plan: The intent of College Station's Future Land Use and Character Map is to create a community with strong, unique neighborhoods, protected rural areas, special districts, distinct corridors, and a protected and enhanced natural environment. The subject property and surrounding areas to the north and west are identified in the Comprehensive Plan as part of Wellborn Community Plan. The Wellborn Community Plan states that "citizens of the Wellborn Community have overwhelmingly identified the long-term character of Wellborn as being one of a rural nature with open space that is both privately and publicly held. The Citizens see the area continuing as a place where local stores survive and low-density large acreage homesites remain."

The proposed amendment to Wellborn Commercial would create a commercial land use designation that is entirely surrounded by residential uses. This would also create an isolated commercial use that is approximately 3,270 feet away from F.M. 2154 which the Wellborn Community Plan which states should be closer to F.M. 2154.

The Wellborn Commercial land use designation is inappropriate for this property as it is surrounded by established low to moderate density neighborhoods to the west, east, and south across Victoria Avenue.

Budget & Financial Summary: N/A

Reviewed & Approved by Legal: No

Attachments:

1. Ordinance
2. Background Information
3. Vicinity Map, Aerial, Small Area Map
4. Comprehensive Plan Amendment Map
5. Applicant's Supporting Information

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF COLLEGE STATION, TEXAS, AMENDING THE COLLEGE STATION COMPREHENSIVE PLAN BY AMENDING THE COMPREHENSIVE PLAN – FUTURE LAND USE & CHARACTER MAP FROM WELLBORN ESTATE TO WELLBORN COMMERCIAL FOR APPROXIMATELY 8 ACRES, GENERALLY LOCATED AT 6620 VICTORIA AVENUE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND CONTAINING OTHER PROVISIONS RELATED THERETO.

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

PART 1: That the “Comprehensive Plan of the City of College Station” is hereby amended by adding new Subsections qq. of Exhibit “A” thereto as set out in Exhibit “A” attached hereto and made a part hereof; and by amending the “Comprehensive Plan Future Land Use and Character Map,” as set out in Exhibit “B” attached hereto and made a part hereof for the identified area.

PART 2: That if any provisions of any section of this Ordinance shall be held to be void or unconstitutional, such holding shall in no way affect the validity of the remaining provisions or sections of this Ordinance, which shall remain in full force and effect.

PART 3: That this Ordinance shall take effect immediately from and after its passage.

PASSED, ADOPTED and APPROVED this 23rd day of November, 2020.

ATTEST:

APPROVED:

City Secretary

Mayor

APPROVED:

City Attorney

EXHIBIT A

That Ordinance No. 3186 adopting the “Comprehensive Plan of the City of College Station” as amended, is hereby amended by adding new subsections qq. to Exhibit “A” of said plan for Exhibit “A” to read in its entirety as follows:

“EXHIBIT ‘A’**A. Comprehensive Plan**

The College Station Comprehensive Plan (Ordinance 3186) is hereby adopted and consists of the following:

1. Introduction;
2. Community Character;
3. Neighborhood Integrity;
4. Economic Development;
5. Parks, Greenways & the Arts;
6. Transportation;
7. Municipal Services & Community Facilities;
8. Growth Management and Capacity; and
9. Implementation and Administration.

B. Master Plans

The following Master Plans are hereby adopted and made a part of the College Station Comprehensive Plan:

1. The Northgate Redevelopment Plan dated November 1996;
2. The Revised Wolf Pen Creek Master Plan dated 1998;
3. Northgate Redevelopment Implementation Plan dated July 2003;
4. East College Station Transportation Study dated May 2005;
5. Bicycle, Pedestrian, and Greenways Master Plan dated January 2010;
6. Central College Station Neighborhood Plan dated June 2010;
7. Eastgate Neighborhood Plan dated June 2011;
8. Parks, Recreation and Open Spaces Master Plan dated July 2011;
9. Southside Area Neighborhood Plan dated August 2012;
10. Medical District Master Plan dated October 2012;
11. Wellborn Community Plan dated April 2013;
12. Economic Development Master Plan dated May 2020;
13. South Knoll Area Neighborhood Plan dated September 2013;
14. The Water System Master Plan dated April 2017; and
15. The Wastewater System Master Plan dated April 2017.

C. Miscellaneous Amendments

The following miscellaneous amendments to the College Station Comprehensive Plan are as follows:

1. Text Amendments:
 - a. Chapter 2 “Community Character,” “Growth Areas” by amending the text regarding Growth Area IV and Growth Area V – Ordinance 3376, dated October 2011.
 - b. Chapter 6 “Transportation” by amending the text regarding Complete Streets, Context Sensitive Solutions, Minimum Length and Additional Right-of-Way for Turn Lanes at Intersections, and Right-of-Way for Utilities – Ordinance 3729, dated December 10, 2015.
 - c. Chapter 2 “Community Character,” Chapter 3 “Neighborhood Integrity,” Chapter 4 “Economic Development,” Chapter 5 “Parks, Greenways, and the Arts,” and Chapter 7 “Municipal Services and Community Facilities” by amending the text based on the recommendation of the Comprehensive Plan Five-Year Evaluation & Appraisal Report – Ordinance 3730 dated December 10, 2015.
 - d. Chapter 8 “Growth Management & Capacity” by amending the text based on recommendations from the Annexation Task Force – Ordinance 3766, dated April 28, 2016.
 - e. Chapter 1, Section 10; Chapter 5, Section 1; Chapter 5, Section 4; Chapter 8, Section 17; and Chapter 9, Section 3; by amending the text – Ordinance 3951, dated October 12, 2017.

