

June 16, 2022
Regular Agenda
Rezoning – 400 Technology Parkway PDD

To: Planning & Zoning Commission

From: Anthony Armstrong, Land Development Review Administrator

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 R&D Research and Development to PDD Planned Development District for approximately 6.74 acres located at 400 Technology Parkway, generally located at the end of Technology Parkway east of State Highway 6 South. Case # REZ2022-000008 (Note: Final action of this item will be considered at the July 14, 2022 City Council Meeting – Subject to change).

Recommendation: Staff recommends approval of the rezoning request and Concept Plan.

Summary: This request is to change the existing zoning from R&D Research and Development to PDD Planned Development District with a base zoning of SC Suburban Commercial and associated Concept Plan on approximately 6.74 acres. The applicant is requesting to add an allowed use to the property of “consumer, small-scale aerial distribution”, while at the same time removing drive through/windows and fuel sales from the allowed uses. The applicant provided additional limitations to vehicle trips and the outdoor operation area as well as several landscape buffers as can be seen on the attached Concept Plan. The base zoning proposal of SC Suburban Commercial is in compliance with the Comprehensive Plan.

REZONING REVIEW CRITERIA

1. Whether the proposal is consistent with the Comprehensive Plan:

The Comprehensive Plan Future Land Use and Character Map designates the subject 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.

The proposed use of the property is defined as “consumer, small-scale aerial distribution”; which means the use of drones or similar devices weighing less than 100 pounds on takeoff, including everything that is on board or otherwise attached to the drone, to enable the receipt, storage, and distribution of packages by air. Distribution of consumer packages by land must be limited to 5 trips per day. The small-scale limitation of the use keeps the proposed use in compliance with the intent of Neighborhood Commercial’s smaller format, and service is intended to directly serve homeowners and residents within the surrounding neighborhoods.

The property does not have direct access to State Highway 6, but it is within 500 feet of the future 2 Lane Minor Collector of Pavilion Avenue, lending the area to the smaller format of commercial use as compared to the General Commercial along the highway itself.

The proposed lot coverage of the property is also in compatibility with the surrounding residential uses. The closest properties are zoned as GS General Suburban and allowed a lot coverage of 55%, while the proposed concept plan will not exceed 40% of the property being covered. Additionally, the existing buildings on the property will remain in their current footprint.

2. Whether the uses permitted by the proposed zoning district will be appropriate in the context of the surrounding area:

The property takes its only access from Technology Parkway. The use will have very limited vehicle traffic consisting nearly entirely of employees. The consumer, small-scale aerial distribution use being added operates during daylight, which is compatible with the intention of SC Suburban Commercial uses. Adjacent properties are zoned R&D Research and Development to the east, west, and south. The adjacent R&D properties along the entire south/southeast boundary is a detention and greenbelt area that are not buildable lots and are not part of the rezoning request. This will provide a significant existing vegetative buffer ranging from approximately 250-450 feet. There is a large vacant tract owned by the College Station Independent School District to the north that provides a significant buffer between the subject property and the Foxfire neighborhood to the north. The school district was contacted about the proposed rezoning and use of the property and they did not express any concerns at this time. Every adjacent property to the proposed and existing development is undeveloped land. The property is accessed through GC General Commercial-zoned properties currently developed as auto-dealerships, lending this tucked away location to be a less intense commercial use. The PDD's land uses are appropriate in the context of the area.

3. Whether the property to be rezoned is physically suitable for the proposed zoning district:

The size and location of the subject property is suitable for the proposed use of the property and any other SC Suburban Commercial land uses. The property has three existing buildings, approximately 8,000 sf, 9,600 sf, and 14,400 sf in size. Drives, access, and parking are all existing and provided for on the property. The only additional improvements to be made on the property are in the area noted "Operating Area" on the attached concept plan, and the additional landscape buffers being provided on the west and east sides of the property.

