



College Station, TX

Meeting Agenda Planning and Zoning Commission

Phone *888 475 4499 and Webinar ID: 923 1197 8424

Internet: <https://zoom.us/j/92311978424>

The City Council may or may not attend the Planning & Zoning Commission Regular Meeting.

March 4, 2021

6:00 PM

City Hall Council Chambers

***The City uses a third-party vendor to help host the meeting and if the call-in number is not functioning access will be through the internet link only.**

1. Call to Order, Pledge of Allegiance, Consider Absence Request.

2. Hear Visitors.

Speaker Protocol: An individual who wishes to address the Commission regarding any item on the Regular Agenda, shall register with the Commission Secretary prior to 4 p.m. on the day of the meeting. To register, the individual must provide a name and phone number by calling 979.764.3751 or emailing khejny@cstx.gov prior to 4 p.m. To submit written comments to the Commission, email khejny@cstx.gov and they will be distributed to the Commission. Upon being called to speak, an individual must state their name and city of residence, including the state of residence if the city is located out of state. Speakers are encouraged to identify their College Station neighborhood or geographic location. Each speaker's remarks are limited to three (3) minutes. Any speaker addressing the Council through the use of a translator may speak for six (6) minutes. At the (3) minute mark, the Commission Secretary will announce that the speaker must conclude their remarks.

3. Informational

3.1. Discussion of new development applications submitted to the City.
New Development Link: www.cstx.gov/newdev

3.2. Discussion of Minor / Amending Plats approved by Staff:

- Venable Place, Block 1, Lot 1 ~ Case #FP2020-000040
- Aggieland Business Park, Phase 1, Block 1, Lots 1B-2R & 2R-2 ~ Case #FPCO2020-000019

Sponsors: Elizabeth Pedersen, Anthony Armstrong

3.3. Presentation and discussion of public input gathered on the proposed Restricted Occupancy Overlay ordinance. (Note: Discussion of this item is scheduled for the March 11, 2021 City Council Meeting on the workshop agenda – subject to change.)

Sponsors: Alyssa Halle-Schramm

Attachments: 1. Memo - Restricted Occupancy Overlay Public Input

3.4. Designation by the Chairperson of the Planning & Zoning Commission of a member to serve on the Design Review Board.

Sponsors: Molly Hitchcock

3.5. Presentation and discussion regarding an update on items heard:

- A Comprehensive Plan Amendment on approximately 10 acres located at 1660 Graham Road from Suburban Commercial to Urban. The Planning & Zoning Commission heard this item on October 1, 2020, and voted (3-1) to recommend approval. The City Council heard this item on February 25, 2021, and voted (5-2) to deny the request.

3.6. Presentation and discussion regarding the P&Z Calendar of Upcoming Meetings:

- Thursday, March 11, 2021 ~ City Council Meeting ~ Virtual Meeting ~ Workshop 4:00 p.m. and Regular 6:00 p.m. (Liaison - Guerra)
- Thursday, March 18, 2021 ~ P&Z Meeting ~ Virtual Meeting ~ 6:00 p.m.
- Thursday, March 25, 2021 ~ City Council Meeting ~ Virtual Meeting ~ Workshop 4:00 p.m. and Regular 6:00 p.m. (Liaison - Cornelius)
- Thursday, April 1, 2021 ~ P&Z Meeting ~ Virtual Meeting ~ 6:00 p.m.

3.7. Discussion and review regarding the following meetings: Design Review Board, BioCorridor Board.

4. Consent Agenda

All matters listed under the Consent Agenda, are considered routine by the Commission and will be enacted by one motion. These items include preliminary plans and final plats, where staff has found compliance with all minimum subdivision regulations. All items approved by Consent are approved with any and all staff recommendations. Since there will not be separate discussion of these items, citizens wishing to address the Commission regarding one or more items on the Consent Agenda may address the Commission at this time as well. If any Commissioner desires to discuss an item on the Consent Agenda it may be moved to the Regular Agenda for further consideration.