2. Future Land Use and Character Map Amendment:
 - a. 301 Southwest Parkway – Ordinance 3255, dated July 2010.
 - b. Richards Subdivision – Ordinance 3376, dated October 2011.
 - c. Earl Rudder Freeway at University Oaks – Ordinance 3465, dated November 19, 2012
 - d. 1600 University Drive East – Ordinance 3535, dated November 14, 2013.
 - e. 2560 Earl Rudder Freeway S. – Ordinance 3541, dated December 12, 2013.
 - f. 13913 FM 2154. – Ordinance 3546, dated January 9, 2014.
 - g. 2021 Harvey Mitchell Parkway – Ordinance 3549, dated January 23, 2014.
 - h. 1201 Norton Lane – Ordinance 3555, dated February 27, 2014.
 - i. 3715 Rock Prairie Road West – Ordinance 3596, dated August 25, 2014.
 - j. 4201 Rock Prairie Road – Ordinance 3670, dated July 9, 2015.
 - k. The approximately 40 acres of land generally located east of FM 2154 (aka Wellborn Road), south of the Southern Trace Subdivision, west of State Highway 40 (aka William D. Fitch Parkway), and north of Westminster Subdivision – Ordinance 3731, dated December 10, 2015.
 - l. The approximately 120 acres of land generally located south of Barron Cut-Off Road, west of WS Phillips Parkway, north of the Castlegate II Subdivision, and east of the Wellborn Community – Ordinance 3732, dated December 10, 2015.
 - m. The approximately 900 acres of land generally located south of Greens Prairie Road West, east of the Sweetwater Subdivision, and north of Arrington Road – Ordinance 3733, dated December 10, 2015.

- n. The approximately 17.788 acres of land generally located at the corner of Turkey Creek Road and Raymond Stotzer Parkway frontage road.– Ordinance 3752, dated March 10, 2016.
- o. The approximately 9 acres of land generally located north of the Crossroad Woods Subdivision near the intersection of Wellborn Road (FM 2154) and Greens Prairie Trail – Ordinance 3779, dated June 9, 2016
- p. The approximately 16 acres located at 8607 Rock Prairie Road, generally located at the north of Rock Prairie Road and west of William D. Fitch Parkway – Ordinance 3794, dated August 11, 2016.
- q. The approximately 14.25 acres of land located at 2501 Earl Rudder Freeway South, generally located north of North Forest Parkway and south of Raintree Drive, along the east side of Earl Rudder Freeway South – Ordinance 3799, dated August 25, 2016.
- r. The approximately 7 acres of land located along the south side of State Highway 30, south of Veterans Memorial Park – Ordinance 3828, dated October 27, 2016.
- s. The approximately 58 acres of land generally located along the east side of State Highway 6 South, north of W.D. Fitch parkway and south of the future Pebble Creek Parkway extension –Ordinance 3830, dated October 27, 2016.
- t. The approximately 2 acres of land generally located on Corsair Circle north of Pavilion Avenue – Ordinance 3846, dated December 8, 2016.
- u. The approximately 18 acres of land generally located at the southeast corner of Sebesta Road and Earl Rudder Freeway frontage road – Ordinance 3848, dated December 8, 2016.
- v. The approximately 6 acres of land being situated in the Pooh’s Park Subdivision, Block 1, Lots 6-14 recorded in Volume 314, Page 618 of the deed records of Brazos County, Texas, located at 204, 206, 208, 210, 212, 214, 216, 218, and 220 Holleman Drive east, more generally southwest of the intersection of Holleman Drive East and Lassie Lane by – Ordinance 3850, dated January 12, 2017.
- w. The approximately 6.3 acres of land generally located northeast intersection of Copperfield Parkway and Crescent Pointe Parkway - Ordinance 3859, dated February 9, 2017.
- x. The approximately 11.3 acres of land generally located at the southeast intersection of Earl Rudder Freeway South and Emerald Parkway – Ordinance 3875, dated April 27, 2017.
- y. The approximately 232 acres of land generally located south of Rock Prairie Road - Ordinance 3877, dated April 27, 2017.
- z. The approximately 5.96 acres of land generally located in the northeast corner of Associates Avenue and Harvey Road intersection. – Ordinance 3879, dated April 27, 2017.
- aa. The approximately 4.74 acres of land generally located at the corner of Harvey Mitchell Parkway South and Raymond Stotzer Parkway – Ordinance 3882, dated May 11, 2017.
- bb. The approximately 3.2 acres of land generally located east of Copperfield Parkway and south of Harvey Road. – Ordinance 3884, dated May 11, 2017.

- cc. The approximately 3.34 acres of land generally located north of Raintree Drive along Earl Rudder Freeway South – Ordinance 3901, dated July 27, 2017.
- dd. The approximately 12.5 acres generally located west of Earl Rudder Freeway South along Harvey Mitchell Parkway – Ordinance 3903, dated July 27, 2017.
- ee. Approximately 100 acres located along the east side of State Highway 6, south of The Business Park at College Station and north of the Texas World Speedway property- Ordinance 3906, dated July 27, 2017.
- ff. Approximately 1.7 acres of land being generally located at 12055 FM 2154 - Ordinance 3921, dated August 24, 2017.
- gg. Approximately 11 acres of land being generally located at 8822 Burgess Lane and near the east intersection of State Highway 47 and Raymond Stotzer Parkway – Ordinance 3965, dated December 14, 2017.
- hh. Approximately 29 acres of land being generally located at the west intersection of William D Fitch Parkway and Rock Prairie Road – Ordinance 3989, dated February 22, 2018.
- ii. Approximately 11.1 acres of land being generally located on the west side of Turkey Creek Road, approximately 500 feet south of HSC Parkway- Ordinance 4036, dated August 23, 2018.
- jj. Approximately 7.37 acres of land being generally located on the west side of FM2154, approximately 500 feet south of Barron Cut-Off Road – Ordinance 4066, dated January 10, 2019.
- kk. Approximately 13 acres of land being generally located at 1402 and 1404 Bird Pond Road – Ordinance 4090, dated April 25, 2019.
- ll. Approximately 1.3 acres of land being generally located generally located southwest of the intersection of Greens Prairie Road West and White’s Creek Lane – Ordinance 4103, dated June 27, 2019.
- mm. Approximately 8.7 acres of land generally located at 2709 Texas Avenue South – Ordinance 4121, dated September 12, 2019.
- nn. Approximately 1.3 acres of land generally located at 3030 University Drive East – Ordinance 4122, dated September 12, 2019.
- oo. Approximately 2.3 acres of land generally located on the south side of Harvey Mitchell Parkway South, approximately 80 feet east of the intersection with Dartmouth Street- Ordinance 4137, dated November 14, 2019.
- pp. Approximately 1.8 acres of land generally located at 12925 & 12965 FM 2154, - Ordinance 4145, dated December 10, 2019.
- qq. Approximately 8 acres of land generally located at 6620 Victoria Avenue – by this Ordinance, dated November 23, 2020.