4. Whether there is available water, wastewater, stormwater, and transportation facilities generally suitable and adequate for uses permitted by the proposed zoning district:

The existing water and wastewater infrastructure is adequate to support the needs of the proposed uses. Detention is required as part of development in the City of College Station and the previously mentioned detention area to the southwest has been built to provide detention for this lot. The subject property has frontage and existing access to Technology Parkway, a private street. The City's Thoroughfare Plan has the Pavilion Avenue extension within close proximity of the property and will eventually give it an additional location off of State Highway 6 to directly access the property. Currently access is still from State Highway 6 via a private access easement from the

driveways for the auto-dealerships off of the frontage road or from their driveway and rear access drive off of Sebesta Road. A traffic impact analysis was not required for the proposed request as the anticipated traffic volume falls below the threshold of 150 trips in the peak hour that would require a TIA to be performed. A TIA letter provided estimates of no more than 55 vehicle trips in the PM peak hour per the ITE Manual.

5. The marketability of the property:

The proposed modifications to the existing PDD and Concept Plan will increase the marketability of the property by permitting the additional requested use on the property.

REVIEW OF CONCEPT PLAN

The Concept Plan provides an illustration of the layout of the existing building and drive/parking areas as well as the proposed operation area and buffer areas.

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 provide consumer, small-scale aerial distribution to serve consumers in the surrounding area and community. The operating area on the property of the drones will be limited to the area identified on the Concept Plan. Additionally, it is worth noting that the proposed use is subject to regulation by the Federal Aviation Administration (FAA) as well.

The developer has held multiple neighborhood meetings in order to help share the intent and scope of the project with adjacent neighborhood HOAs in the area. The following HOAs contacts on file with the City were initially contacted directly by the developer and were also mailed notices by the City of the rezoning request: Emerald Forest HOA, Sandstone HOA, Foxfire HOA, Amber Lake HOA, Shadowcrest HOA, Stonebridge HOA, Chadwick HOA, and Woodcreek HOA. Of those HOAs the developer held a meeting with the Shadowcrest HOA. They also held meetings with Emerald Forest, Foxfire, Amber Lake, and Sandstone HOAs in which City staff was in attendance. At these meetings the developer provided a detailed description of the proposed use of consumer, small-scale distribution and answered any questions from the various HOA representatives about the proposed use and discussed concerns. Generally, there were concerns regarding privacy, safety, and noise. The developer addressed these concerns and other questions, and generally the HOA representatives were satisfied with the responses.

While the base zoning district of SC Suburban Commercial allows for all uses within that zoning district, the applicant is proposing to remove the use of drive through/windows and fuel sales as permitted uses on the property as they have been stated as potential conflicts with residential uses. The applicant has also proposed additional protection on the existing natural buffer that is on the southwest side of the property which extends into the property upwards of 60 feet. They have also proposed buffering on both the west and east sides of the property to further buffer the operational area.

Base Zoning and Meritorious Modifications:

The proposed Planned Development District will have a base zoning of SC Suburban Commercial.

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 base zoning district, except where meritorious modifications are granted with the PDD zoning. The applicant is requesting the following modification of adding the allowed use of “consumer, small-scale aerial distribution” to the permitted uses on the property. Consumer, small-scale aerial distribution is defined as:

the use of drones or similar devices weighing less than 100 pounds on takeoff, including everything that is on board or otherwise attached to the drone, to enable the receipt, storage, and distribution of packages by air. Distribution of consumer packages by land must be limited to 5 trips per day.

STAFF RECOMMENDATION

Staff recommends approval of the rezoning request and associated Concept Plan. The rezoning request is in consistent with Comprehensive Plan, and the restriction on drive through/windows and fuel sales further restricts uses on the property, helping ensure compatibility with adjacent properties. In addition, the additional landscape buffers being proposed, along with keeping the large vegetative buffer on the south side of the property will further limit any adverse impacts on the adjacent properties. By zoning the property PDD and having the associated Concept Plan, it further illustrates the location and details of the proposed use on the property whereas the current zoning allows for any development of the allowed uses on the property within the Unified Development Ordinance. It should also be noted that some of the uses allowed within the R&D Research and Development zoning district may be more intense than this use or other some of the other uses allowed within the SC Suburban Commercial zoning district.

