

March 24, 2022
Item No. 9.1.
Corsair Drive Rezoning

Sponsor: Derrick Williams, Staff Planner

Reviewed By CBC: Planning & Zoning Commission

Agenda Caption: Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, “Unified Development Ordinance, “Article 4, Zoning Districts,” Section 4.2 “Official Zoning Map,” of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from SC Suburban Commercial to PDD Planned Development District for approximately 5 acres of land generally located at the intersection of Emerald Parkway and Corsair Drive (3105 Corsair Drive). Case # REZ2022-000001

Relationship to Strategic Goals:

Diverse & Growing Economy

Recommendation(s): The Planning and Zoning Commission heard this item at their March 3, 2022 Regular Meeting and voted unanimously to recommend approval. Staff recommends approval of the rezoning.

Summary: This request is to rezone approximately 5 acres of land from SC Suburban Commercial to PDD Planned Development District with a base zoning of SC Suburban Commercial for the development of a skilled nursing facility at the intersection of Corsair Drive and Emerald Parkway, adjacent to the Emerald Forest subdivision. SC Suburban Commercial allows for Extended Care Facilities/Convalescent/Nursing Homes land uses, but a PDD has been requested to allow an adjustment to the existing zoning’s individual building size limitation as applied to skilled nursing facility uses and to enhance the required buffer against the neighborhood.

REZONING REVIEW CRITERIA

Whether the proposal is consistent with the Comprehensive Plan: The current Comprehensive Plan Future Land Use and Character Map designates the subject property as Neighborhood Commercial.

The Comprehensive Plan generally describes the Neighborhood Commercial land use designation as follows:

Neighborhood Commercial – Areas of commercial activities that cater primarily to nearby residents. These areas tend to be smaller format than general commercial and located adjacent to major roads along the fringe of residential areas. Design of these structures is compatible in size, architecture, and lot coverage with surrounding residential uses.

This PDD proposes a base zoning of SC Suburban Commercial, which is a district that has taken appropriate land uses and design into consideration. SC Suburban Commercial land uses are less intense uses, generating less traffic than those found in GC General Commercial districts. These sites generally provide walkable and pedestrian friendly environments for both the subject properties and surrounding neighborhoods. The proposed use of a skilled nursing facility would provide a need in the community without sacrificing neighborhood integrity and character.

Whether the uses permitted by the proposed zoning district will be appropriate in the context of the surrounding area: The permitted uses of the property are not proposed to change. PDD Planned Development District will be based on the SC Suburban Commercial zoning district, which is designed to be compatible with residential land uses. Given the property's proximity to existing single-family uses, the intended use of a skilled nursing facility could be easily incorporated with the existing developments.

Whether the property to be rezoned is physically suitable for the proposed zoning district: The subject property is not in the FEMA floodplain. There is some natural vegetation onsite, concentrated mainly in the northeast corner, adjacent to single family lots. While adjacent to a neighborhood, its only street frontage is to a right-of-way shared with other non-residentially-zoned properties. The subject property is physically suitable for the proposed zoning district.

Whether there is available water, wastewater, stormwater, and transportation facilities generally suitable and adequate for uses permitted by the proposed zoning district: Sanitary sewer service, water service, and fire flow will be provided by College Station Utilities. Stormwater will be designed according to BCS Unified Stormwater Design Guidelines and will be collected in an on-site detention pond before being released into an existing storm sewer system on Driftwood Drive. A traffic impact analysis was performed for the rezoning requested and did not identify any traffic mitigation needed. The traffic generated by this use will not adversely affect the safety nor convenience of transportation.

The marketability of the property: The applicant stated that "This property is marketable for uses that do not depend on traffic for business, such as retail and services. A neighborhood friendly use that does not depend on traffic numbers is ideal for this property, and we believe a skilled nursing facility meets those criteria." The applicant is proposing to consolidate the area into one building for only skilled nursing facility uses that would generate less traffic than retail uses. This is anticipated to increase the marketability of the property.

REVIEW OF CONCEPT PLAN

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

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

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

Purpose, Intent and Community Benefits - The proposed Planned Development District for this property outlines the purpose, intent, and community benefit of the proposed development which is to promote and encourage innovative development that is sensitive to surrounding land uses and natural environment.

Base Zoning and Meritorious Modifications - At the time of site plan, the project will need to meet all applicable site development standards and platting requirements of the Unified Development Ordinance for the SC Suburban Commercial zoning district, except where meritorious modifications are granted with the PDD zoning. The applicant is requesting the following meritorious modification:

SC Suburban Commercial requirements: UDO Section 5.3.C. "...The gross floor area of a single structure in this district shall not exceed 15,000 square feet in area."

Skilled nursing facilities are proposed to be allowed to consolidate permissible building area into one building exceeding the maximum of 15,000 sf.

Community Benefits - The applicant offers the following as community benefits:

Along with the required buffer, preservation of viable canopy trees along the property line that abuts Emerald Forest.

Budget & Financial Summary: N/A

Attachments:

1. Ordinance
2. Vicinity, Aerial, and Small Area Map
3. Future Land Use Map
4. Rezoning Map
5. Rezoning Exhibit
6. Concept Plan
7. Background Information
8. Applicant's Supporting Information
9. Bulk Variances Letter

ORDINANCE NO. _____

AN ORDINANCE AMENDING APPENDIX A “UNIFIED DEVELOPMENT ORDINANCE,” ARTICLE 4 “ZONING DISTRICTS,” SECTION 4.2, “OFFICIAL ZONING MAP” OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING APPROXIMATELY 5 ACRES LOCATED AT 3105 CORSAIR DRIVE FROM SC SUBURBAN COMMERCIAL TO PDD PLANNED DEVELOPMENT DISTRICT; PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

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

PART 1: That Appendix A “Unified Development Ordinance,” Article 4 “Zoning Districts,” Section 4.2 “Official Zoning Map” of the Code of Ordinances of the City of College Station, Texas, be amended as set out in **Exhibit “A”, Exhibit “B”, Exhibit “C” and Exhibit D** attached hereto and made a part of this Ordinance for all purposes.

PART 2: If any provision of this Ordinance or its application to any person or circumstances is held invalid or unconstitutional, the invalidity or unconstitutionality does not affect other provisions or application of this Ordinance or the Code of Ordinances of the City of College Station, Texas, that can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this Ordinance are severable.

PART 3: That any person, corporation, organization, government, governmental subdivision or agency, business trust, estate, trust, partnership, association and any other legal entity violating any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than twenty five dollars (\$25.00) and not more than five hundred dollars (\$500.00) or more than two thousand dollars (\$2,000) for a violation of fire safety, zoning, or public health and sanitation ordinances, other than the dumping of refuse. Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PART 4: This Ordinance is a penal ordinance and becomes effective ten (10) days after its date of passage by the City Council, as provided by City of College Station Charter Section 35.

PASSED, ADOPTED, and APPROVED this 24th day of March, 2022.