3. Concept Map Amendment:

- a. Growth Area IV – Ordinance 3376, dated October 2011.
- b. Growth Area V – Ordinance 3376, dated October 2011.

4. Thoroughfare Map Amendment:
 - a. Raintree Drive – Ordinance 3375, dated October 2011.
 - b. Birkdale Drive – Ordinance 3375, dated October 2011.
 - c. Corsair Circle – Ordinance 3375, dated October 2011.
 - d. Deacon Drive – Ordinance 3375, dated October 2011.
 - e. Dartmouth Drive – Ordinance 3375, dated October 2011.
 - f. Farm to Market 60 – Ordinance 3375, dated October 2011.
 - g. Southwest Parkway – Ordinance 3375, dated October 2011.
 - h. Cain Road extension – Ordinance 3639, dated February 26, 2015.
 - i. Update to Chapter 6 Maps- Ordinance 3729, dated December 10, 2015.
 - j. South College Station Mobility Study – Ordinance 3827, dated October 27, 2016.
 - k. Pavilion Avenue extension -- Ordinance 3885, dated May 11, 2017.
 - l. Future Minor Collector realigned to Harpers Ferry Road along Arrington Road – Ordinance 3949, dated October 12, 2017.
 - m. 2017 Thoroughfare Plan update to Map 6.6 – Ordinance 3962, dated November 20, 2017.
 - n. Thousand Oaks Ranch area- Ordinance 4174, dated May 14, 2020.
5. Bicycle, Pedestrian and Greenways Master Plan Amendment:
 - a. Cain Road extension – Ordinance 3639, dated February 26, 2015
 - b. Update to Maps 5.4 and 5.5-- Ordinance 3729, dated December 10, 2015.
 - c. South College Station Mobility Study – Ordinance 3827, dated October 27, 2016.
 - d. Update to Maps 5.4 and 5.5 – Ordinance 3877, dated April 27, 2017.
 - e. 2017 Thoroughfare Plan update to Maps 5.4 and 5.5 – Ordinance 3962, dated November 20, 2017.
 - f. 2018 Bicycle, Pedestrian, and Greenways Master Plan Update to Maps 5.4, 5.5, 7.1, 7.2, 7.3, and 7.4 – Ordinance 4009, dated May 14, 2018.
6. Parks and Recreation Master Plan Amendment:
 - a. Update to Map B/College Station Neighborhood Park Zone, to Map C/College Station Community Park Zone Map and to the text of Section 2 “Current Conditions and Trends,” subsection “Park Land,” paragraph five relating to said maps- Ordinance 3951, dated October 12, 2017.
7. Community and Neighborhood Plan Amendment:
 - a. Eastgate Neighborhood Plan, Chapter 1 - Community Character, “Site Development Area 1 – Lincoln Avenue” – Ordinance 3956, dated November 9, 2017.