4.1. Consideration, discussion and possible action to approve meeting minutes.

Attachments: 1. January 21 2021

4.2. Presentation, discussion, and possible action regarding a Development Plat for Peach Creek Estates on approximately 6 acres generally located southeast of the cul-de-sac of Stokes Circle in the College Station Extraterritorial Jurisdiction (ETJ). Case # DVPL2020-000002

Sponsors: Debbie Stickles

Attachments: 1. Staff Report
2. Vicinity Map, Aerial, and Small Area Map
3. Copy of Development Plat

5. Consideration, discussion, and possible action on items removed from the Consent Agenda by Commission action.

6. Regular Agenda

- 6.1. Public Hearing, presentation, possible action, and discussion regarding a Final Plat for West Park Addition Block 6, Lots 11, 12R-1, & 12R-2 being a replat of West Park Addition Block 6, Lots 11 & 12 consisting of 3 residential lots on approximately 0.369 acres located at 200 Grove Street, generally located Northeast of Wellborn Road. Case #FP2020-000058

Sponsors: Elizabeth Pedersen

Attachments:

1. Staff Report
2. Vicinity Map, Aerial and Small Area Map
3. Copy of Final Plat

- 6.2. 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 R Rural and CI Commercial Industrial to BP Business Park on approximately 10 acres of land located at 4520 Raymond Stotzer Parkway. Case #REZ2021-000002 (Note: Final action on this item is scheduled for the March 25, 2021 City Council meeting - subject to change)

Sponsors: Rachel Lazo

Attachments:

1. Staff Report
2. Vicinity, Aerial, and Small Area Maps
3. Rezoning Exhibit
4. Background Information
5. Applicant's Supporting Information
6. Rezoning Map

- 6.3. 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 R Rural to E Estate and NAP Natural Areas Protected on approximately 57 acres of land located at 9500 Rock Prairie Road. Case #REZ2020-000011 (Note: Final action on this item is scheduled for the March 25, 2021 City Council meeting - subject to change)

Sponsors:

Attachments:

1. Staff Report
2. Vicinity Aerial and Small Area Maps
3. Rezoning Exhibit
4. Background Information
5. Applicant's Supporting Information
6. Rezoning Map

6.4. Presentation, discussion, and possible action on a recommendation to the City Council on the appointment of two Planning and Zoning Commissioners to the BioCorridor Board.

Sponsors: Molly Hitchcock

Attachments: 1. Memo - BioCorridor Board Recommendation
2. BioCorridor PDD Article 4 BioCorridor Board

7. Discussion and possible action on future agenda items.

A Planning & Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

8. Adjourn

The Planning and Zoning Commission may adjourn into Executive Session to consider any item listed on the agenda if a matter is raised that is appropriate for Executive Session discussion.

I certify that the above Notice of Meeting was posted on the website and at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on February 26, 2021 at 5:00 p.m.

City Secretary

This building is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are asked to contact the City Secretary's Office at (979) 764-3541, TDD at 1-800-735-2989, or email adaassistance@cstx.gov at least two business days prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least two business days prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

Penal Code § 30.07. Trespass by License Holder with an Openly Carried Handgun.

"Pursuant to Section 30.07, Penal Code (Trespass by License Holder with an Openly Carried Handgun) A Person Licensed under Subchapter H, Chapter 411, Government Code (Handgun Licensing Law), may not enter this Property with a Handgun that is Carried Openly."

Codigo Penal § 30.07. Traspasar Portando Armas de Mano al Aire Libre con Licencia.

"Conforme a la Seccion 30.07 del codigo penal (traspasar portando armas de mano al aire libre con licencia), personas con licencia bajo del Sub-Capitulo H, Capitulo 411, Codigo de Gobierno (Ley de licencias de arma de mano), no deben entrar a esta propiedad portando arma de mano al aire libre."