ATTEST:

APPROVED:

City Secretary

Mayor

APPROVED:

City Attorney

Exhibit B

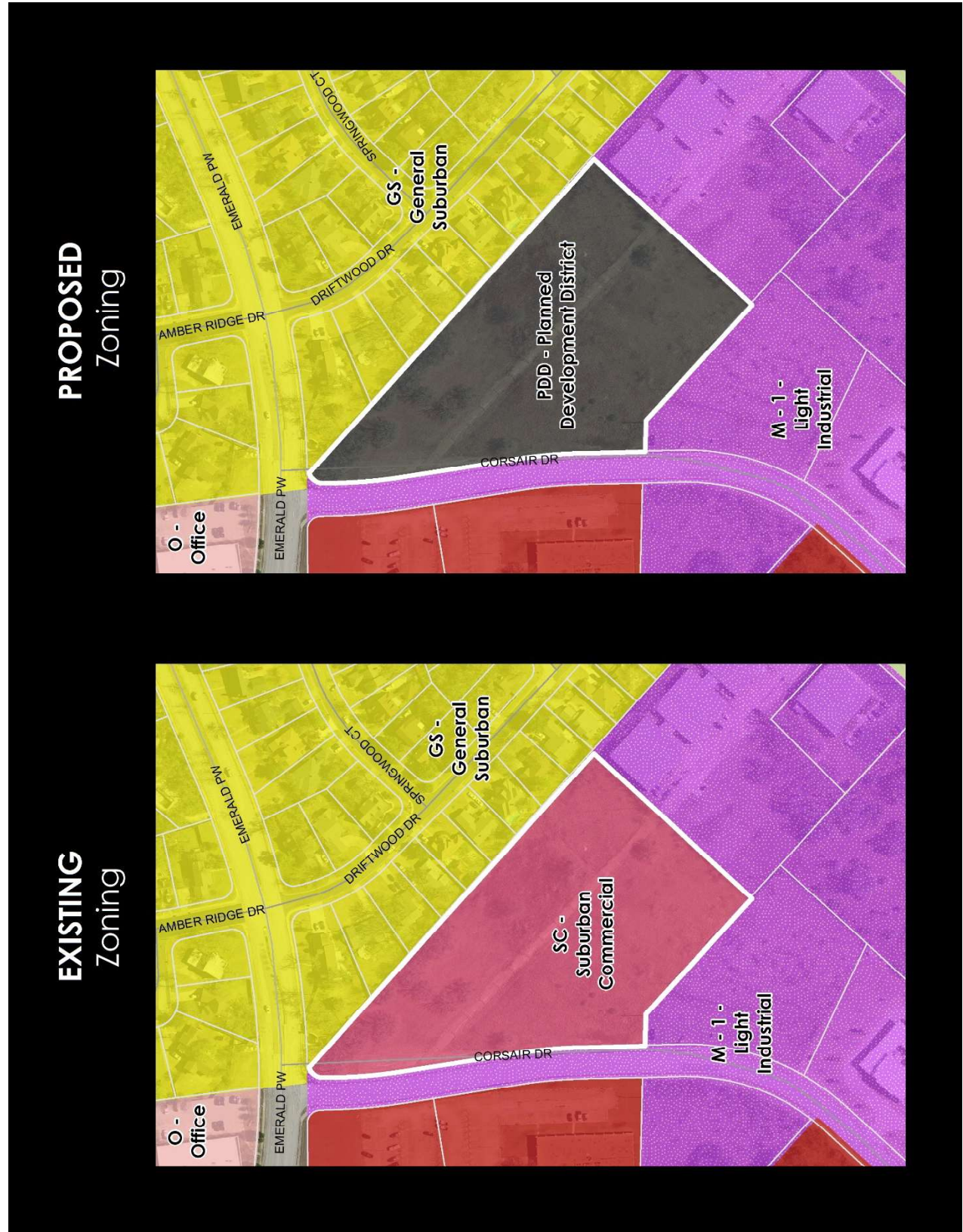


Exhibit C

Purpose, Intent and Community Benefits - The proposed Planned Development District for this property outlines the purpose, intent, and community benefit of the proposed development which is to promote and encourage innovative development that is sensitive to surrounding land uses and natural environment.

Base Zoning and Meritorious Modifications - At the time of site plan, the project will need to meet all applicable site development standards and platting requirements of the Unified Development Ordinance for the SC Suburban Commercial zoning district, except where meritorious modifications are granted with the PDD zoning.

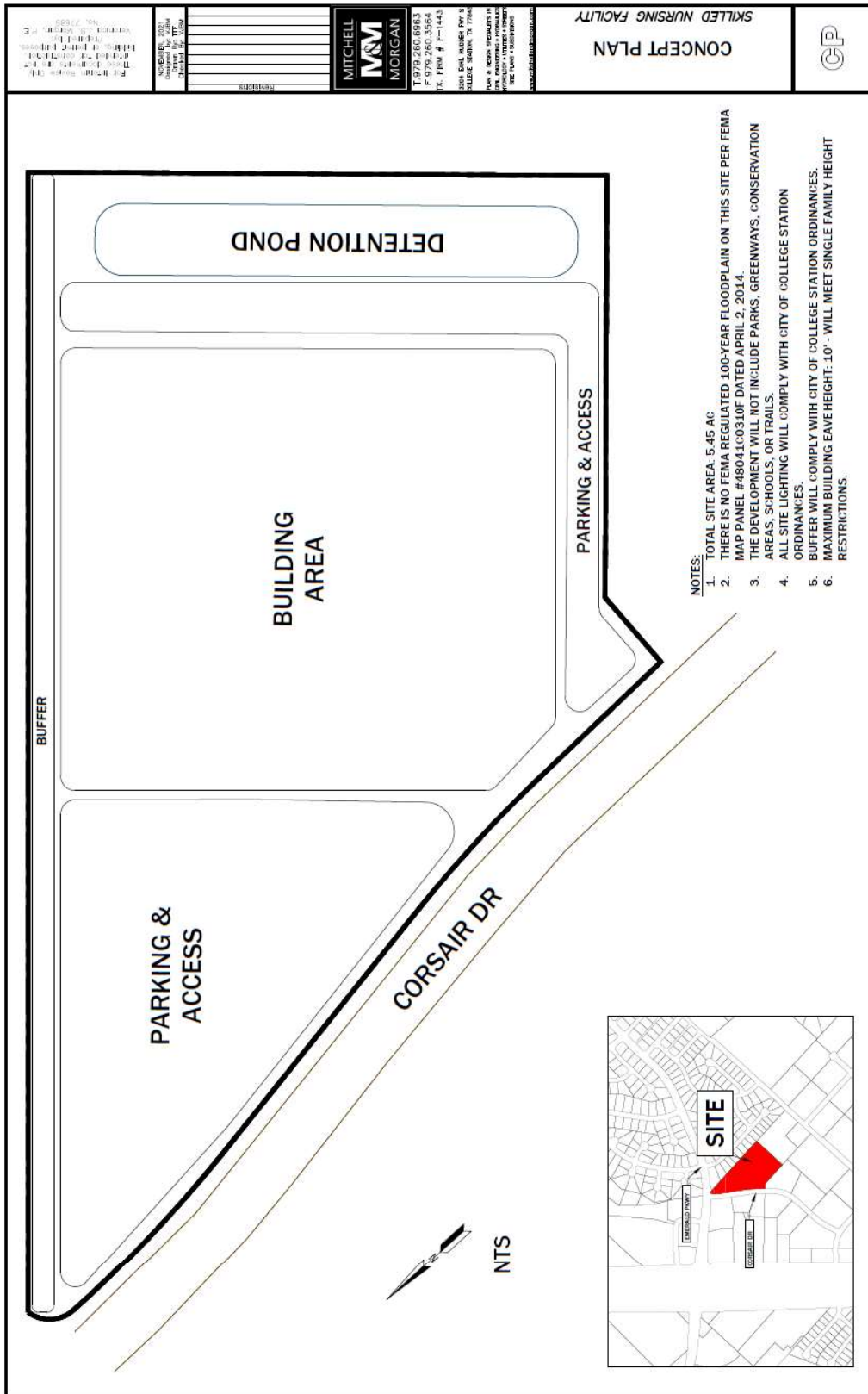
The applicant is requesting the following meritorious modification:

- SC Suburban Commercial requirements: UDO Section 5.3.C. "...The gross floor area of a single structure in this district shall not exceed 15,000 square feet in area."
- Skilled nursing facilities are proposed to be allowed to consolidate permittable building area into one building exceeding the maximum of 15,000 sf.

Community Benefits - The applicant offers the following as community benefits:

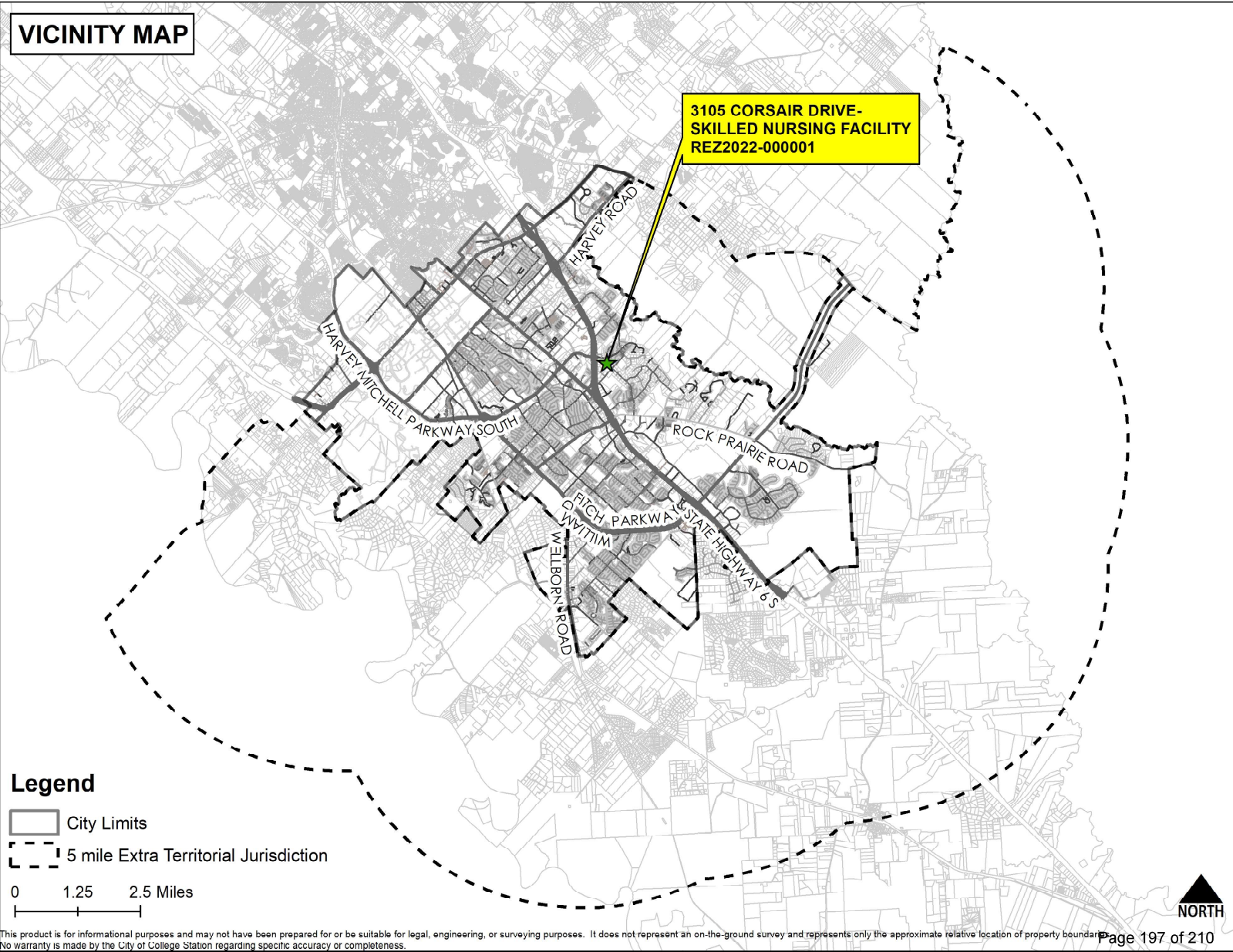
- Along with the required buffer, preservation of viable canopy trees along the property line that abuts Emerald Forest.