D. General

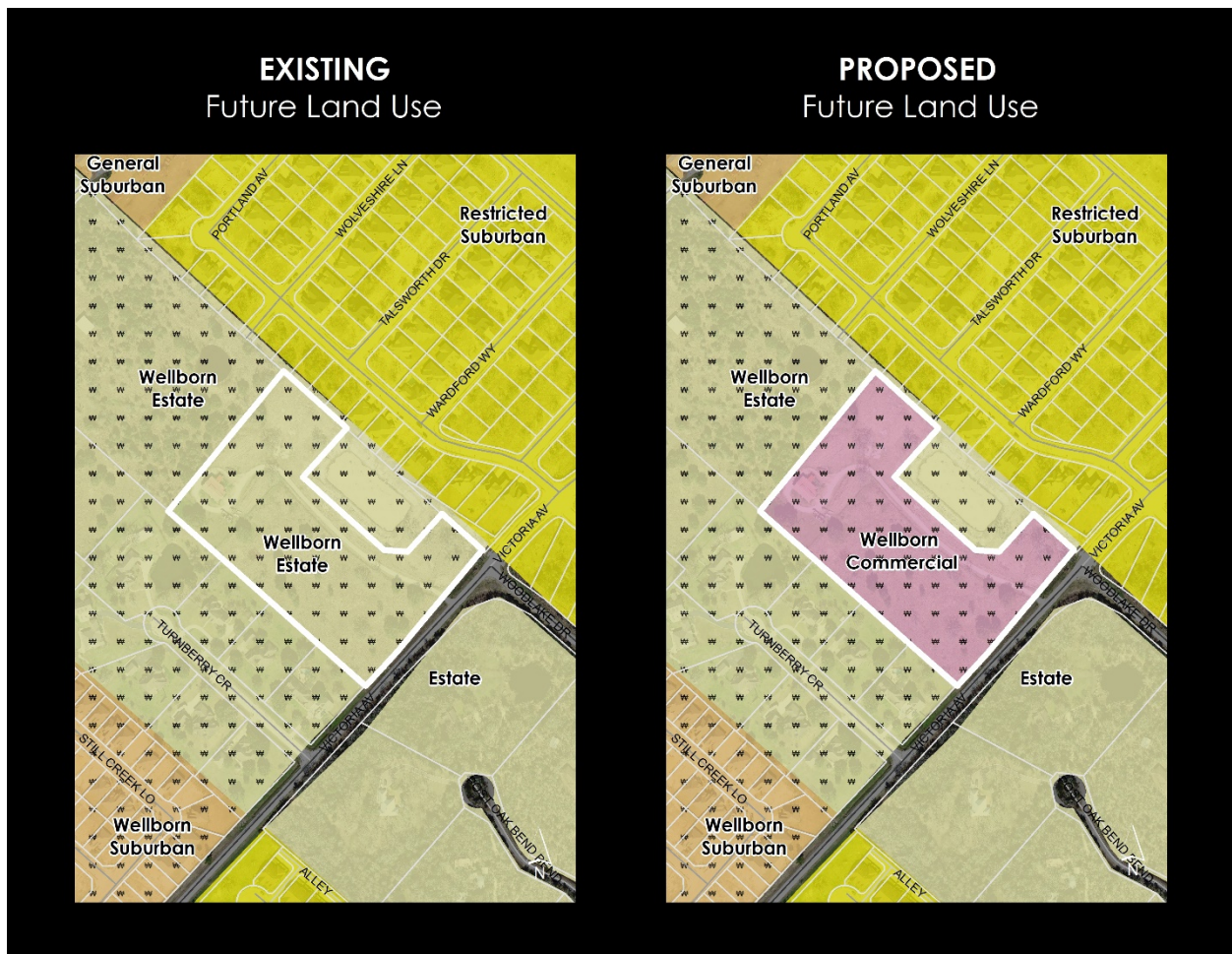
1. Conflict. All parts of the College Station Comprehensive Plan and any amendments thereto shall be harmonized where possible to give effect to all. Only in the event of an irreconcilable conflict shall the later adopted ordinance prevail and then only to the extent necessary to avoid

such conflict. Ordinances adopted at the same city council meeting without reference to another such ordinance shall be harmonized, if possible, so that effect may be given to each.

2. Purpose. The Comprehensive Plan is to be used as a guide for growth and development for the entire City and its extra-territorial jurisdiction (“ETJ”). The College Station Comprehensive Plan depicts generalized locations of proposed future land-uses, including thoroughfares, bikeways, pedestrian ways, parks, greenways, and waterlines that are subject to modification by the City to fit local conditions and budget constraints.
3. General nature of Future Land Use and Character. The College Station Comprehensive Plan, in particular the Future Land Use and Character Map found in A.3 above and any adopted amendments thereto, shall not be nor considered a zoning map, shall not constitute zoning regulations or establish zoning boundaries and shall not be site or parcel specific but shall be used to illustrate generalized locations.
4. General nature of College Station Comprehensive Plan. The College Station Comprehensive Plan, including the Thoroughfare Plan, Bicycle, Pedestrian, and Greenways Master Plan, Central College Station Neighborhood Plan, Water System Master Plan and any additions, amendments, master plans and subcategories thereto depict same in generalized terms including future locations; and are subject to modifications by the City to fit local conditions, budget constraints, cost participation, and right-of-way availability that warrant further refinement as development occurs. Linear routes such as bikeways, greenways, thoroughfares, pedestrian ways, waterlines and sewer lines that are a part of the College Station Comprehensive Plan may be relocated by the City 1,000 feet from the locations shown in the Plan without being considered an amendment thereto.
5. Reference. The term College Station Comprehensive Plan includes all of the above in its entirety as if presented in full herein, and as same may from time to time be amended.”

EXHIBIT B

That the “Comprehensive Plan of the City of College Station” is hereby amended by amending a portion of the map titled “Map 2.2-Future Land Use & Character” of Chapter 2 –Community Character” from Wellborn Estate to Wellborn Commercial shown as follows:



BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: November 5, 2020
 Advertised Council Hearing Date: November 23, 2020

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

Castlegate II, Creek Meadows, Wellborn Oaks, and Sweetwater Forest HOAs

Property owner notices mailed: None
 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

