

February 22, 2024
Item No. 11.1.
Wellborn Grocery Store

Sponsor: Robin Macias

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 boundaries from WC Wellborn Commercial to PDD Planned Development District on approximately 2 acres of land being Wellborn Settlement Phase Two, Block 2, Lot 72, generally located along FM 2154.

Relationship to Strategic Goals:

Diverse and Growing Economy

Recommendation(s): Staff recommends approval of the rezoning and associated Concept Plan as it is in line with the Comprehensive Plan, is compatible with the surrounding area and the community benefits provided will help offset the increased size of the building. The Planning and Zoning Commission heard this item at their February 1, 2024 meeting and unanimously recommended approval (7-0).

Summary: This request is to rezone the subject property from WC Wellborn Commercial to PDD Planned Development District with a base zoning of WC Wellborn Commercial. The proposed Concept Plan is split into two phases and shows the general building and parking layout for phase one. At the time of development of phase two, a concept plan amendment will be required. The proposed concept plan will increase the allowable building square footage, but will provide a pedestrian path, modified signage lighting, and increased architectural elements to maintain the rural character of the area.

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

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.

The intent of the district is to:

- Accommodate limited commercial services compared to General Commercial
- Provide pedestrian and bicycle connectivity to surrounding neighborhoods
- Support some residential uses that are compatible with the surrounding neighborhood character

The subject property is also located within the Wellborn District Plan. The goals of the plan are to:

- Preserve the core rural character of Wellborn with small-scale growth that enhances the uniqueness and history of the area

- Promote a safe, efficient and connected mobility system that encourages transportation options while recognizing the lower density of the district

The zoning districts that are generally appropriate within this land use within the Wellborn District include: WC Wellborn Commercial.

The proposed zoning district of PDD Planned Development District with a base zoning of WC Wellborn Commercial is in line with the Comprehensive Plan.

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

The property has frontage to FM 2154. Adjacent properties are zoned WC Wellborn Commercial to the north and WRS Wellborn Restricted Suburban to the east and south. The property to the west of the subject property across FM 2154 is located within the City's extraterritorial jurisdiction.

The WC Wellborn Commercial zoning district is intended to provide for low-density commercial uses that provide services to nearby neighborhoods. Such uses shall be limited in size and not accommodate for drive-thru services. Developments located within this zoning district should incorporate design elements to limit the visual impact on the community and enhance the defined character.

Properties to the north are mostly undeveloped but also include the Baylor Scott and White clinic and future residential homes located within the Wellborn Settlement Subdivision. The adjacent lots to the east of the property are future residential homes and the adjacent lot to the south of the property is a large residential common area. Approximately one mile to the north of the property are several commercial developments such as America's County Store, a retail furniture store, landscaping business, and a multi-tenant gas station.

The proposed zoning district is appropriate for the surrounding area as it is designated as Neighborhood Commercial on the Comprehensive Plan. The proposed zoning district would allow for similar developments that are currently to the north of the subject property.

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 developments allowed within this proposed zoning district. The site has adequate space to meet the minimal dimensional standards for the base zoning district of WC Wellborn Commercial as set forth in the PDD.

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 this development. Drainage and any other infrastructure required with the site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. The subject property has frontage to FM 2154, a major arterial on the Thoroughfare Plan. The site will have shared access with the adjacent undeveloped lot off of FM 2154. This access will be constructed with the site plan. 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.

5. The marketability of the property:

The applicant has stated the proposed zoning will increase the marketability of the property and would enhance the potential to foster new growth and better serve the community.

REVIEW OF CONCEPT PLAN

The Concept Plan provides an illustration of the general layout of the proposed building 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. This proposed Concept Plan increases the maximum gross floor area of a building from 10,000 sq.ft. to 13,000 sq.ft. and offers several community benefits to mitigate impacts the development may have on the area.

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 and Intent:

The Planned Development District for this property outlines the purpose, intent, and community benefit of the proposed development, which is to provide a grocery store to the surrounding area.

The WC Wellborn Commercial zoning district limits the gross floor area of a single structure to 10,000 sq.ft. The proposed Concept Plan will increase the allowable gross floor area of the structure by 3,000 sq.ft. for a total of 13,000 sq.ft. The Concept Plan will also provide several community benefits to offset the increase in building size.

Base Zoning and Meritorious Modifications:

The Planned Development District has a base zoning of WC Wellborn 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

meritorious modification:

- Increase the maximum allowable gross floor area by 3,000 sq.ft. to allow for a single structure to have a gross floor area not to exceed 13,000 sq.ft.

Community Benefits:

The applicant is proposing the following community benefits:

1. To promote a rustic rural theme that is favorable to the Wellborn District, the building will be constructed using fiber cement siding that will simulate wood planks using a neutral color palette based around various shades of brown and shall resemble the attached elevation exhibit. At the time of development, all sides of the building must meet the required architectural relief elements as described in Section 7.10.3 for properties zoned WC Wellborn Commercial. The Administrator shall have the authority to approve modifications to the elevations so long as the proposed modifications promote a rustic rural theme.
2. To promote the convenience of a community store to the adjoining neighborhood, a sidewalk will be constructed from the grocery store to a 5-ft. pathway located within a common area for Wellborn Settlement adjacent to the rear property line, as well as to the recreation area to the south of the store.
3. A 6-foot fencecrete wall that will simulate a wooden fence will be built where a wooden fence would be required.
4. To promote safety and security along the sidewalk during the evening hours, pedestrian bollard lighting will be installed and will complement the Wellborn District design standards as determined by the Administrator.
5. To reduce light pollution, signage will be limited to externally lit that will be directly pointed at the sign rather than internally lit cabinet signage.

These community benefits will help offset the increased building size by enhancing the architectural features of the building to maintain a rural aesthetic and limiting the signage lighting to only being externally illuminated which is pointed directly at the sign. Providing a pedestrian connection illuminated with pedestrian lighting to the nearby neighborhood will decrease the amount of vehicular traffic needed to get to the store, as well as provide a grocery store in a convenient location close to a residential neighborhood.

Budget & Financial Summary:

Attachments:

1. Wellborn Grocery Ordinance
2. Vicinity, Aerial, and Small Area Map
3. Existing Future Land Use
4. Rezoning Map
5. Rezoning Exhibit
6. Proposed Concept Plan
7. Variances Letter
8. Elevations

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 WELLBORN SETTLEMENT PHASE TWO, BLOCK 2, LOT 72 AS DESCRIBED BELOW; 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”, Exhibit “D” and Exhibit “E”** 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 _____ day of _____, 20__.

