



College Station, TX

Meeting Agenda
Planning and Zoning Commission
1101 Texas Ave, College Station, TX 77840
Internet: <https://zoom.us/j/96756716075>
Phone: 888 475 4499 and Meeting ID: 967 5671 6075

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

June 17, 2021

6:00 PM

City Hall Council Chambers

This meeting will offer both in--person and remote participation following both the City's Guidelines for in--person, virtual attendance, and the speaker protocol in the agenda. Capacity in Council Chambers is limited and those signing up to speak will have reserved seating. In the event maximum capacity is reached, citizens may attend the meeting virtually as provided on the meeting agenda. 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.

At this time, the Chairperson will open the floor to visitors wishing to address the Commission on issues not already scheduled on tonight's agenda. An individual who wishes to address the Commission regarding any item on the 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. The visitor presentations will be limited to three minutes in order to accommodate everyone who wishes to address the Commission and to allow adequate time for completion of the agenda items. The Commission will receive the information, ask city staff to look into the matter, or will place the matter on a future agenda for discussion. (A recording is made of the meeting; please give your name and address for the record.)

3. Informational Agenda

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:

- University Park; Block T, Lots 15A-R1, 15A-R2 & 15A-R3 ~ Case #FPCO2020-000016

Sponsors: Alma Guerra

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

- A Comprehensive Plan Amendment from Wellborn Preserve - Open to Wellborn Commercial on approximately two acres located at 3970 Gus Roy Road. The Planning & Zoning Commission heard this item on May 20, 2021 and the motion to approve failed (2-5). The City Council heard this item on June 10, 2021 and voted (7-0) to deny the request.

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

- Thursday, June 24, 2021 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 5:00 p.m.
- Thursday, July 1, 2021 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, July 8, 2021 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 5:00 p.m. (Liaison - Cornelius)
- Thursday, July 15, 2021 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.

3.5. Presentation and discussion of proposed changes to the Comprehensive Plan Future Land Use & Character Map, which is a part of the 10-year update. (Note: Discussion of this item is scheduled for the June 24, 2021 City Council Meeting on the workshop agenda – subject to change.)

Sponsors: Alyssa Halle-Schramm

Attachments:

1. Memo
2. Future Land Use Category Descriptions
3. Map Book
4. Table of Proposed Changes

3.6. 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. June 3 2021

- 4.2. Presentation, discussion, and possible action regarding a Final Plat for Mission Ranch Phase 501 on approximately 13.5 acres, generally located northwest of the intersection at Feather Run and Deacon Drive West. Case #FP2020-000008

Sponsors: Jesse Dimeolo

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

- 4.3. Presentation, discussion, and possible action regarding a Final Plat for Mission Ranch Phase 202 on approximately 15.1 acres, generally located northwest of the intersection at Feather Run and Deacon Drive West. Case #FP2019-000028

Sponsors: Rachel Lazo

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

- 4.4. Presentation, discussion, and possible action regarding a Final Plat for Creek Meadows Section 1A, Phase 3 on approximately 8 acres, generally located southwest of the intersection of Victoria Avenue and Creek Meadows Boulevard North. Case #FP2020-000022

Sponsors: Erika Bridges

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

- 4.5. Presentation, discussion, and possible action regarding a Final Plat for Creek Meadows Section 1A, Phase 4 on approximately 7 acres, generally located southwest of the intersection of Victoria Avenue and Creek Meadows Boulevard North. Case #FP2020-000023

Sponsors: Erika Bridges

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

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

6. **Regular Agenda**

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 June 11, 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."