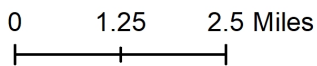
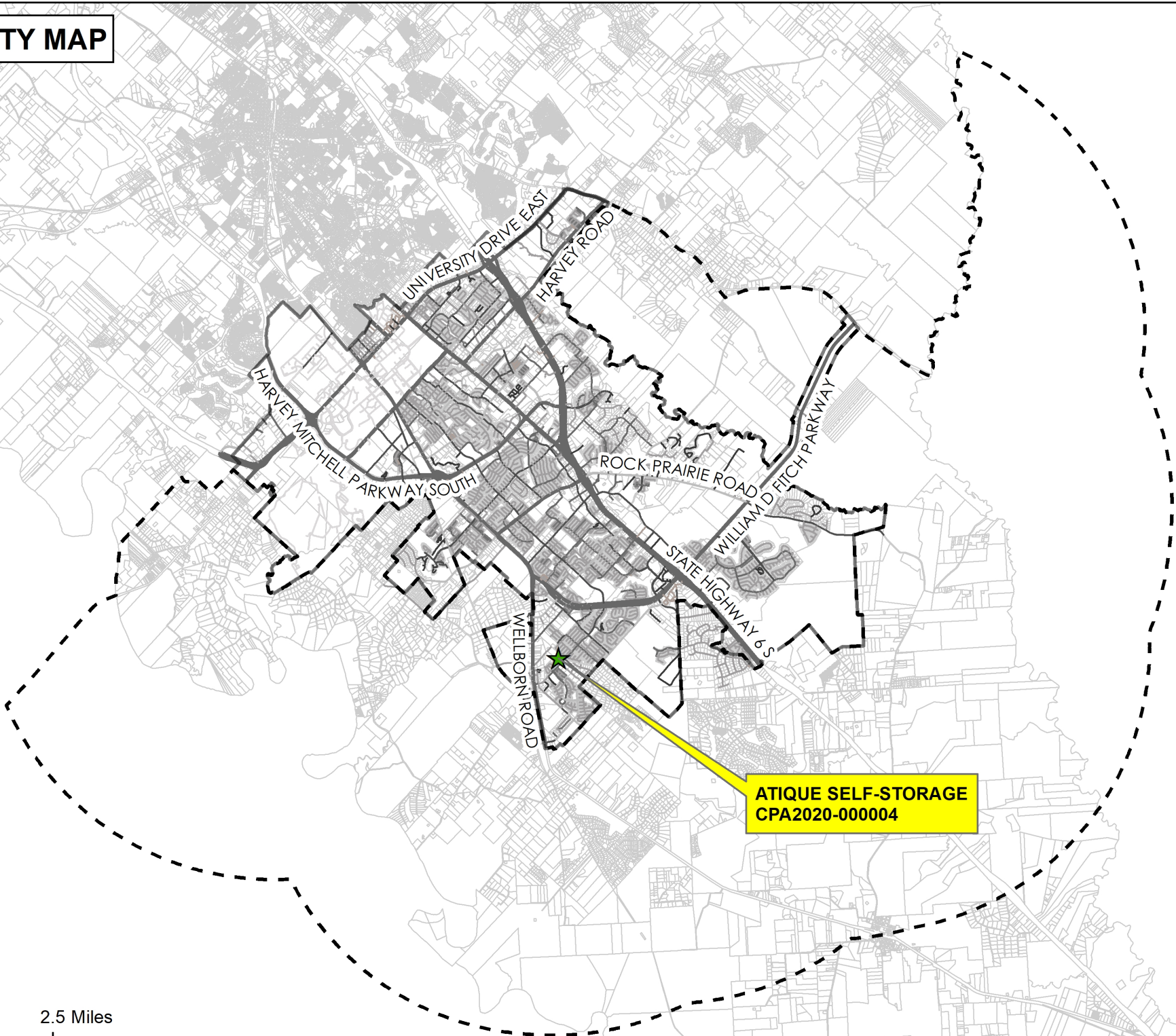
ADJACENT LAND USES

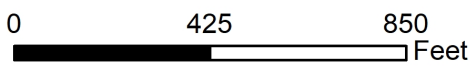
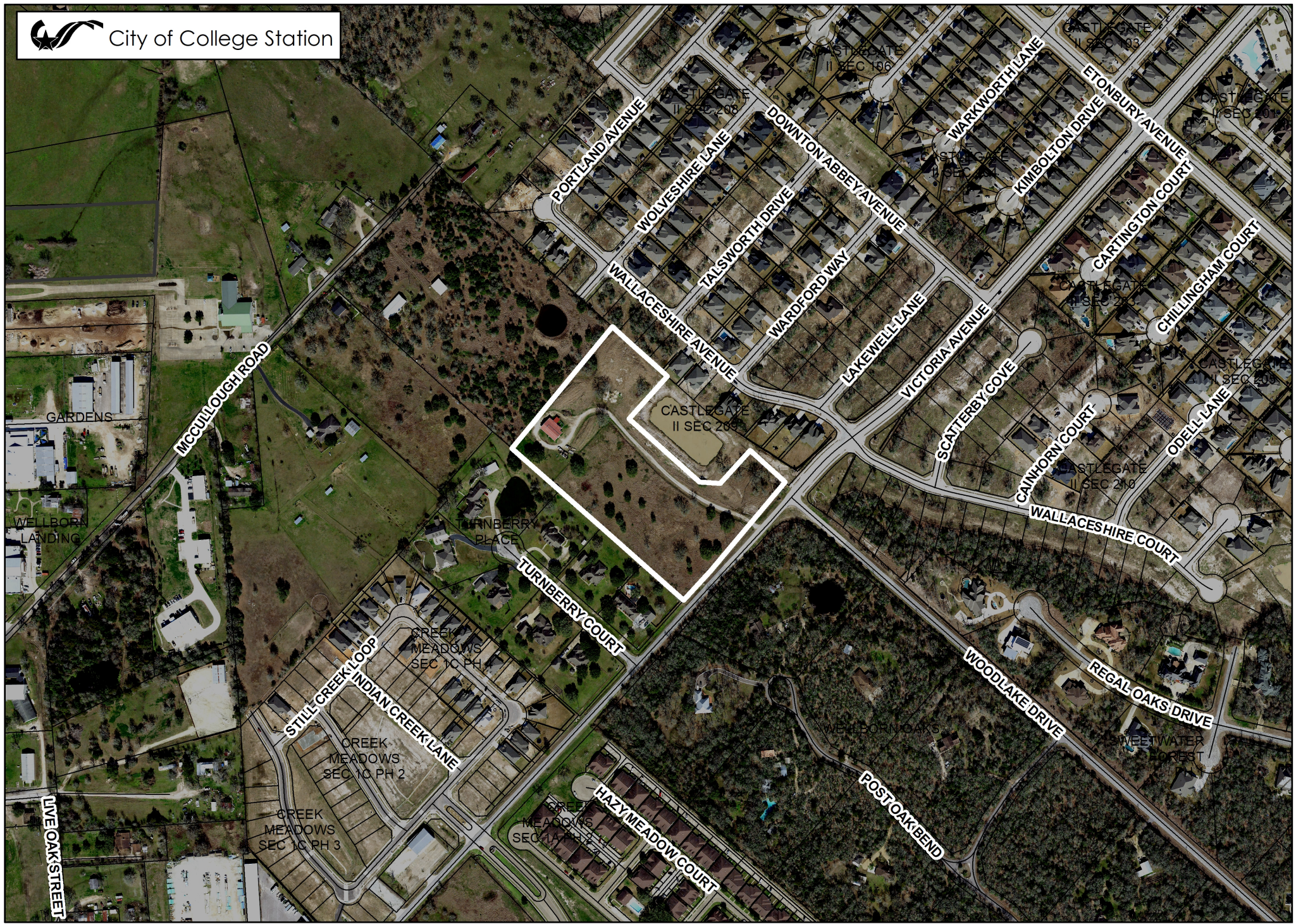
Direction	Comprehensive Plan	Zoning	Land Use
North	Wellborn Estate	Rural	Single-Family Residential
South	Victoria Ave. (2-Lane Major Collector)	n/a	Victoria Ave. (2-lane rural roadway)
East	Wellborn Estate and Restricted Suburban	Restricted Suburban	Common Area, Single-Family Residential, and Vacant Lots
West	Wellborn Estate	Rural	Single – Family Residential