SUPPORTING MATERIALS

1. Vicinity, Aerial, and Small Area Map
2. Background Information
3. Applicant's Supporting Information
4. Rezoning Map
5. Existing Future Land Use Map
6. Exhibit B – Modifications and Benefits
7. Concept Plan

VICINITY MAP

TECHNOLOGY PKWY PDD
REZ2022-000008

HARVEY MITCHELL PARKWAY, SOUTH

ROCK PRAIRIE ROAD

FITCH PARKWAY

STATE HIGHWAY 6 S

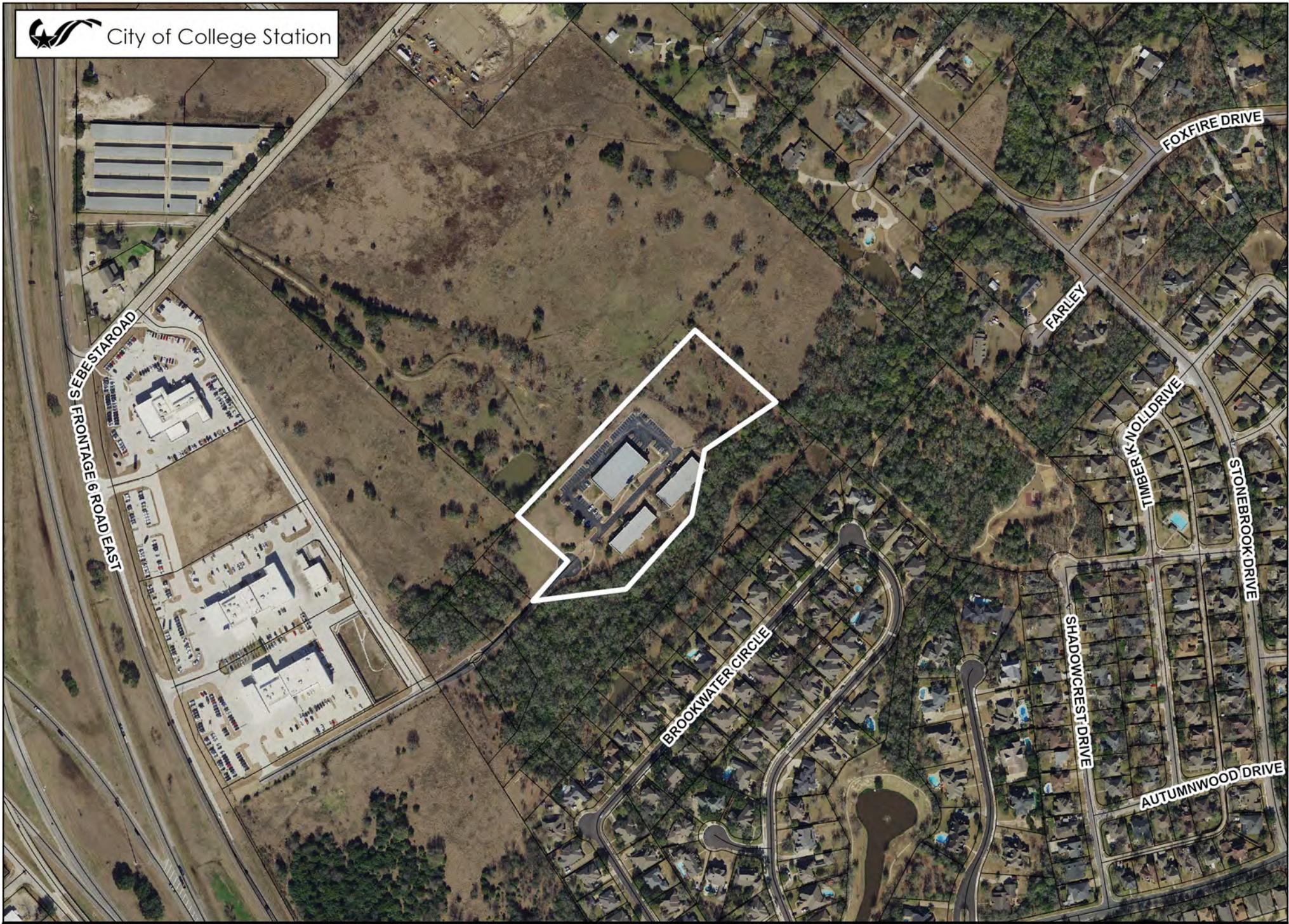
WELBORN ROAD

Legend

-  City Limits
-  5 mile Extra Territorial Jurisdiction

0 1.25 2.5 Miles



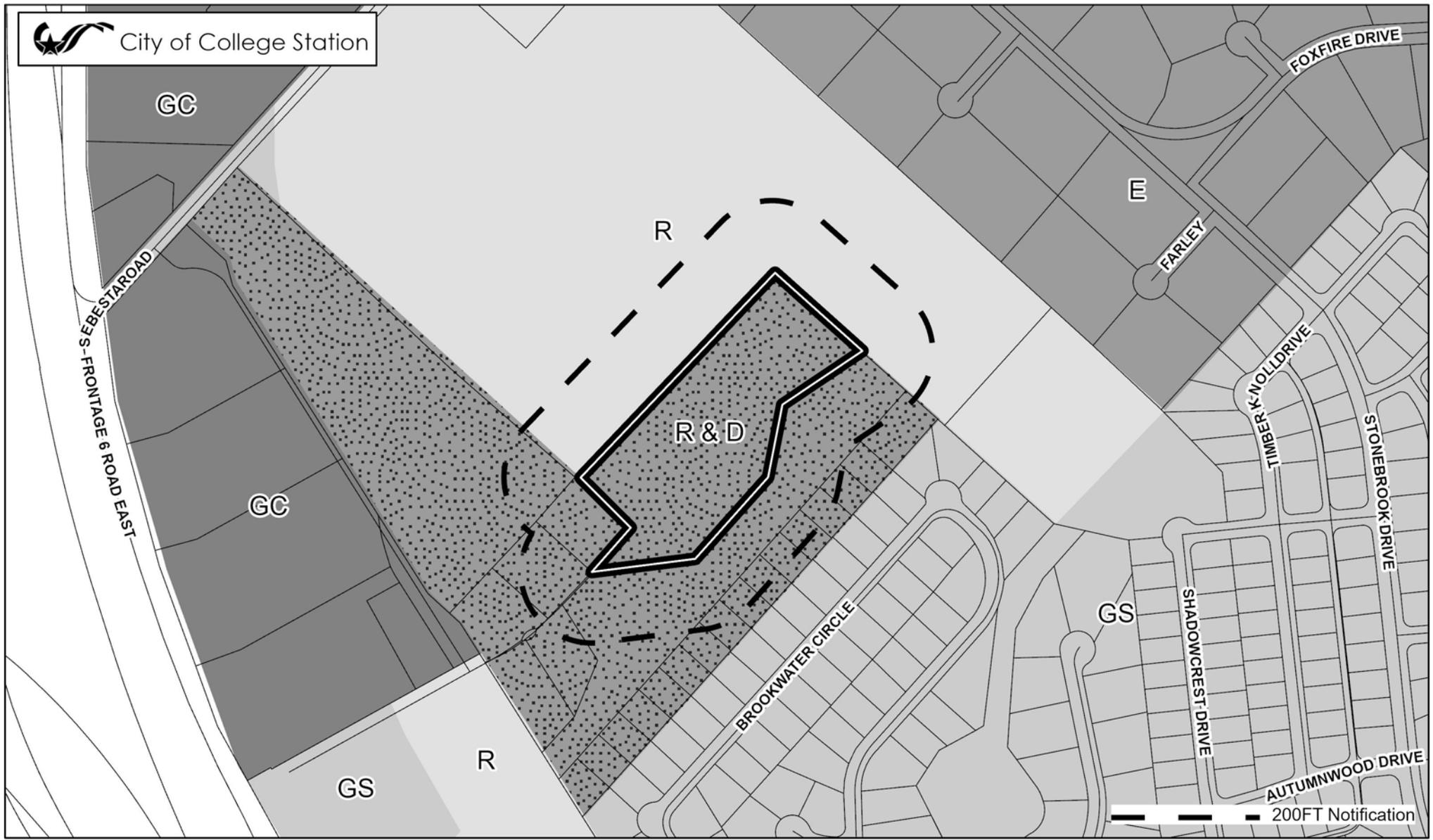


0 380 760 Feet

TECHNOLOGY PKWY PDD

Case:
REZ2022-000008

REZONING



ZONING DISTRICTS (In Grayscale)

Residential	MF	Multi-Family
R	MU	Mixed-Use
WE	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

200FT Notification



TECHNOLOGY PKWY PDD

Case: REZ2022-000008 **REZONING**

BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: June 16, 2022
 Advertised Council Hearing Date: July 14, 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, Sandstone HOA, Foxfire HOA, Amber Lake HOA, Shadowcrest HOA, Stonebridge HOA, Chadwick HOA, and Woodcreek HOA