Exhibit D



VICINITY MAP

**3105 CORSAIR DRIVE-
SKILLED NURSING FACILITY
REZ2022-000001**



Legend

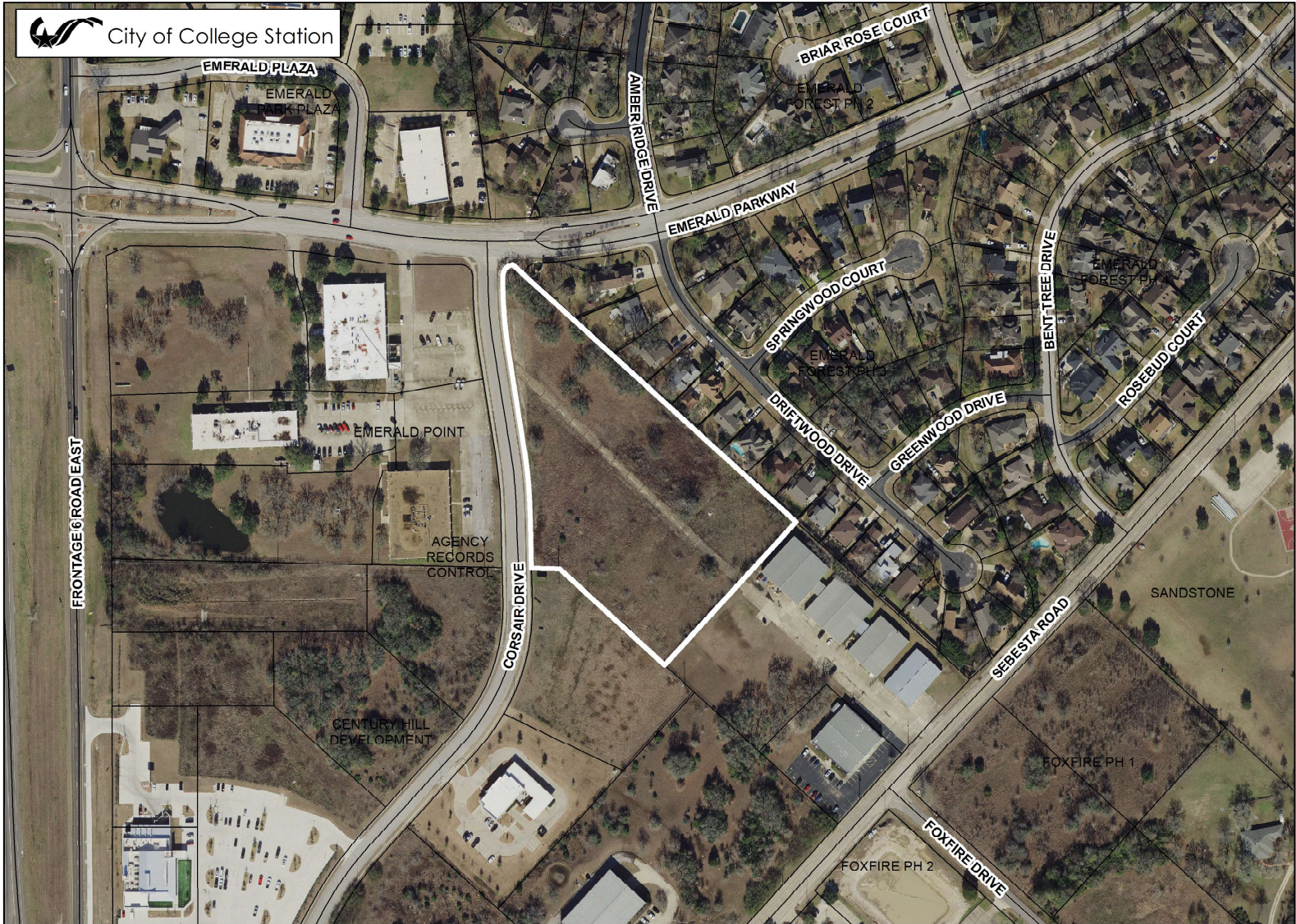
- City Limits
- 5 mile Extra Territorial Jurisdiction

0 1.25 2.5 Miles





City of College Station



0 255 510 Feet

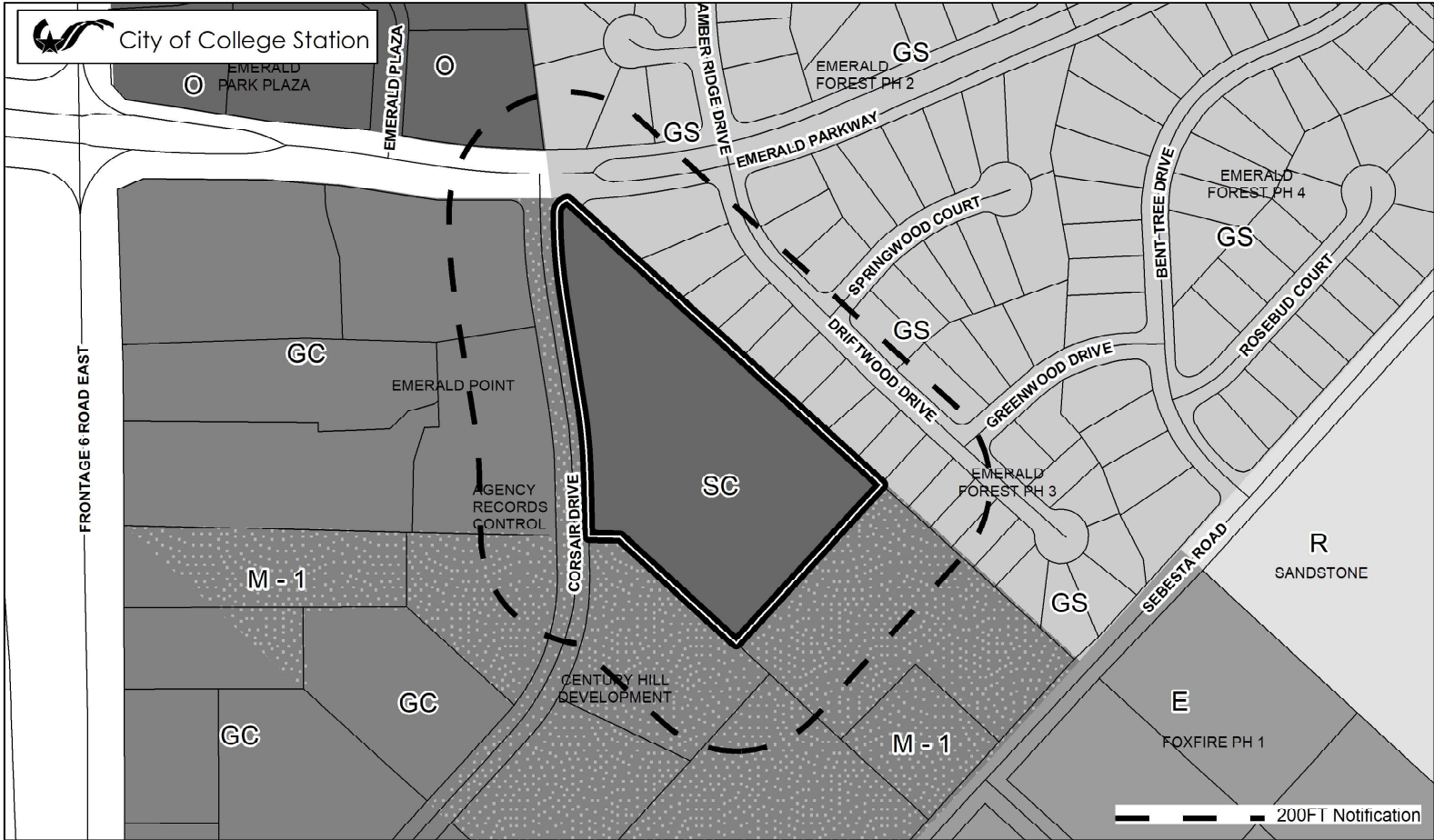
**3105 CORSAIR DRIVE-
SKILLED NURSING FACILITY**