DEVELOPMENT HISTORY

Annexation: 2011
Zoning: A-O Agricultural Open upon annexation
 PDD Planned Development District with a base zoning of WE Wellborn Estate in 2018
Final Plat: Castlegate II Section 209, Block 47, Lot 14 in 2017
Site development: Undeveloped

VICINITY MAP

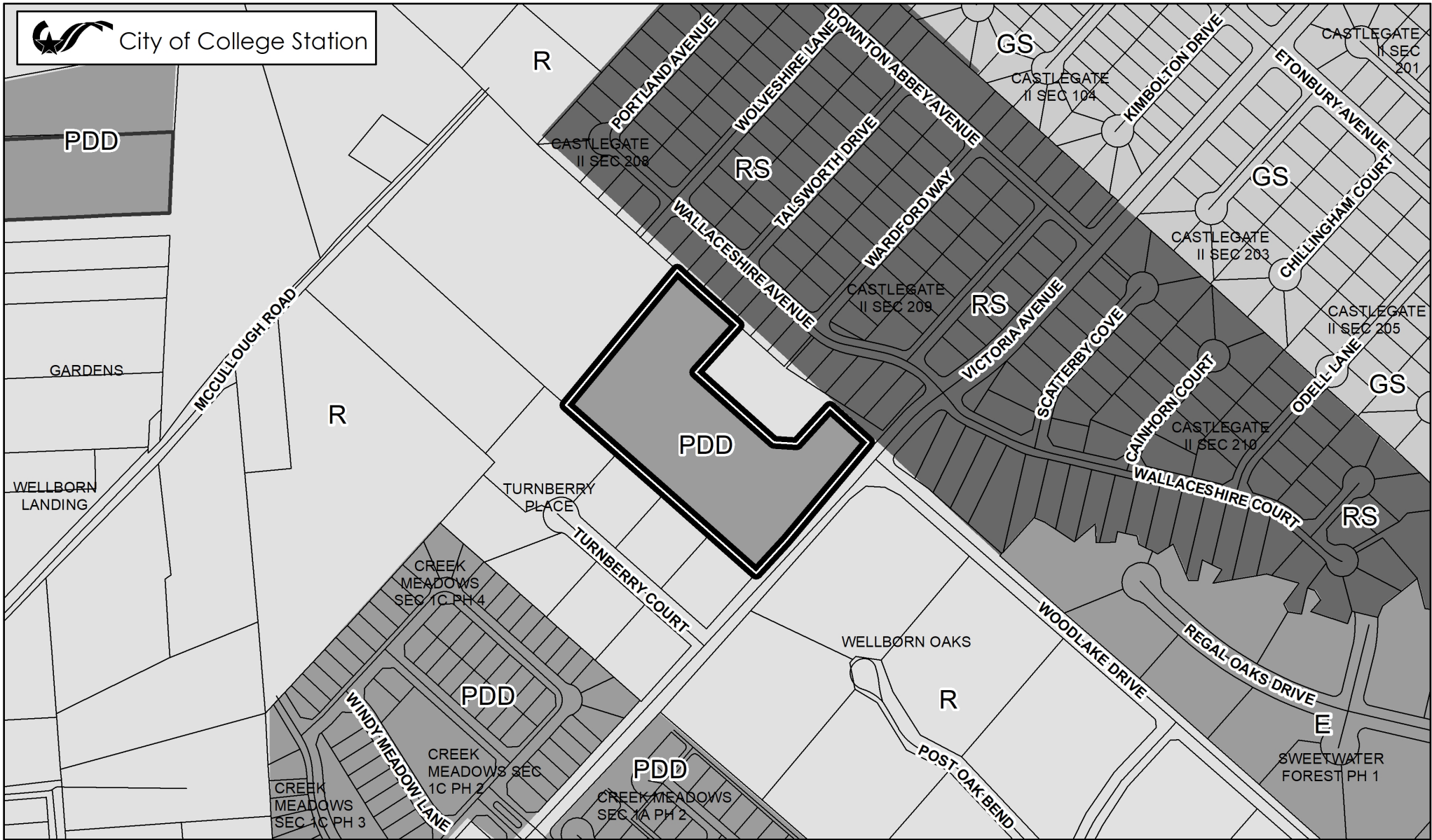




ATIQUE SELF-STORAGE

Case:
CPA2020-000004

**COMPREHENSIVE PLAN
AMENDMENT**



ZONING DISTRICTS (In Grayscale)