Property owner notices mailed: 13

Contacts in support: See staff report regarding neighborhood meetings
 Contacts in opposition: See staff report regarding neighborhood meetings
 Inquiry contacts: None at the time of this report

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Suburban Residential	R Rural	Undeveloped
South	Natural & Open Areas	R&D Research and Development	Common Area Greenbelt/Detention
East	Natural & Open Areas	R&D Research and Development	Common Area Greenbelt/Detention
West	Neighborhood Commercial	R&D Research and Development	Undeveloped

DEVELOPMENT HISTORY

Annexed: September 1977
Zoning: A-O Agricultural Open (1977)
 R&D Research and Development (1996)
Final Plat: Technology Business Park Phase 1, Block 1, Lot 20
Site Development: Texas Digital Systems - Corporate Headquarters (1997)



REZONING PDD APPLICATION SUPPORTING INFORMATION

Name of Project: TECHNOLOGY PKWY PDD

Address: 400 TECHNOLOGY PKWY

Legal Description: TECHNOLOGY BUSINESS PARK PH 1, BLOCK 1, LOT 20

Total Acreage: 6.74

Applicant: JONES & CARTER

Property Owner: TXD FINANCIAL LLC

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

Continued city growth and technology development

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

In accordance

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

suitable for technology commercial area.

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

property will be utilized for technology driven field.

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

property will be utilized for technology driven field.

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

suitable for technology commercial area.

List any other reasons to support this zone change.

Economic growth and highlight of city of college station.

Maximum Building Height.

29'

Proposed Drainage.

Existing infrastructure

Variations Sought.

see attached.

Community Benefits.

See attached.

Sustained Stability.

yes

Conformity.

yes

Compatibility with use.

yes

Access to Streets.

Private

Public Improvements.

None

Public Health.

see attached

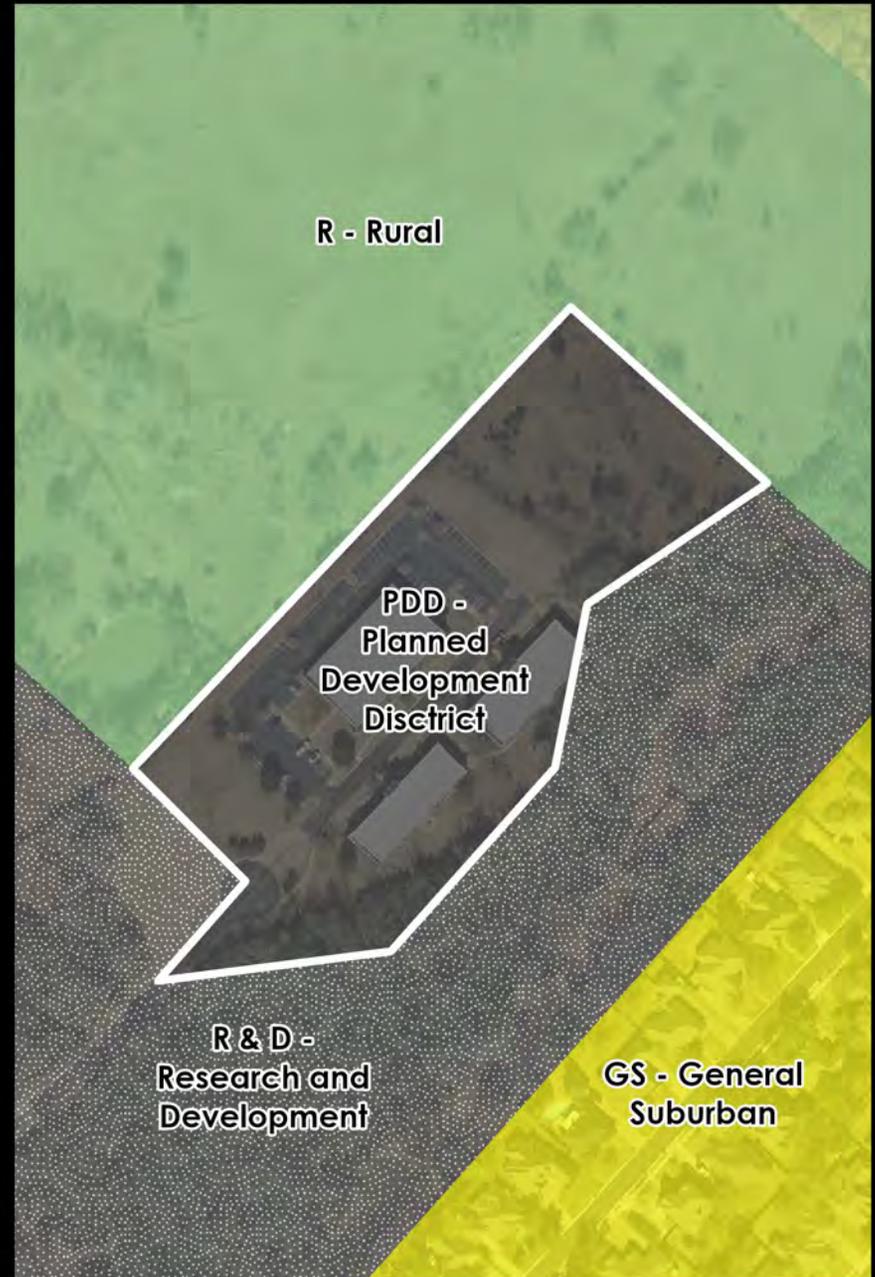
Safety.