ATTEST:

APPROVED:

City Secretary

Mayor

APPROVED:

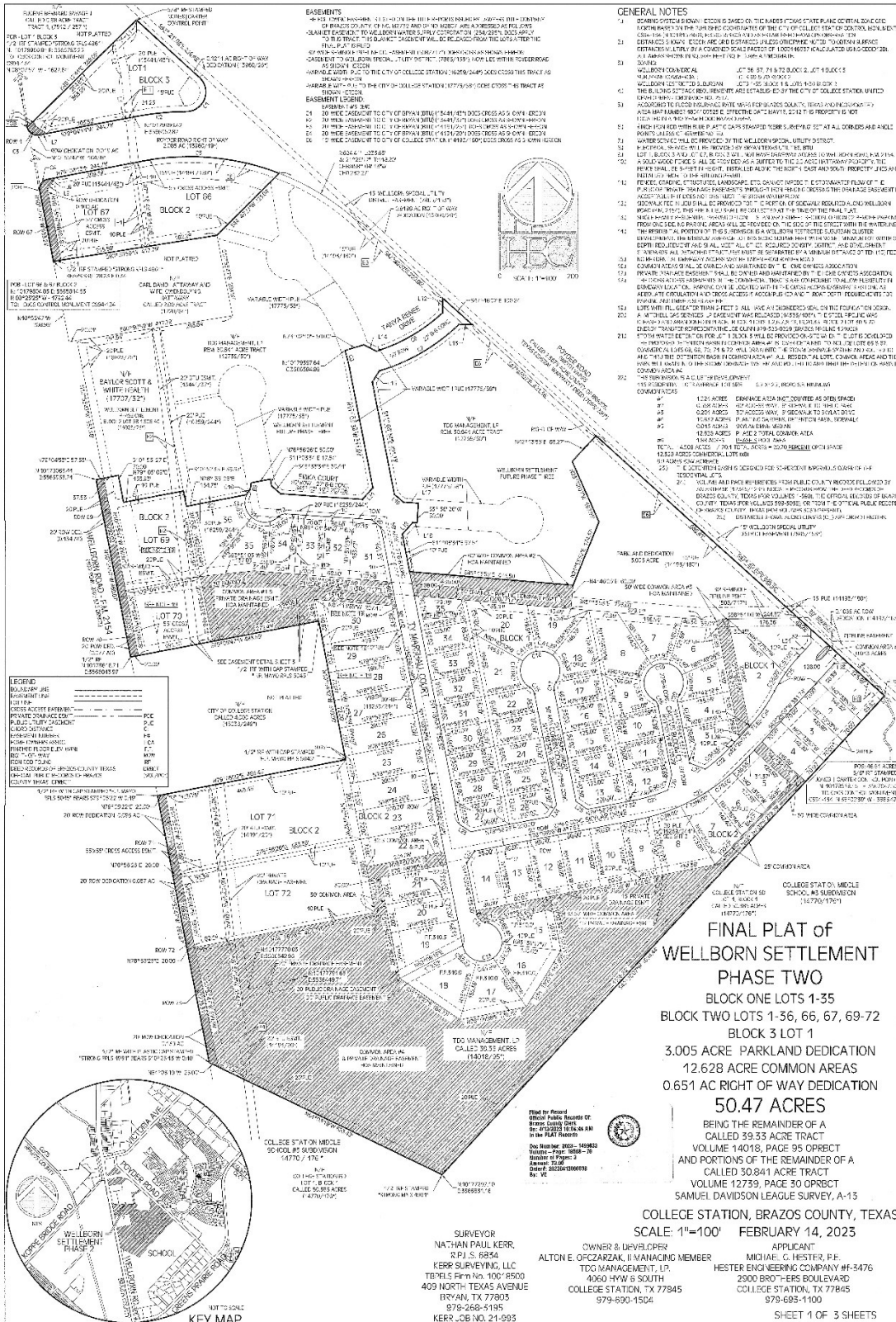
City Attorney

Exhibit A

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, is hereby amended as follows:

The following property is rezoned from WC Wellborn Commercial to PDD Planned Development District:

Wellborn Settlement Phase 2, Block 2, Lot 72 according to the plat recorded in Volume 18568, Page 70, of the Official Public Records of Brazos County, Texas.



GENERAL NOTES

1. THE LOTS AND BLOCKS SHOWN ON THIS PLAT ARE BASED ON THE LATEST AVAILABLE AERIAL PHOTOGRAPHS AND SURVEY DATA.
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**FINAL PLAT OF
WELLBORN SETTLEMENT
PHASE TWO**

BLOCK ONE LOTS 1-35
BLOCK TWO LOTS 1-36, 66, 67, 69-72
BLOCK 3 LOT 1

3.005 ACRE PARKLAND DEDICATION
12.628 ACRE COMMON AREAS
0.651 AC RIGHT OF WAY DEDICATION

50.47 ACRES

BEING THE REMAINDER OF A
CALLED 39.33 ACRE TRACT
VOLUME 14018, PAGE 95 ORPACT
AND PORTIONS OF THE REMAINDER OF A
CALLED 30.841 ACRE TRACT
VOLUME 12739, PAGE 30 ORPACT
SAMUEL DAVIDSON LEAGUE SURVEY, A-15

COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1"=100' FEBRUARY 14, 2023

SURVEYOR
NATHAN PAUL KERR,
R.P.L.S. 6854
KERR SURVEYING, LLC
1015 S. FAY BLVD., SUITE 200
409 NORTH TEXAS AVENUE
IRVING, TX 77030
878-268-6195
KERR_JOB NO. 21-093

OWNER & DEVELOPER
ALTON E. OPCZARAK, II MANAGING MEMBER
TDG MANAGEMENT, LP
4060 HWY 6 SOUTH
COLLEGE STATION, TX 77845
879-630-1506

APPLICANT
MICHAEL C. HESTER, P.E.
HESTER ENGINEERING COMPANY #F-3476
2900 BROTHERS BOULEVARD
COLLEGE STATION, TX 77845
879-693-1100

SHEET 1 OF 3 SHEETS

Exhibit B



Exhibit C

Base Zoning:

The Planned Development District has a base zoning of WC Wellborn 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.

Meritorious Modifications:

- Increase the maximum allowable gross floor area by 3,000 sq. ft. to allow for a single structure to have a gross floor area not the exceed 13,000 sq. ft.

Community Benefits:

The following community benefits will be provided:

- To promote a rustic rural theme that is favorable to the Wellborn District, the building will be constructed using fiber cement siding that will simulate wood planks using a neutral color palette based around various shades of brown and shall resemble the elevations shown in Exhibit E. At the time of development, all sides of the building must meet the required architectural relief elements as described in Section 7.10.3 of the Unified Development Ordinance for properties zoned WC Wellborn Commercial. The Administrator shall have the authority to approve modifications to the elevations so long as the proposed modifications promote a rustic rural theme.
- To promote the convenience of a community store to the adjoining neighborhood, a sidewalk will be constructed from the grocery store to a 5-ft. pathway located within a common area for Wellborn Settlement adjacent to the rear property line, as well as to the recreation area to the south of the store.
- A 6-foot fencecrete wall that will simulate a wooden fence will be built where a wooden fence would be required.
- To promote safety and security along the sidewalk during the evening hours, pedestrian bollard lighting will be installed and will complement the Wellborn District design standards as determined by the Administrator.
- To reduce light pollution, signage will be limited to externally lit that will be directly pointed at the sign rather than internally lit cabinet signage