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

Non-Residential

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

Planned Districts

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

Design Districts

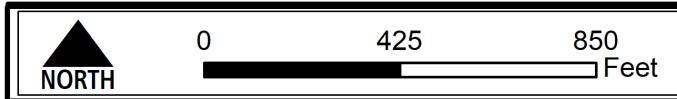
WPC Wolf Pen Creek Dev. Cor.
NG-1 Core Northgate
NG-2 Transitional Northgate
NG-3 Residential Northgate

Overlay Districts

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

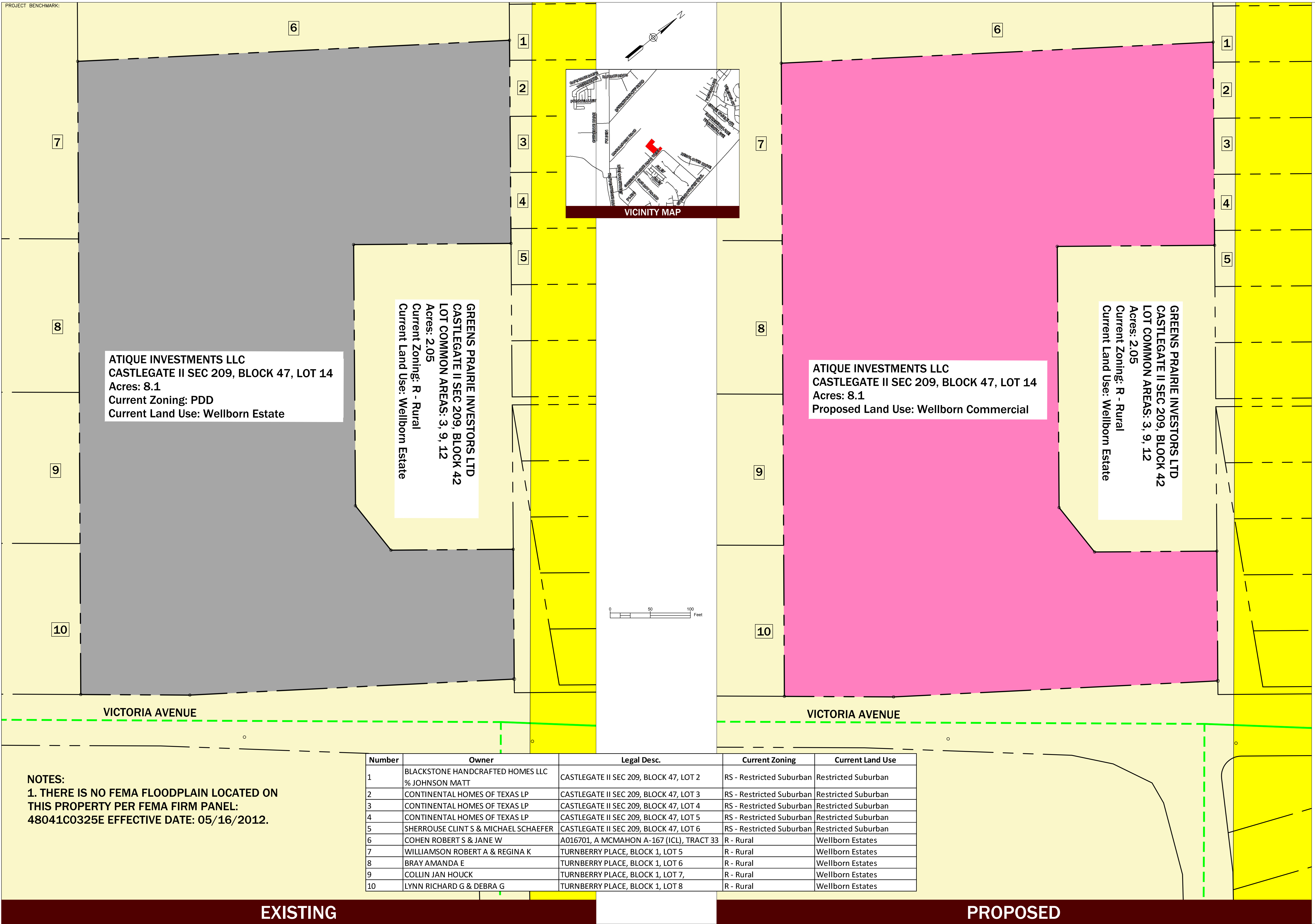
Retired Districts

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



ATIQUE SELF-STORAGE

Case: CPA2020-000004
COMPREHENSIVE PLAN AMENDMENT



NOTES:
1. THERE IS NO FEMA FLOODPLAIN LOCATED ON THIS PROPERTY PER FEMA FIRM PANEL: 48041C0325E EFFECTIVE DATE: 05/16/2012.