see attached

EXISTING Zoning

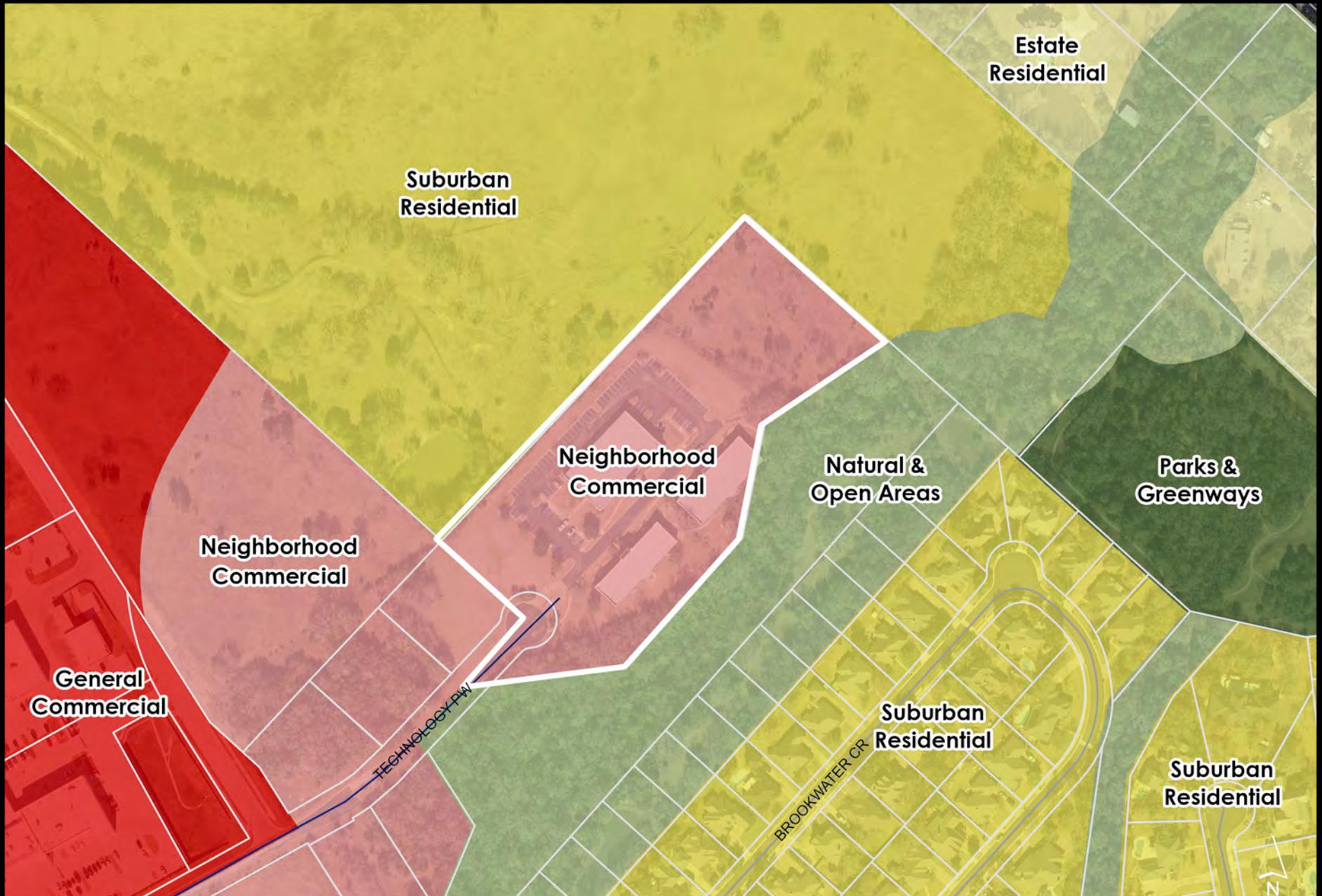


PROPOSED Zoning



EXISTING