Case:
REZ2022-000001

REZONING



City of College Station



200FT Notification

ZONING DISTRICTS (In Grayscale)

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

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

Planned Districts	
P-MUD	Planned Mixed-Use Dist.
PDD	Planned Develop. Dist.
Design Districts	
WPC	Wolf Pen Creek Dev. Cor.
NG-1	Core Northgate
NG-2	Transitional Northgate
NG-3	Residential Northgate

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

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

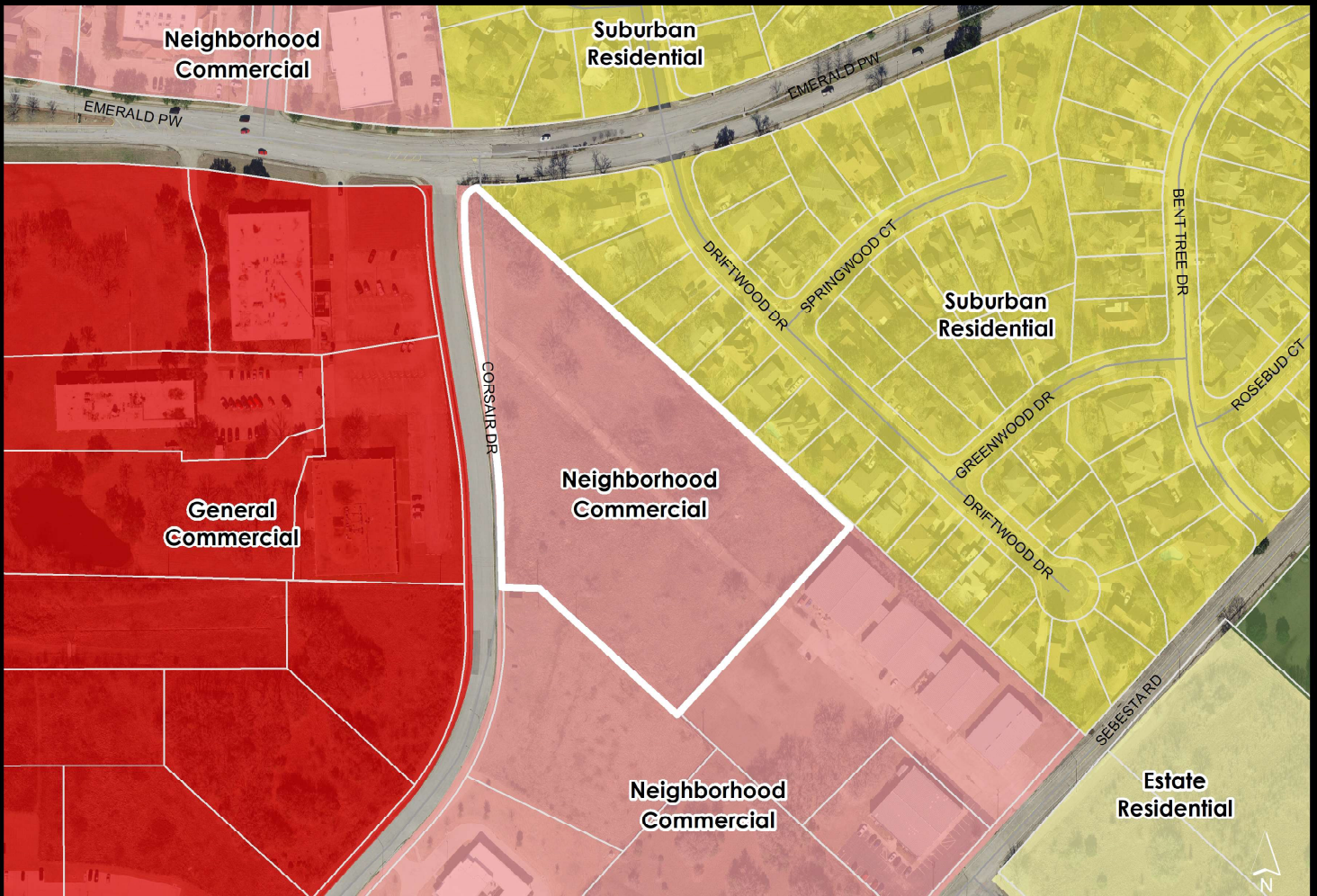


**3105 CORSAIR DRIVE-
SKILLED NURSING FACILITY**

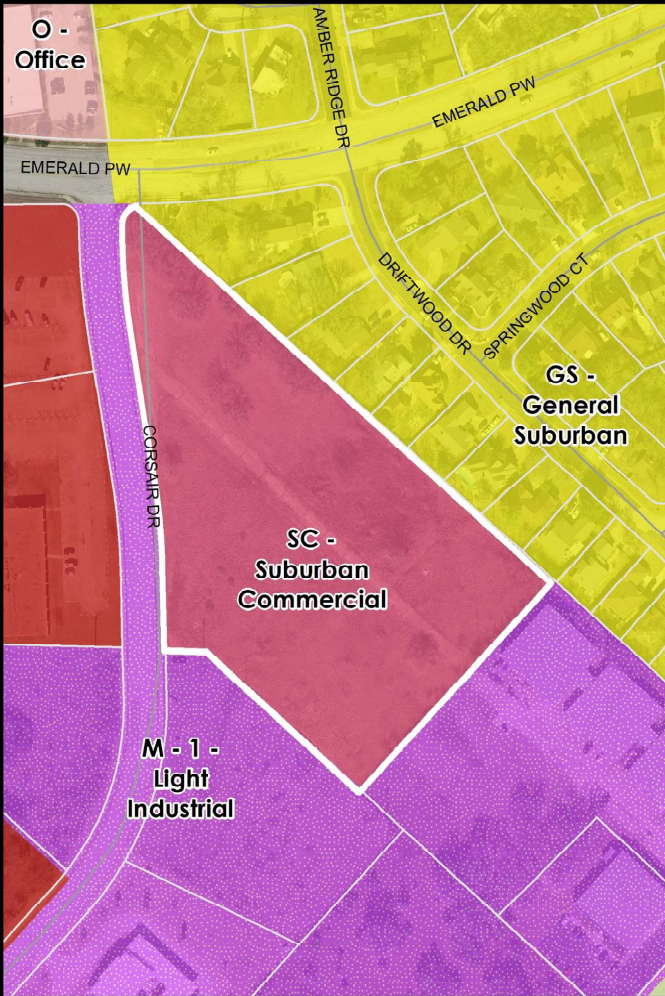
Case:
REZ2022-000001

REZONING

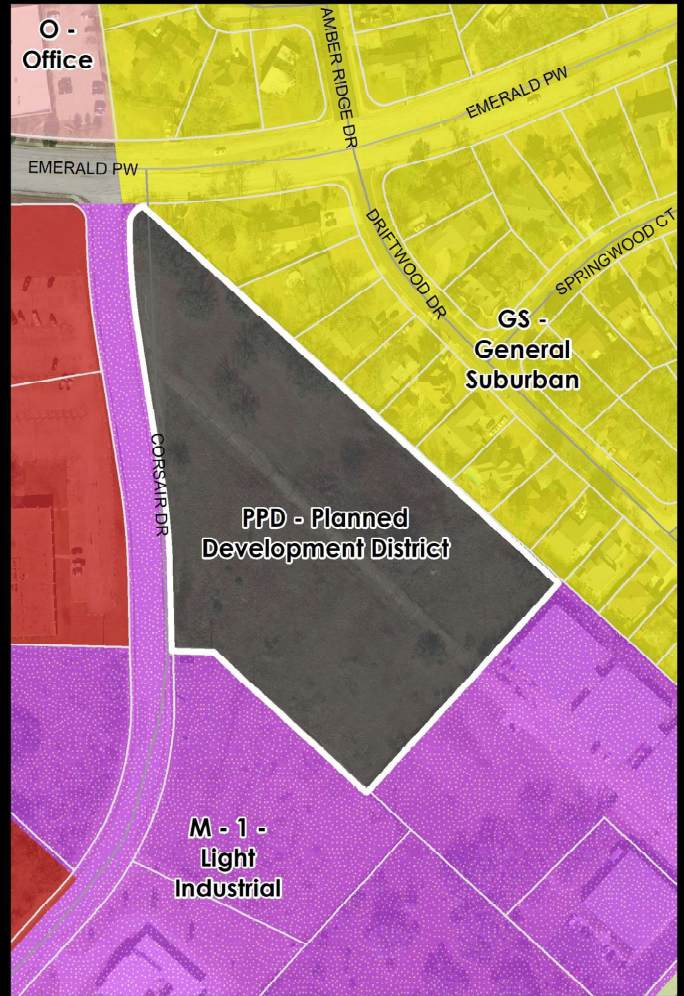
EXISTING Future Land Use