Exhibit D

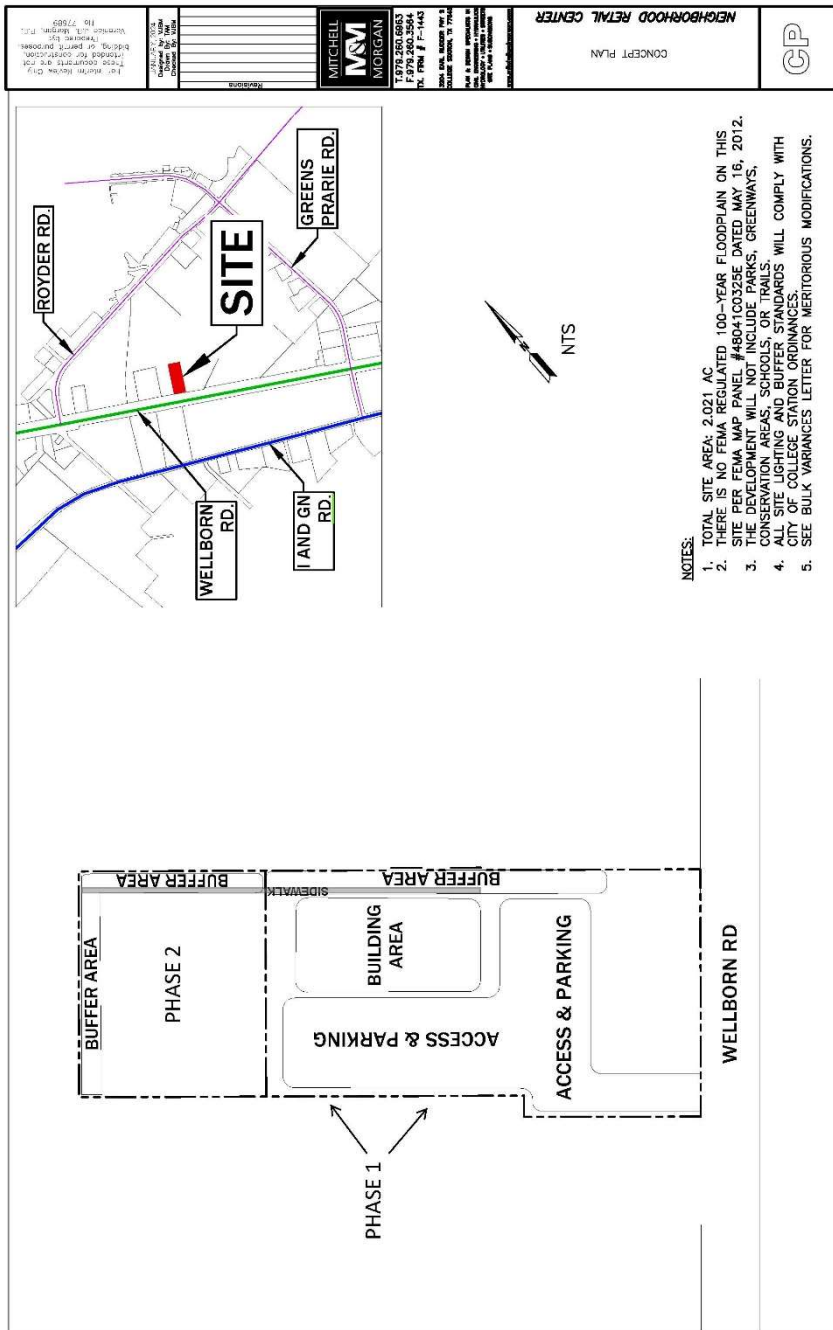


Exhibit E

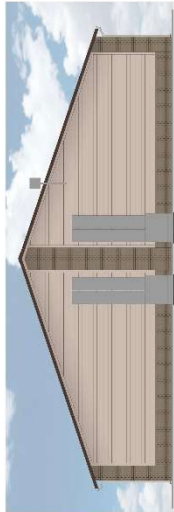
CASCO
 12 Sunnen Drive, Suite 100
 St. Louis, MO 63143
 ☎: 314.821.1100



EXTERIOR FINISHES	USE OF MATERIALS ON FRONT ELEVATION	USE OF MATERIALS ON REAR ELEVATION	USE OF MATERIALS ON RIGHT ELEVATION	USE OF MATERIALS ON LEFT ELEVATION
BRONZE	•	•	•	•
WARM STONE	•	•	•	•
SANDSTONE	•	•	•	•

USE OF MATERIALS ON REAR ELEVATION

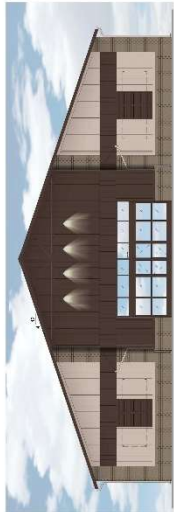
TOTAL SQUARE FOOTAGE OF THE REAR ELEVATION: 3,856 S.F.
BRONZE: 1,511 S.F.
WARM STONE: 1,345 S.F.
SANDSTONE: 999 S.F.



REAR ELEVATION
404' x 104' x 11'7"

USE OF MATERIALS ON FRONT ELEVATION

TOTAL SQUARE FOOTAGE OF THE FRONT ELEVATION: 1,855 S.F.
BRONZE: 1,000 S.F.
WARM STONE: 855 S.F.
SANDSTONE: 0 S.F.



FRONT ELEVATION
404' x 104' x 11'7"

USE OF MATERIALS ON RIGHT ELEVATION

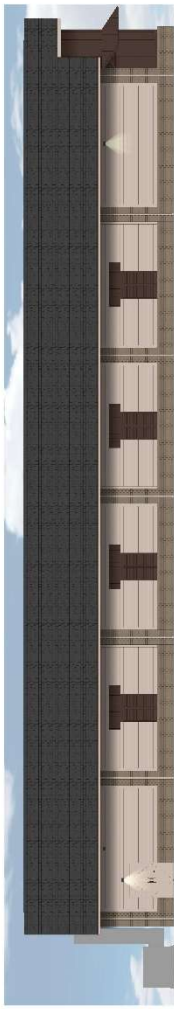
TOTAL SQUARE FOOTAGE OF THE RIGHT ELEVATION: 2,398 S.F.
BRONZE: 1,000 S.F.
WARM STONE: 1,398 S.F.
SANDSTONE: 0 S.F.



RIGHT ELEVATION
404' x 104' x 11'7"

USE OF MATERIALS ON LEFT ELEVATION

TOTAL SQUARE FOOTAGE OF THE LEFT ELEVATION: 2,356 S.F.
BRONZE: 1,000 S.F.
WARM STONE: 1,356 S.F.
SANDSTONE: 0 S.F.