Future Land Use



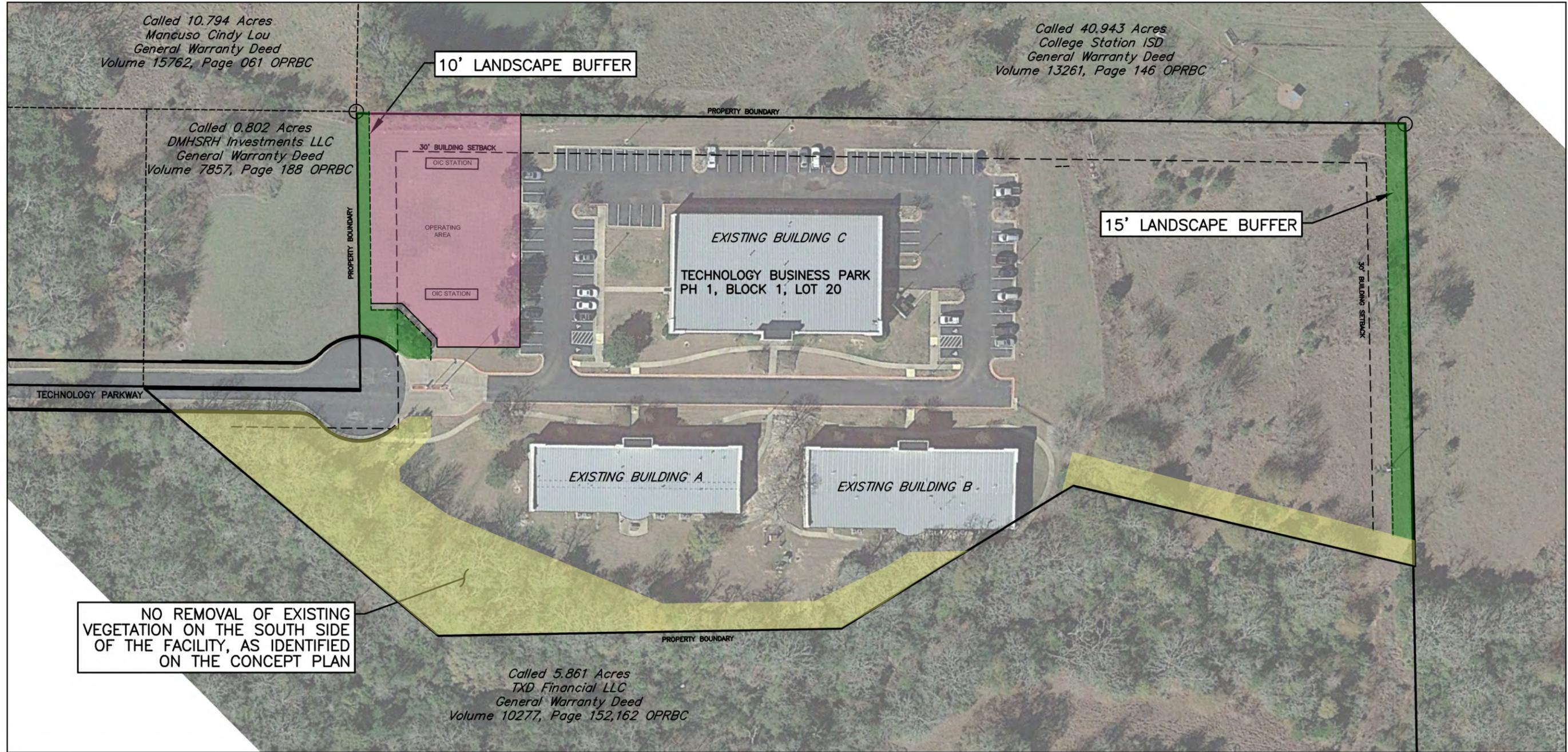
Technology Drive Rezoning Narrative:

- Base zoning of Suburban Commercial
- Propose the removal of drive through/window uses from permitted uses and fuel sales
- Add use: “consumer, small-scale aerial distribution”; definition: Means the use of drones or similar devices weighing less than 100 pounds on takeoff, including everything that is on board or otherwise attached to the drone, to enable the receipt, storage, and distribution of packages by air. Distribution of consumer packages by land must be limited to 5 trips per day.
- The operating area for the drones on the property must be limited to the area identified on the Concept Plan.
- Add stipulation that peak hour trip generation will be less than 150 trips per peak hour, or a TIA will be required for the site.

Community Benefits:

- Consistent with comprehensive plan (R&D to Suburban Commercial)
- Removal of permitted uses that may conflict with residential uses when located directly adjacent.
- Establishment of additional landscaping buffers for the operational area (west side of property) and additional landscape screening to the east side of the facility – as shown on the concept plan.
- Continued protection of the existing natural buffer between the current facility and the existing development to the south.

K:\02329\02329-0053-00 Rezoning Support for Technology Drive PR\2 Design Phase\CAD\Quiddity - 22-0425 - tx_b_sit1 - Clean.dwg Jun 09,2022 - 3:49pm TEG

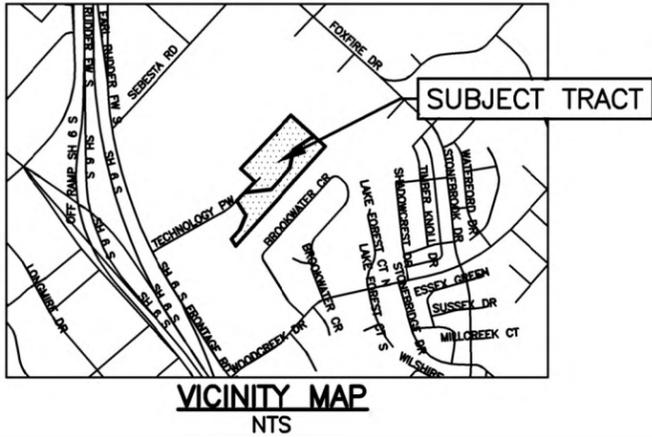


NO REMOVAL OF EXISTING VEGETATION ON THE SOUTH SIDE OF THE FACILITY, AS IDENTIFIED ON THE CONCEPT PLAN

- EX LANDSCAPE BUFFER
- PROPOSED LANDSCAPE BUFFER
- OPERATING AREA

OIC STATIONS TO BE WITHIN OPERATING AREA BUT SUBJECT TO SITE CHANGES

SITE IS LOCATED WITHIN UNSHADED ZONE "X" OF THE FLOOD INSURANCE RATE MAP 48041C0310F.



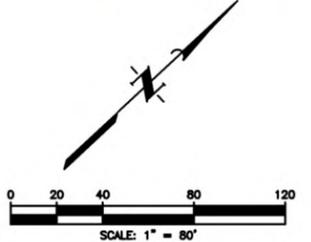
6.742 ACRES
TECHNOLOGY BUSINESS PARK
PH 1, BLOCK 1, LOT 20

CURRENT ZONING:
R&D (6.742 AC)

PROPOSED ZONING:
PDD (6.742 AC)

OWNER:
TXD FINANCIAL LLC
3409 PARKWAY TER
BRYAN, TX 77802-3743
(979) 268-3228

KIRKSEY ARCHITECTURE
DAVID DALTON, AIA, NCARB
1023 SPRINGDALE ROAD, BUILDING 11A
AUSTIN, TX 78721
(512) 640-1073



PDD REZONING EXHIBIT
TECHNOLOGY PKWY PDD
400 TECHNOLOGY (PVT) PKY A TX
VOLUME 10277, PAGE 152, 162
CITY OF COLLEGE STATION, TEXAS
June 9, 2022

Texas Board of Professional Engineers and Surveyors Reg. No. F-23290
150 Venture Drive, Suite 100 • College Station, TX 77845 • 979.731.8000