EXISTING Zoning



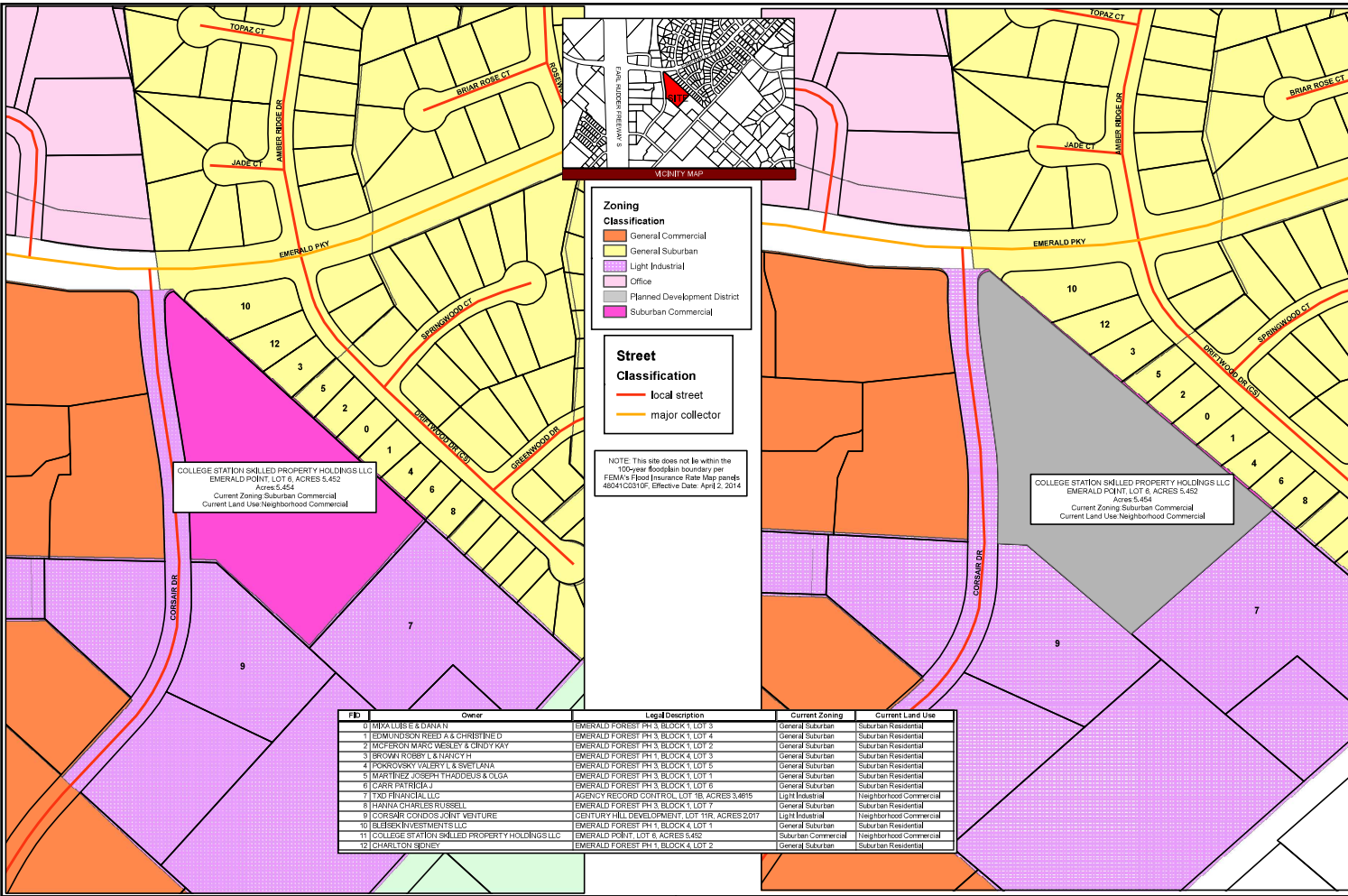
PROPOSED Zoning



1 inch = 200 feet

**MITCHELL
MORGAN**
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2204 East Butler Pkwy S.
College Station, TX 77842
Plan & Design Specialists in
Civil Engineering, Professional
Landscape Architecture, Surveying,
Site Plans - Subdivisions
www.mitchellmorgan.com

Resoning
Map
3105
Corsair
Drive
December
2021
Ex. A
Page 202 of 210



Zoning Classification
 General Commercial
 General Suburban
 Light Industrial
 Office
 Planned Development District
 Suburban Commercial

Street Classification
 local street
 major collector

NOTE: This site does not lie within the 100-year floodplain boundary per FEMA's Flood Insurance Rate Map panels 48041C0310F Effective Date: April 2, 2014.