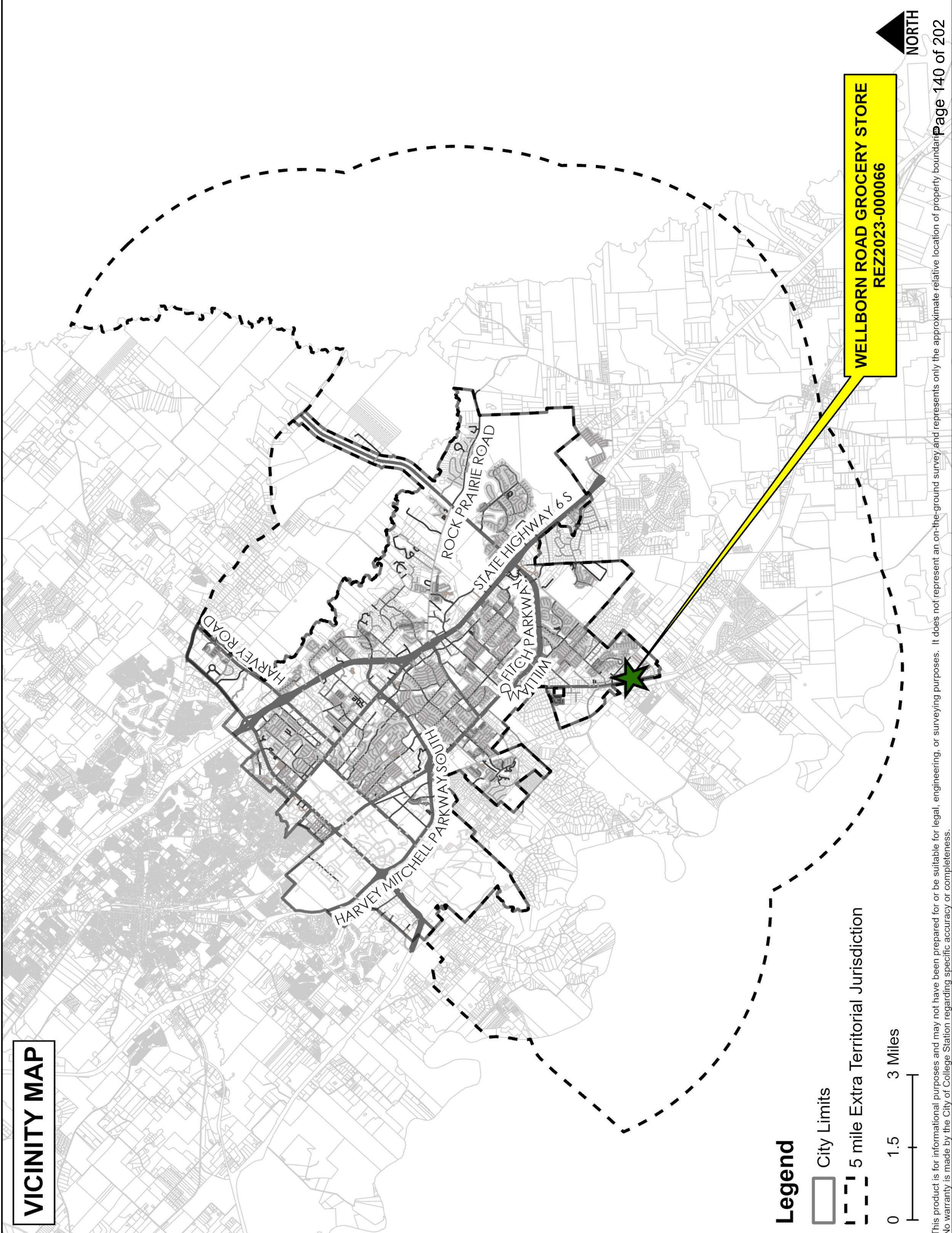


LEFT ELEVATION
404' x 104' x 11'7"

DOLLAR GENERAL

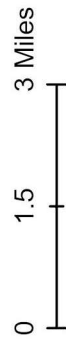
DOLLAR GENERAL
COLLEGE STATION, TX

VICINITY MAP



Legend

- City Limits
- 5 mile Extra Territorial Jurisdiction

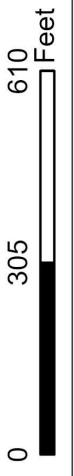
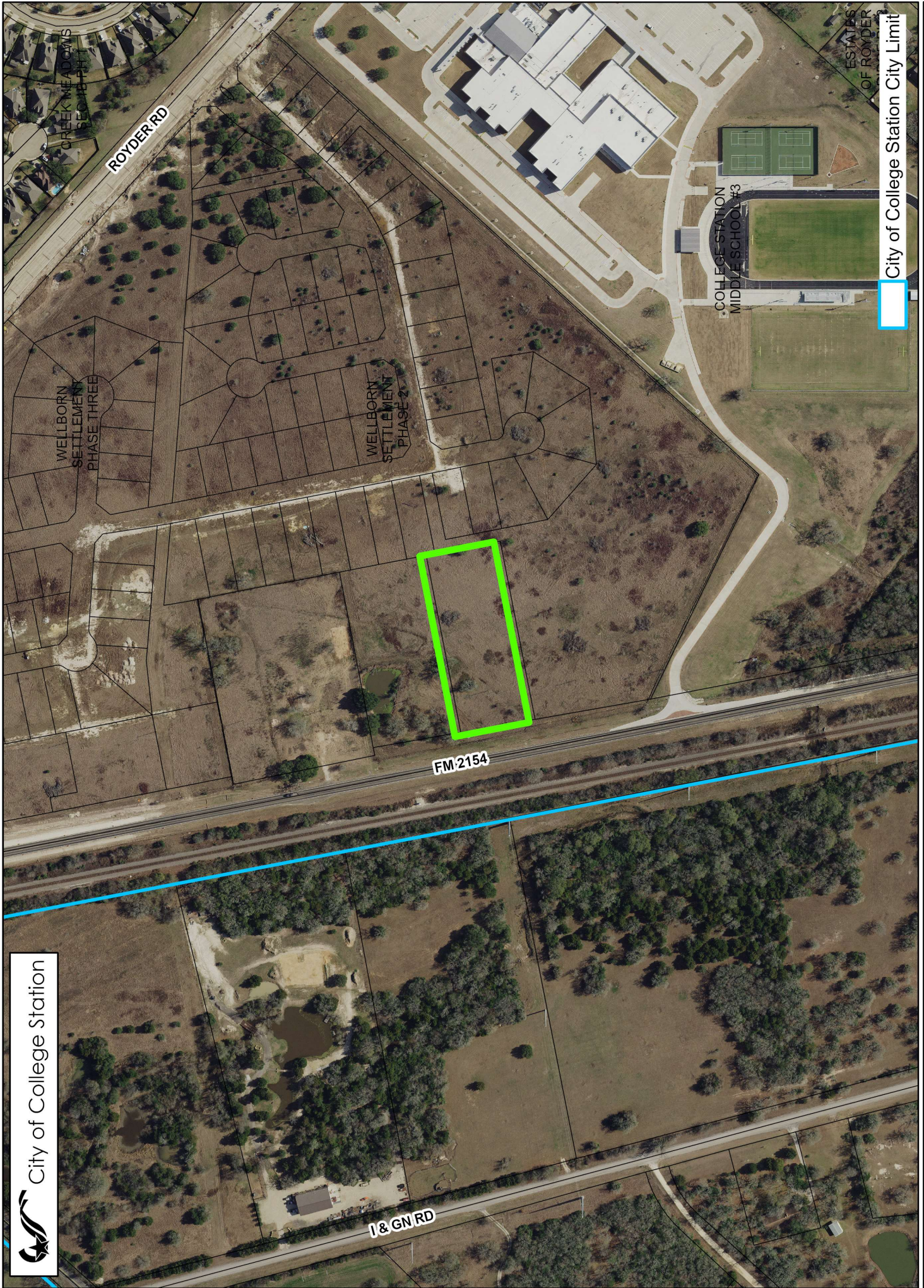