Number	Owner	Legal Desc.	Current Zoning	Current Land Use
1	BLACKSTONE HANDCRAFTED HOMES LLC % JOHNSON MATT	CASTLEGATE II SEC 209, BLOCK 47, LOT 2	RS - Restricted Suburban	Restricted Suburban
2	CONTINENTAL HOMES OF TEXAS LP	CASTLEGATE II SEC 209, BLOCK 47, LOT 3	RS - Restricted Suburban	Restricted Suburban
3	CONTINENTAL HOMES OF TEXAS LP	CASTLEGATE II SEC 209, BLOCK 47, LOT 4	RS - Restricted Suburban	Restricted Suburban
4	CONTINENTAL HOMES OF TEXAS LP	CASTLEGATE II SEC 209, BLOCK 47, LOT 5	RS - Restricted Suburban	Restricted Suburban
5	SHERROUSE CLINT S & MICHAEL SCHAEFER	CASTLEGATE II SEC 209, BLOCK 47, LOT 6	RS - Restricted Suburban	Restricted Suburban
6	COHEN ROBERT S & JANE W	A016701, A MCMAHON A-167 (ICL), TRACT 33	R - Rural	Wellborn Estates
7	WILLIAMSON ROBERT A & REGINA K	TURNBERRY PLACE, BLOCK 1, LOT 5	R - Rural	Wellborn Estates
8	BRAY AMANDA E	TURNBERRY PLACE, BLOCK 1, LOT 6	R - Rural	Wellborn Estates
9	COLLIN JAN HOUCK	TURNBERRY PLACE, BLOCK 1, LOT 7,	R - Rural	Wellborn Estates
10	LYNN RICHARD G & DEBRA G	TURNBERRY PLACE, BLOCK 1, LOT 8	R - Rural	Wellborn Estates

EXISTING

PROPOSED

**Atique Self-Storage
Land Use Plan Amendment**

1. What specific element of the Comprehensive Plan (for example, Land Use & Character designation, Thoroughfare Plan Context Class, or thoroughfare alignment) and at what specific location (if applicable) is requested to be amended?

Land Use Plan Amendment at 6620 Victoria Avenue

2. Please list the amendment(s) requested.

We request to amend the Land Use Plan from Wellborn Estate to Wellborn Commercial.

3. Please explain the reason for the amendment(s).

In 2018, a PDD Planned Development District zoning was approved for the property with the intent to develop as a residential-based assisted living facility. The developers tried two different avenues to provide sewer to the property, as there is no capacity in the City of College Station sanitary sewer system that runs through Castlegate Subdivision. Initially, the development was designed with an on-site septic facility; however, the cost and long-term maintenance of this system proved problematic. As a second idea, the developers attempted to gain access to an offsite sanitary sewer system with capacity located in a subdivision to the northeast. Efforts were made to secure easements to that sewer line but we were unable to secure those easements due to an impasse between the width of easement required by the City (30ft) and the width that the property owner was willing to dedicate (20ft).

Additionally, the development costs of developing 2-acre lots, in accordance with the WE Wellborn Estate zoning district have made a low-density development on this property unfeasible. Concrete roadways, underground utilities and impact fees for a 3-lot subdivision results in extremely expensive lot costs. Since sewer service is the biggest challenge for this property, we are exploring other possible low-sewer options for development, such as self-storage under the Wellborn Commercial land use designation.

4. Please explain the changed or changing conditions in the subject area of the City.

When the City began requiring streets to be constructed using concrete rather than asphalt in November 2016, not only did it alter the feel of what was intended to be "rural character", but it added a significant cost to development - especially low-density residential development. Further, both the City and Wellborn Special Utility District have started requiring impact fees that only add more costs to be distributed among a small number of lots. These added costs make low-density residential development unaffordable.

However, there has been significant higher density residential development in the vicinity that contributes to the increased need for more self-storage options in this area of College Station. Market studies for self-storage estimate that 10% of residential units will utilize self-storage facilities. Development trends in College Station continue to show that most new single-family

residential development is being added in the southern portions of College Station. Self-storage at this location would help satisfy these demands.

5. Please show the compatibility with the existing uses, development patterns, and character of the immediate area concerned, the general area, and the city as a whole

Wellborn Commercial is compatible with this area. Wellborn Commercial was designed for low intensity commercial uses and activities, such as self-storage. These uses are quiet and suitable for development within residential areas, as they serve the nearby residents. Commercial and other business uses can be found along this stretch of Victoria, including a Taekwondo studio 1200' from the property, office buildings within 1800', an RV storage facility within 2100', and Wellborn SUD within 2500' of the property.

6. Please list any impacts on environmentally sensitive and natural areas.

We recognize that a portion of this property is in an environmentally sensitive area, and we will accommodate for this area in the design of our plans.

7. List any impacts on infrastructure, including water, wastewater, drainage and transportation network.

Self-storage is a low impact use to infrastructure. There will be little to no impact to water, supplied by Wellborn Special Utility District, or wastewater. If an office is provided on-site, it will only need water and wastewater for one bathroom facility. Self-storage is a very low traffic generator and will not have an impact on the transportation network.

8. Explain consistency with the goals and strategies set forth in the Comprehensive Plan.

The Wellborn Community Plan was adopted in 2013, with an anticipated implementation span of 7-10 years. Since adoption, a number of development policies have been adopted that have made implementation of the plan difficult. There are a number of new development requirements that affect development costs and the feasibility of certain types of development. Since the Plan has reached the last phase of the process, it is our hope that the Wellborn Community Plan will be reevaluated to determine whether or not present conditions still make this Plan viable for implementation.

The Wellborn Community Plan contemplated the lack of sanitary sewer to this property when it was designated for Wellborn Estate uses, but it didn't really contemplate the viability of that use given the size of the tract and the cost of development for three lots. Since low-density residential development is not feasible, and higher density residential isn't an option, we believe Wellborn Commercial developed as a self-storage facility is the next best option, given the lack of sanitary sewer to the property.

The Wellborn Community Plan states that "commercial activity should not be more intense than what can be found in the Community today" and that "new commercial opportunities should be provided to promote local, neighborhood-oriented businesses that are area appropriate in scale and character to the Wellborn Community and should represent the rural nature of the area through the

use of open space and design.” We fully believe this type of neighborhood commercial development can meet this goal for the Wellborn Community.