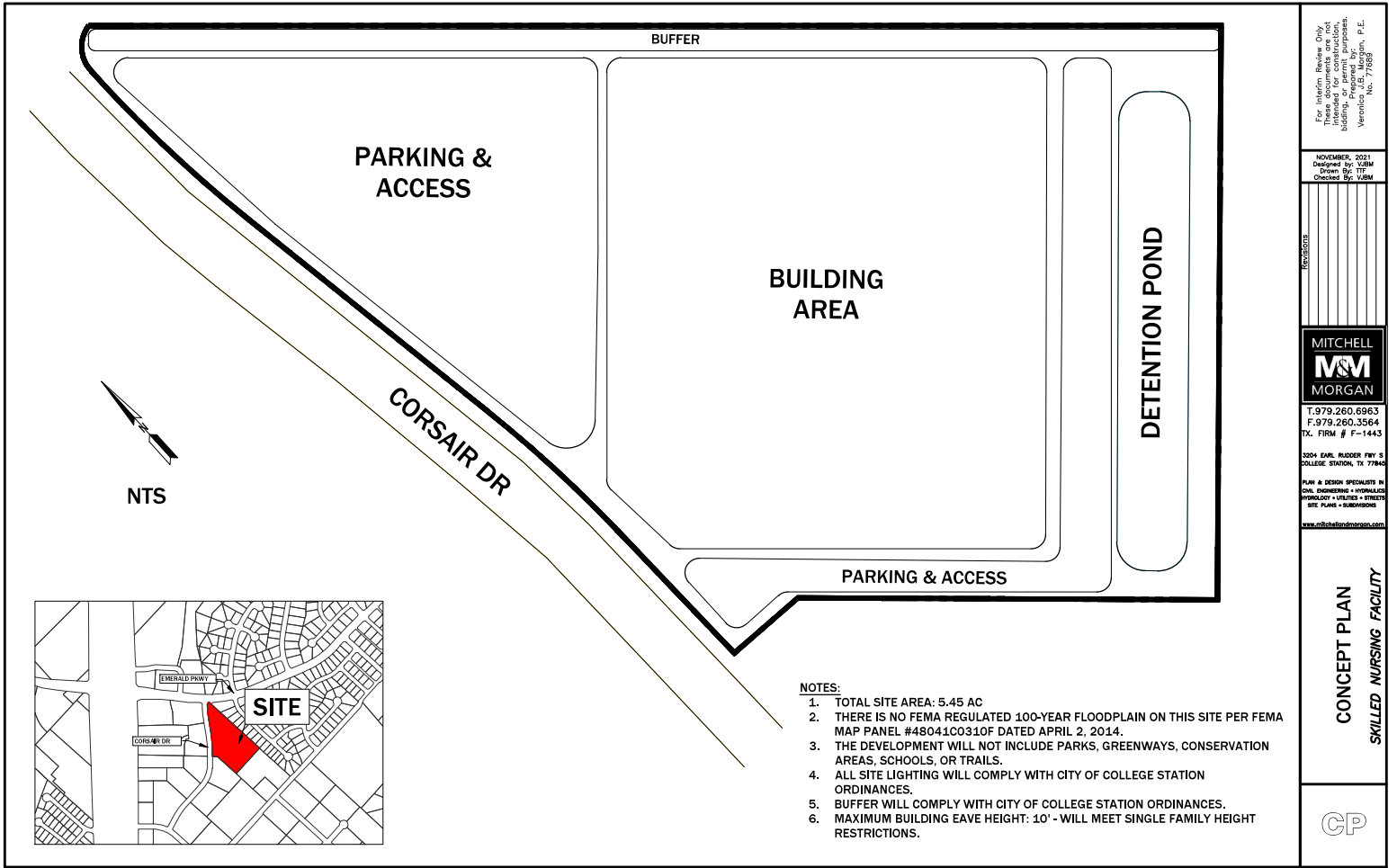
COLLEGE STATION SKILLED PROPERTY HOLDINGS LLC
EMERALD POINT LOT 8, ACRES 5.452
Acres 5.454
Current Zoning Suburban Commercial
Current Land Use Neighborhood Commercial

COLLEGE STATION SKILLED PROPERTY HOLDINGS LLC
EMERALD POINT LOT 6, ACRES 5.452
Acres 5.454
Current Zoning Suburban Commercial
Current Land Use Neighborhood Commercial

Lot #	Owner	Legal Description	Current Zoning	Current Land Use
1	MIZALLER & DANAN	EMERALD FOREST PH 3, BLOCK 1, LOT 3	General Suburban	Suburban Residential
1	EDMUNDSON REED & CHRISTINE D	EMERALD FOREST PH 3, BLOCK 1, LOT 4	General Suburban	Suburban Residential
2	MCFERSON MARIC WESLEY & CINDY KAY	EMERALD FOREST PH 3, BLOCK 1, LOT 2	General Suburban	Suburban Residential
3	BROWN ROBBY L & WAGY H	EMERALD FOREST PH 1, BLOCK 4, LOT 3	General Suburban	Suburban Residential
4	POKROVSKY VALERY L & SVETLANA	EMERALD FOREST PH 3, BLOCK 1, LOT 5	General Suburban	Suburban Residential
5	MARTINEZ JOSEPH THADDEUS & OLGA	EMERALD FOREST PH 3, BLOCK 1, LOT 1	General Suburban	Suburban Residential
6	CARR PATRICIA J	EMERALD FOREST PH 3, BLOCK 1, LOT 6	General Suburban	Suburban Residential
7	TXD FINANCIAL LLC	AGENCY RECORD CONTROL LOT 1B, ACRES 3.4616	Light Industrial	Neighborhood Commercial
8	HANNA CHARLES RUSSELL	EMERALD FOREST PH 3, BLOCK 1, LOT 7	General Suburban	Suburban Residential
9	CORSAIR CONDOS JOINT VENTURE	CENTURY HILL DEVELOPMENT, LOT 1TR, ACRES 2.017	Light Industrial	Neighborhood Commercial
10	BLEEKEN INVESTMENTS LLC	EMERALD FOREST PH 1, BLOCK 4, LOT 1	General Suburban	Suburban Residential
11	COLLEGE STATION SKILLED PROPERTY HOLDINGS LLC	EMERALD POINT LOT 6, ACRES 5.452	Suburban Commercial	Neighborhood Commercial
12	CHARLTON SHERY	EMERALD FOREST PH 1, BLOCK 4, LOT 2	General Suburban	Suburban Residential

EXISTING

PROPOSED



For Interim Review Only
 This plan is not intended for construction, bidding, or permit purposes.
 Prepared by: Veronica J.B. Morgan, P.E.
 No. 77422

NOVEMBER, 2021
 Designed by: VJM
 Drawn by: VJM
 Checked by: VJM



MITCHELL MORGAN

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 TX. FIRM # F-1443

3204 EARL RUDER FRY S
 COLLEGE STATION, TX 77840

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 SITE PLANS • SUBDIVISIONS
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CONCEPT PLAN
 SKILLED NURSING FACILITY



- NOTES:**
1. TOTAL SITE AREA: 5.45 AC
 2. THERE IS NO FEMA REGULATED 100-YEAR FLOODPLAIN ON THIS SITE PER FEMA MAP PANEL #48041C0310F DATED APRIL 2, 2014.
 3. THE DEVELOPMENT WILL NOT INCLUDE PARKS, GREENWAYS, CONSERVATION AREAS, SCHOOLS, OR TRAILS.
 4. ALL SITE LIGHTING WILL COMPLY WITH CITY OF COLLEGE STATION ORDINANCES.
 5. BUFFER WILL COMPLY WITH CITY OF COLLEGE STATION ORDINANCES.
 6. MAXIMUM BUILDING EAVE HEIGHT: 10' - WILL MEET SINGLE FAMILY HEIGHT RESTRICTIONS.

BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: March 3, 2022
 Advertised Council Hearing Date: March 24, 2022

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:

Emerald Forest HOA

Property owner notices mailed: 31
 Contacts in support: 1
 Contacts in opposition: None at the time of this report
 Inquiry contacts: 1 at the time of this report

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Suburban Residential	GS General Suburban	Single-Family Residential
South	Neighborhood Commercial	M-1	Undeveloped
East	Neighborhood Commercial	M-1	Commercial - Industrial
West	General Commercial	GC	Commercial Office

DEVELOPMENT HISTORY

Annexation: 1977
Zoning: 1977 – A-O Agricultural-Open District
 1979 – M-1 Planned Industrial District
 2017 – SC Suburban Commercial
Final Plat: Not platted
Site development: The subject property is undeveloped.



REZONING PDD APPLICATION SUPPORTING INFORMATION

Name of Project: 3105 CORSAIR DRIVE-SKILLED NURSING FACILITY

Address:

Legal Description: EMERALD POINT, LOT 6, ACRES 5.452

Total Acreage: 5.45

Applicant: MITCHELL & MORGAN

Property Owner: COLLEGE STATION SKILLED PROPER

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

The 55+ population continues to be the fastest growing population in College Station, therefore the need for medical facilities to support the aging population will also continue to increase. While the use is appropriate, the size of the building is the reason we are requesting a PDD. In order to provide this type of use, in the most efficient manner, we are requesting a change in zoning to PDD Planned Development District.

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

The Comprehensive Plan has designated this property for Neighborhood Commercial uses. We have based the PDD on the SC Suburban Commercial zoning district, which is compatible with the Neighborhood Commercial land use designation. The request zone change is in compliance with the Comprehensive Plan.

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

The property is currently zoned SC Suburban Commercial which is designed to be appropriate for properties adjacent to neighborhoods. The property is suitable for SC Suburban Commercial.

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

We are using SC Suburban Commercial as the base zoning district, which is the existing zoning district. Because of the adjacency to the neighborhood, the permitted uses in the SC Suburban Commercial zoning district are suitable for the property at this location.

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

We are using SC Suburban Commercial as the base zoning district, which is the existing zoning district. Because of the adjacency to the neighborhood, the permitted uses in the SC Suburban Commercial zoning district are suitable for the property at this location.

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

The property is located at corner of two Collector thoroughfares close to State Highway 6 and at the entrance of an established neighborhood. This property is marketable for uses that do not depend on traffic for business, such as retail and services. A neighborhood friendly use that does not depend on traffic numbers is ideal for this property, and we believe a skilled nursing facility meets those criteria.

List any other reasons to support this zone change.

N/A

Maximum Building Height.

10' measured to the eaves

Proposed Drainage.

Stormwater will be designed according to BCS Unified Stormwater Design Guidelines and will be collected in an on-site detention pond before being released into an existing storm sewer system on Driftwood Drive.

Variations Sought.

Please see the attached letter.

Community Benefits.

Please see the attached letter.

Sustained Stability.

The concept plan meets minimum design standards and offers single-family protection from the development. Additionally, we are offering to preserve viable trees at the north corner of the site to further buffer some of the parking from the adjacent residences.

Conformity.

The Comprehensive Plan intended Neighborhood Commercial uses to be compatible with adjacent and nearby single-family residential neighborhoods both in use and design. While we are asking to consolidate permissible building area into one building, it is being compensated by developing a low-intensity use that will not generate high traffic, nor require as many parking spaces as with retail. We believe this use and proposed layout are in conformity with the policies, goals and objectives of the Comprehensive Plan.

Compatibility with use.

A skilled nursing facility is a low intensity use that will not include adverse activities that will negatively impact the adjacent residences. A skilled nursing facility, by nature, is a residence and will be very compatible with the abutting and adjacent developments.

Access to Streets.

This development does not include dwelling units.

Public Improvements.

This development will provide all necessary infrastructure to the site. Sidewalks are available on Emerald Parkway and Corsair Drive.

Public Health.

The site will include single-family protections and be developed as a use that is very compatible to the adjacent residences. Additionally, the development will make improvements to drainage from this lot that currently affects the adjacent residential lots. This development will be a very good neighbor to the Emerald Forest neighborhood and will not be detrimental to the public health, safety, or welfare or materially injurious to properties in the vicinity.

Safety.

This use does not generate heavy amounts of traffic in any form compared to many of the other permitted uses in the Suburban Commercial zoning district. The traffic generated by this use will not adversely affect the safety nor convenience of transportation.



Derrick Williams
Staff Planner
City of College Station
P.O. Box 9960
College Station, TX 77842

January 5, 2022

Re: 3105 Corsair Drive Skilled Nursing Facility (PDD Rezoning)

Dear Derrick,

Understanding that we must choose a base zoning district for the skilled nursing facility upon which we base all variance requests, we have chosen SC Suburban Commercial. We request the following bulk variances to the SC Suburban Commercial development standards:

1. Consolidate permissible building area into one building exceeding 15,000 sf

Understanding that the maximum building area in SC Suburban Commercial is 15,000 sf, we estimate that this site can provide approximately 55,000 sf of retail space. We request to consolidate this area into one building for only skilled nursing facility uses, a use that is less intense and generates less traffic than retail uses.

As stated in the UDO, the purpose of the Planned Development district is to promote and encourage innovative development that is sensitive to surrounding land uses and to the natural environment. A PDD may be used to permit new or innovative concepts in land utilization not permitted by other zoning districts. Finally, the PD District allows development to vary from certain development standards so long as there are community benefits which outweigh the requested modifications. We believe that this project offers a desired development opportunity and its community benefits outweigh modifications being requested. These community benefits are as follows:

1. In addition to the required buffer, we will preserve viable canopy trees at the north end of the property along approximately 360' of the property line that abuts the Emerald Forest residences.

We believe we are offering a development that is both compatible and sensitive to the surrounding area in use and design and this facility will be a good neighbor to the Emerald Forest subdivision and a great asset this area of College Station.

Thank you very much. If you have any questions, please do not hesitate to call.

Sincerely,

A handwritten signature in black ink that reads "Crissy Hartl". The signature is fluid and cursive.

Crissy Hartl, AICP
Staff Planner