WELLBORN ROAD GROCERY STORE
REZ2023-000066





City of College Station



WELLBORN ROAD GROCERY STORE

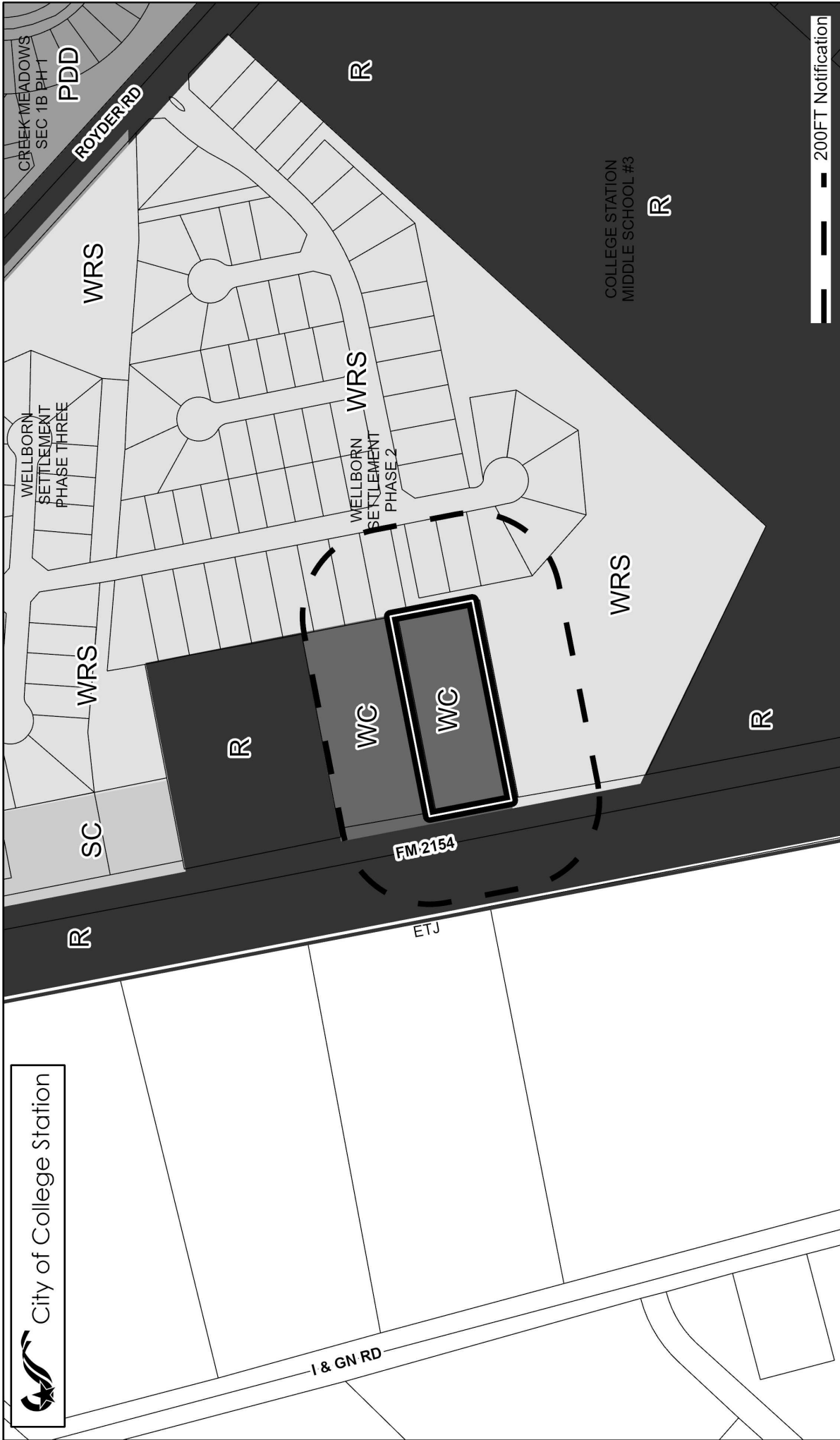
Case:
REZ2023-000066

REZONING

City of College Station City Limit



City of College Station



ZONING DISTRICTS (In Grayscale)

Residential	MH	Middle Housing	Non-Residential	NAP	Natural Area Protected
R	MF	Multi-Family	O	Office	Office
WE	MU	Mixed-Use	SC	Suburban Commercial	Suburban Commercial
E	MHP	Manufactured Home Pk.	WC	Wellborn Commercial	Wellborn Commercial
WRS	Suburban		GC	General Commercial	General Commercial
RS	Restricted Suburban		CI	Commercial Industrial	Commercial Industrial
GS	General Suburban		BP	Business Park	Business Park
D	Duplex		BPI	Business Park Industrial	Business Park Industrial
T	Townhome		C-U	College and University	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	
HOO	High Occupancy Ovr.	
ROO	Restricted Occupancy 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	



