



College Station, TX

Meeting Agenda
Planning and Zoning Commission
1101 Texas Ave, College Station, TX 77840
Internet: <https://zoom.us/j/95783658838>
Phone: 888 475 4499 and Webinar ID: 957 8365 8838

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

July 15, 2021

6:00 PM

City Hall Council Chambers

This meeting will offer both inperson and remote participation following both the City's Guidelines for inperson, virtual attendance, and the speaker protocol in the agenda. The city uses a thirdparty vendor to help host the meeting and if the callin 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:

- Williams Creek Lake Estates Phase 2A; Block 4, Lots 33R & 34 ~ Case #FP2021-000014
- Aggieland Business Park Phase 2B; Block 1, Lot 5R-2 ~ Case #FPCO2021-000010

Sponsors: Robin Macias

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

- Thursday, July 22, 2021 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 5:00 p.m. (Liaison - Wright)
- Thursday, August 5, 2021 ~ P&Z Meeting and Impact Fee Advisory Committee (IFAC) ~ Council Chambers ~ 6:00 p.m.
- Thursday, August 12, 2021 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 5:00 p.m.
- Thursday, August 19, 2021 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.

3.4. 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. July 1 2021

4.2. Presentation, discussion, and possible action regarding a Final Plat for Emerald Ridge Estates Phase IIIA & IIIB on approximately 21.173 acres, generally located east of the intersection of Emerald Parkway and Appomattox Drive. Case #FP2019-000034

Sponsors: Anthony Armstrong

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 Aggieldand Business Park Phase 3A, Block 6, Lot 20R and Phase 1, Block 1, Lot 2R-2 being a Replat of Aggieldand Business Park Phase 1 Block 1, Lots 1A-1, 1A-2, 1B-1 & Phase 1, Block 1, Lot 1B-2R & 2R & Phase 3A, Block 6, Lot 20 & Phase 3B, Block 6, Lots 21-22 & Phase 3D, Block 6, Lots 23-24 on approximately 28 acres, generally located at the Jones Road and Imperial Loop intersection in College Station Extraterritorial Jurisdiction. Case #FPCO2021-000011

Sponsors: Derrick Williams

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

6.1. Presentation, discussion, and possible action to allow a Comprehensive Plan amendment application to be considered within 180 days of a Comprehensive Plan amendment request being denied for approximately 10 acres located at 1660 Graham Road.

Sponsors: Rachel Lazo

Attachments:

1. Reapplication Memo
2. Reapplication Request Letter
3. Staff Report
4. Vicinity Map, Aerial, Small Area Map
5. Future Land Use Exhibit
6. Background Information
7. Applicant's Supporting Information
8. Comprehensive Plan Amendment Map
9. P&Z Minutes October 1 2020
10. City Council Minutes February 25 2021

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 July 12, 2021 at 9:00 a.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."