



College Station, TX

Meeting Agenda
Planning and Zoning Commission
Phone: *888 475 4499 and Webinar ID: 936 2140 6958
Internet: <https://zoom.us/j/93621406958>

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

May 20, 2021

6:00 PM

1101 Texas Avenue
College Station, TX 77840

***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 Commission 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. Impact Fee Advisory Committee

The Commission Chairman will call to order the Impact Fee Advisory Committee.

4. Informational Agenda

- 4.1. Discussion of new development applications submitted to the City.
New Development Link: www.cstx.gov/newdev
- 4.2. Discussion of Minor / Amending Plats approved by Staff.

- Kuttler Subdivision, Block 1, Lots 1-3 ~ Case #FP2021-000009

Sponsors: Alma Guerra

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

- Thursday, May 27, 2021 ~ City Council Meeting ~ Council Chambers with Virtual Option ~ Open Meeting 5:00 p.m. (Liaison ~ Mirza)
- Thursday, June 3, 2021 ~ P&Z Meeting ~ Virtual Meeting ~ 6:00 p.m.
- Monday, June 7, 2021 ~ P&Z Workshop ~ Virtual Meeting with Commission In-Person in Council Chambers ~ 6:00 p.m.
- Thursday, June 10, 2021 ~ City Council Meeting ~ Council Chambers with Virtual Option ~ Open Meeting 5:00 p.m. (Liaison ~ Christiansen)
- Thursday, June 17, 2021 ~ P&Z Meeting ~ Virtual Meeting with Commission In-Person in Council Chambers ~ 6:00 p.m.

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

5. 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.

5.1. Consideration, discussion, and possible action to approve meeting minutes:

Attachments: 1. May 6 2021

5.2. Presentation, discussion, and possible action regarding a Final Plat for Southern Pointe Subdivision Section 101 on approximately 10.4 acres located at 17529 State Highway 6 South, generally located north of Peach Creek Cut-Off Road and west of Pipeline Road in the City's Extraterritorial Jurisdiction (ETJ). Case #FP2018-000003

Sponsors: Erika Bridges

Attachments: 1. Staff Report
2. Vicinity Map, Aerial, Small Area Map
3. Final Plat

5.3. Presentation, discussion, and possible action regarding a Final Plat for Southern Pointe Subdivision Section 200 on approximately 26 acres located at 17529 State Highway 6 South, generally located north of Peach Creek Cut-Off Road and west of Pipeline Road in the City's Extraterritorial Jurisdiction (ETJ). Case #FP2020-000013

Sponsors: Erika Bridges

Attachments: 1. Staff Report
2. Vicinity Map, Aerial, Small Area Map
3. Final Plat

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

7. Regular Agenda

- 7.1. Public Hearing, presentation, discussion, and possible action regarding a Final Plat for West Park Addition Block 6, Lots 4R, 5R, and 6R being a Replat of West Park Addition Block 6, Lots 4, 5, and 6 on approximately 0.525 acres located at 205 Fidelity Street, generally located at the northwest corner of Fidelity Street and Maryem Street. Case #FP2021-000005

Sponsors: Elizabeth Pedersen

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

- 7.2. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending the Comprehensive Plan Future Land Use and Character Map from Wellborn Preserve-Open to Wellborn Commercial for approximately 2 acres, generally located at 3970 Gus Roy Road. Case #CPA2021-000001 (Note: Final action of this item will be considered at the June 10, 2021 City Council Meeting- Subject to change.)

Sponsors: Jesse Dimeolo

Attachments: 1. Staff Report
2. Vicinity Map, Aerial, and Small Area Map
3. Comprehensive Plan Exhibit
4. Background Information
5. Applicant's Supporting Information
6. Comprehensive Plan Amendment Map

8. 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.

9. 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 May 14, 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."