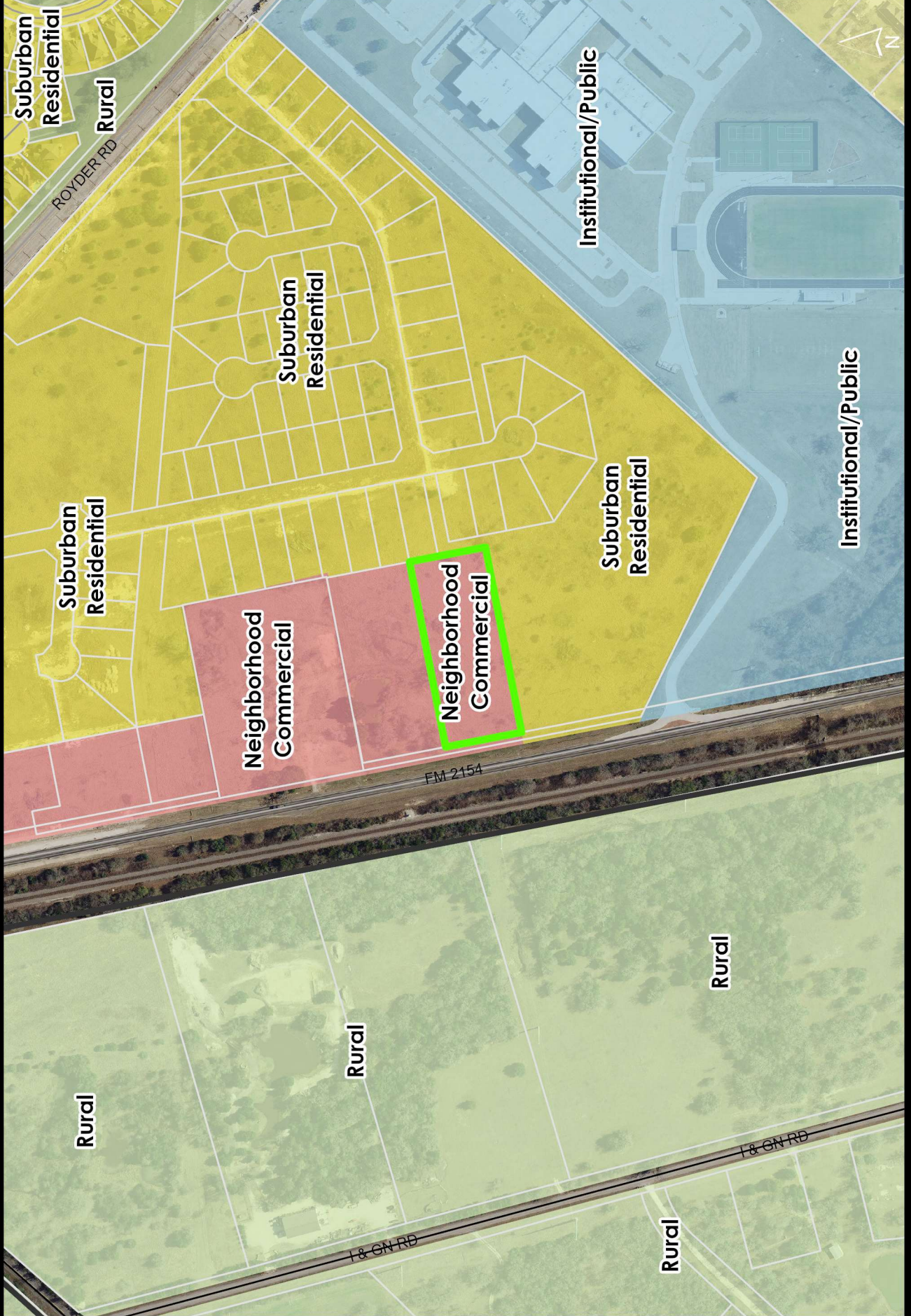
WELLBORN ROAD GROCERY STORE

Case: REZ2023-000066

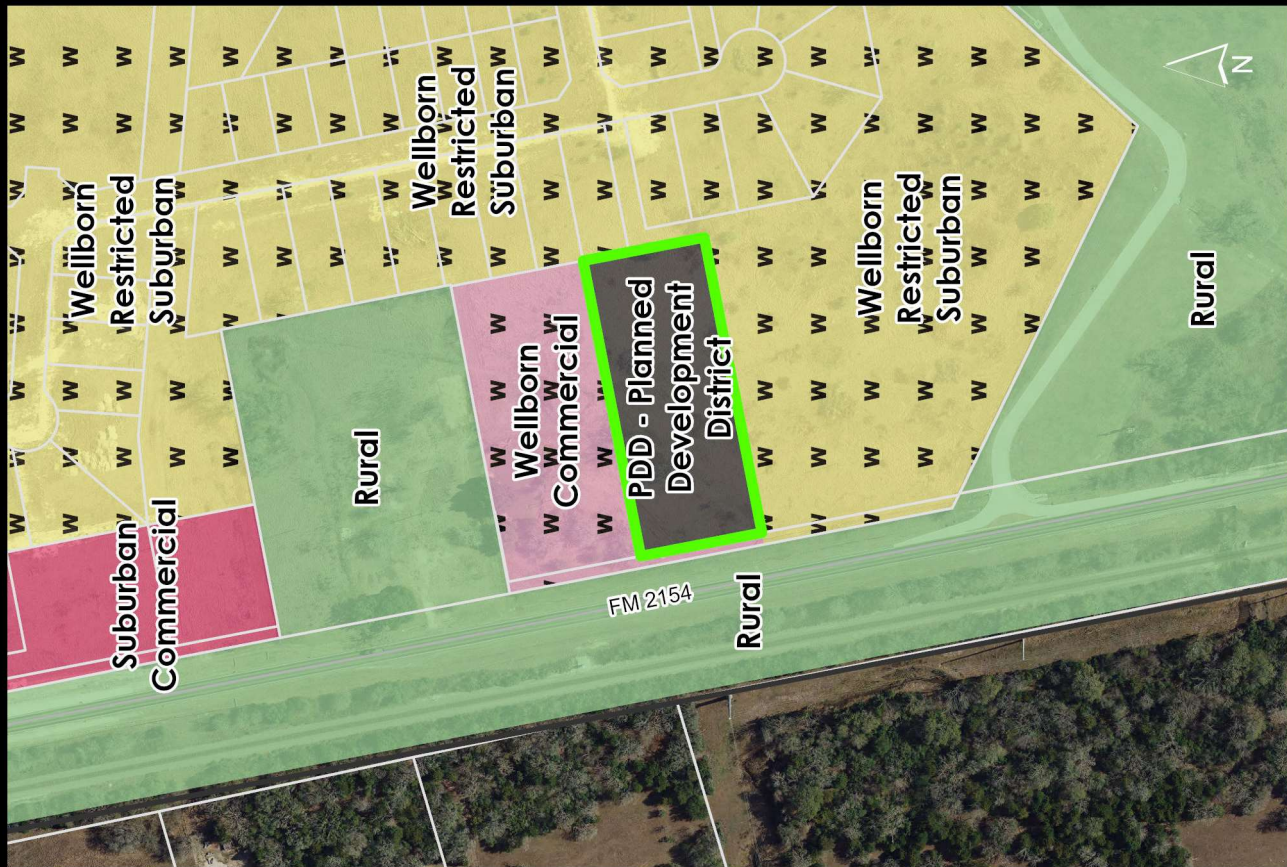
REZONING

EXISTING

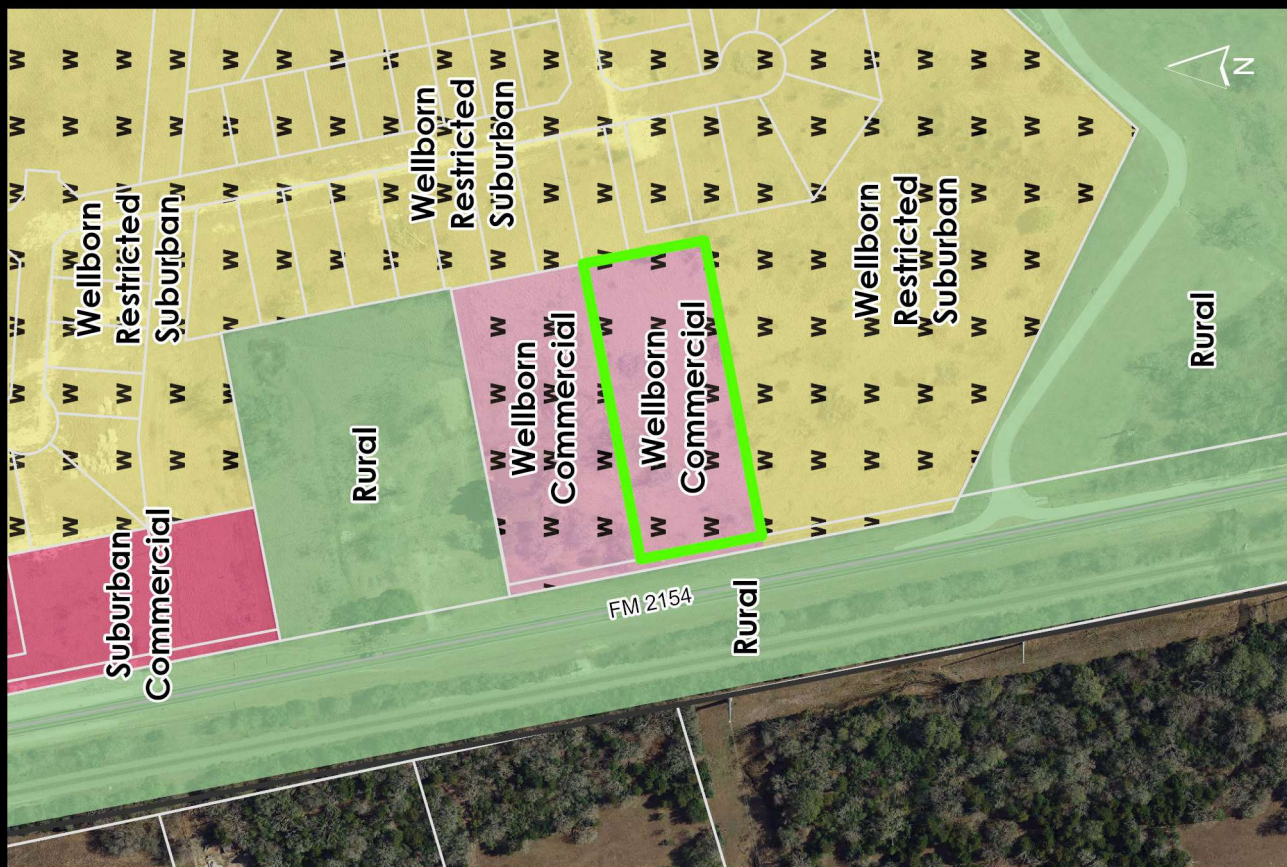
Future Land Use



PROPOSED Zoning



EXISTING Zoning



**REZONING MAP
STREAMLINE DEVELOPMENT PARTNERS
2.2 ACRE TRACT**

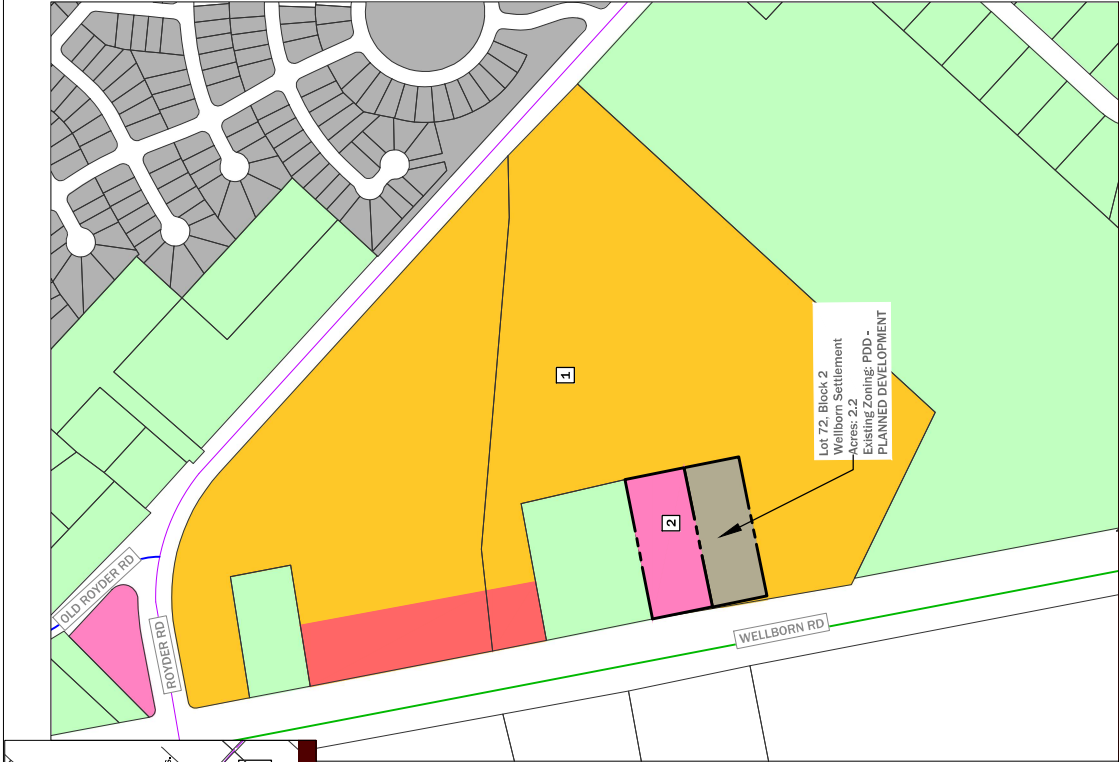
Revisions

Prepared For:
JOE PEGRAM

DATE: 05/16/2012
DRAWN BY: JMB
CHECKED BY: JMB
DESIGNED BY: JMB
PROJECT NO.: 12012-0001
SCALE: AS SHOWN
SHEET NO.: 146 OF 146

FOR THE COUNTY OF HUNTER, NY
PLANNING BOARD
100 COLLEGE STATION, NY 11760
TEL: 815.260.3584
F: 815.260.3584
WWW.HUNTERCOUNTYNY.GOV

MITCHELL
MSM
MORGAN



PROPOSED

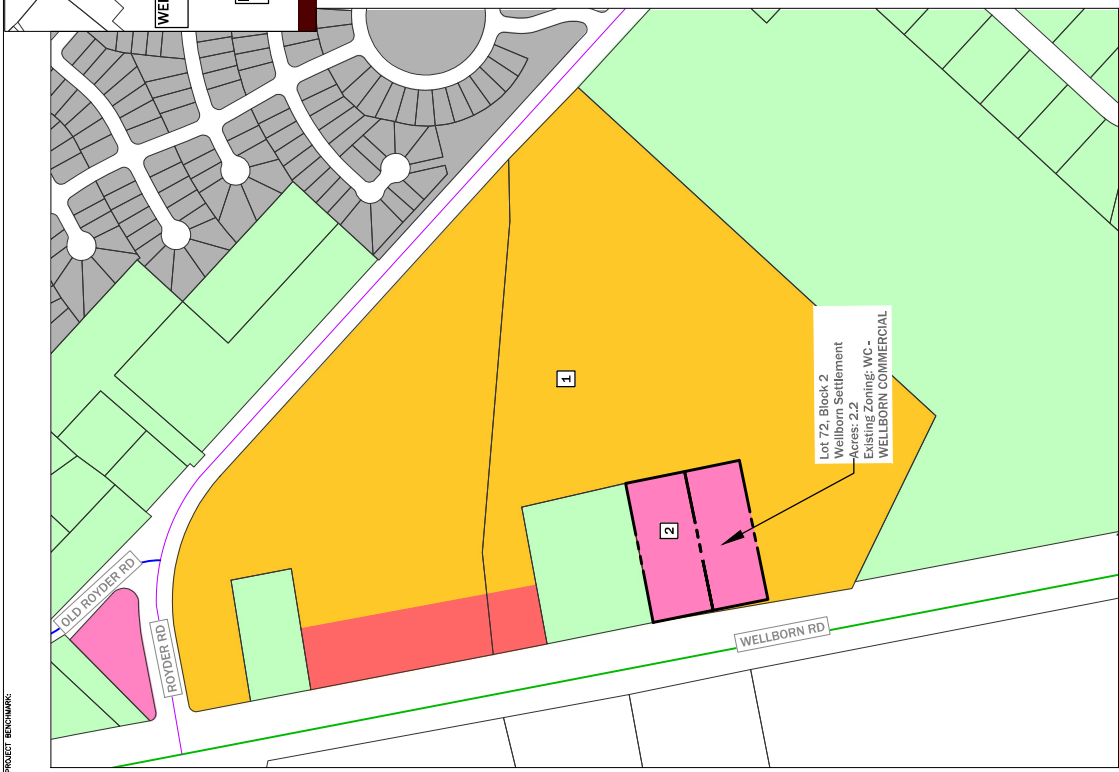


VICINITY MAP

LEGEND

SE SUBURBAN COMMERCIAL	POD PLANNED DEV. DISTRICT	R RURAL
WV WELLBORN LOW MEDIUM DENSITY	WRS WELLBORN RESTRICTED SUBURBAN	EXISTING 3-LANE MAJOR ARTERIAL
EXISTING 3-LANE MAJOR COLLECTOR	EXISTING 3-LANE MAJOR ARTERIAL	EXISTING 3-LANE LOCAL STREET

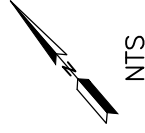
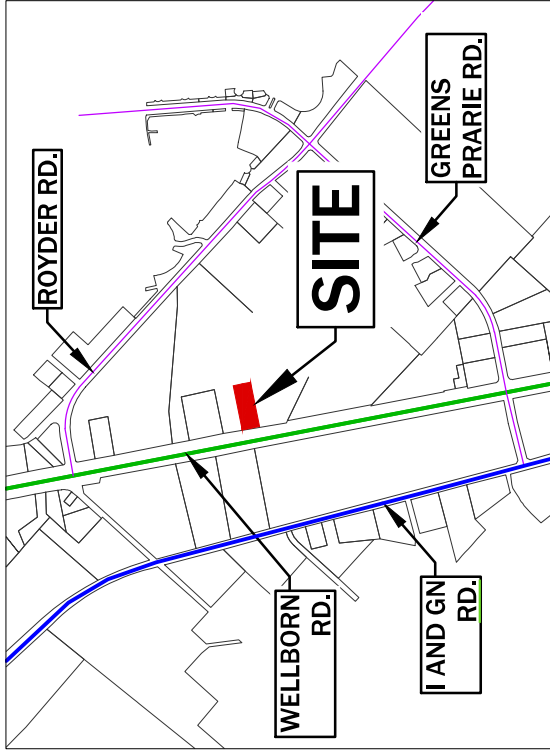
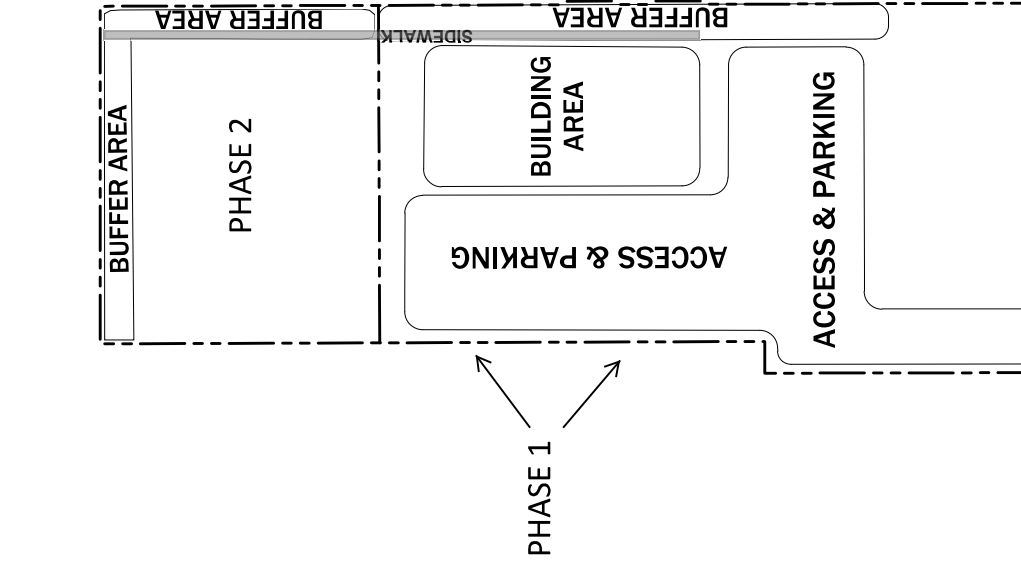
NOTES:
1. In accordance with NYSE 37-FLOOD INSURANCE RATE MAP 4904-002335E, the 100-year floodplain boundary is shown on this map. Effective Date: 5/16/2012



EXISTING

Number	Owner	Legal Description	Existing Zoning
1	TDG MANAGEMENT LP	A001301, SAMUEL DAVIDSON (ICL), TRACT 24	WRS - Wellborn Restricted Suburban
2	TDG MANAGEMENT LP	LOT 71, BLOCK 2 WELLBORN SETTLEMENT	WC - Wellborn Commercial

PROJECT BENCHMARKS



NOTES:

1. TOTAL SITE AREA: 2.021 AC
2. THERE IS NO FEMA REGULATED 100-YEAR FLOODPLAIN ON THIS SITE PER FEMA MAP PANEL #48041C0325E DATED MAY 16, 2012.
3. THE DEVELOPMENT WILL NOT INCLUDE PARKS, GREENWAYS, CONSERVATION AREAS, SCHOOLS, OR TRAILS.
4. ALL SITE LIGHTING AND BUFFER STANDARDS WILL COMPLY WITH CITY OF COLLEGE STATION ORDINANCES.
5. SEE BULK VARIANCES LETTER FOR MERITORIOUS MODIFICATIONS.

For Intern Review Only These documents are not intended for construction, bidding, or permit purposes. Prepared by: Veronica A.B. Morgan, P.E. No. 77689	JANUARY 2024 Designed by: V&B Drawn by: V&B Checked by: V&B	MITCHELL V&B MORGAN	1.979.260.6963 F.979.260.3564 TX. FIRM # F-1443 3204 EARL BUDGER HWY S COLLEGE STATION, TX 77845	PLAN & DESIGN SPECIFICATIONS IN CONFORMANCE WITH THE CITY OF COLLEGE STATION ORDINANCES & SPECIFIED SITE PLANS & SUBMISSIONS www.vandbgroup.com	NEIGHBORHOOD RETAIL CENTER CONCEPT PLAN	
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Robin Macias
Staff Planner
Planning & Development Services
City of College Station
P.O. Box 9960
College Station, TX 77842

January 19, 2024

Re: Wellborn Road Grocery Store (PDD Rezoning)

Dear Robin,

Understanding that we must choose a base zoning district for the grocery store retail development upon which we base all variance requests, we have chosen WC Wellborn Commercial. We request the following bulk variances to the WC Wellborn Commercial development standards:

1. Waiver from Section 7.10.C.3.d.2 Non-Residential Architectural Standards-Other Mass and Design Requirements

The Unified Development Ordinance states that for all properties zoned WC Wellborn Commercial, the gross floor area of a single structure shall not exceed 10,000 sf. We request the ability to construct a building with a maximum size of 13,000 sf.

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. Understanding that the City of College Station has made the Wellborn Road corridor a Primary Image Corridor, our goal is to present our development with a rural aesthetic that complements the rural nature of the Wellborn community. The building will be constructed using fiber cement siding that will simulate wood planks using a neutral color palette based around various shades of brown, similar to the elevations presented in Exhibit A, which will be subject to a Non-Residential Architectural standards review. The combination of materials and the color palette will create a rustic rural theme that is favorable to the Wellborn District architectural standards.
2. In order to promote the convenience of a community store to the adjoining neighborhood, we will construct a sidewalk from the grocery store to the Wellborn Settlement residential lots adjacent to the rear property line as well as to the recreation area to the south of the store. Having pedestrian access between the store and the residential and recreation

areas will be of great benefit and service to the neighborhood. Providing a pedestrian accessible community store also reduces vehicular trips and promotes physical activity.

3. The Unified Development Ordinance requires buffering between residential and non-residential areas in the Wellborn District through the use of plantings and a fence. We intend to plant a 20' buffer and construct a 6-foot fencecrete wall that will simulate a wooden fence, which will offer greater buffer protection and maintain the rural aesthetic.
4. Because a planted buffer and wall are required along the property line adjacent to the recreation area, we intend to install bollard lighting that will complement the Wellborn district design standards as determined by the Administrator to provide and promote safety and security along the sidewalk during the evening hours.
5. Lastly, in an effort to reduce light pollution, we will install lights that are externally lit so that the lighting can be directly pointed at the signage rather than internally lit cabinet signage.

We believe we are offering a development that is both compatible and sensitive to the surrounding area in use and design. The proposed uses for this development are friendly uses to any adjacent property, including the residence to the west and will bring many long-term benefits to this growing area of College Station and to the city as a whole.

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

Sincerely,

Crissy Hartl

Crissy Hartl, AICP
Staff Planner

Cc: File

