



College Station, TX

Meeting Agenda
Planning and Zoning Commission
1101 Texas Ave, College Station, TX 77840
Internet: <https://zoom.us/j/88653675094>

***Phone: 888 475 4499 and Webinar ID: 886 5367 5094**

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

December 16, 2021

6:00 PM

Bush 4141 Community Room

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. 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

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.

- Taylor Subdivision; Phase 1, Block 1, Lots 1, 2 & 0.008 Ac of Sterling St. ROW ~ Case #FP2020-000021
- Midtown Business Park; Phase 1, Block A, Lots 1-4 ~ Case #FPCO2021-000007

Sponsors: Robin Macias, Anthony Armstrong

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

- Thursday, January 6, 2022 ~ P&Z Meeting ~ City Hall Bush 4141 Community Room ~ 6:00 p.m.
- Thursday, January 13, 2022 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 5:00 p.m. (Liaison - Mirza)
- Thursday, January 20, 2022 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.

- Thursday, January 27, 2022 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 5:00 p.m. (Liaison - Christiansen)

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

- Friday, December 3, 2021 ~ Design Review Board ~ Administrative Conference Room ~ 11:00 a.m.

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. December 2 2021

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 regarding two waiver requests to the Unified Development Ordinance Section 8.3.G, 'Blocks' regarding block length requirements in General Urban Context Zones and presentation, discussion, and possible action regarding a Preliminary Plan for Midtown Reserve and Midtown City Center Subdivision on approximately 265 acres, generally located east of the Medical District, between Rock Prairie Road and Midtown Drive. Case #PP2021-000005

Sponsors: Jesse Dimeolo

Attachments:

1. Staff Report
2. Waiver Exhibit
3. Waiver Requests
4. Applicant Supporting Information
5. Vicinity Map and Aerial
6. Preliminary Plan

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 boundary from PDD Planned Development District and R Rural to PDD Planned Development District on approximately 21 acres located at 8765 HSC Parkway, generally located between Biomedical Way and the SH 47 frontage road. Case #REZ2021-000011 (Note: Final

action of this item will be considered at the January 13, 2022 City Council Meeting – Subject to change).

Sponsors: Jesse Dimeolo

Attachments:

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

6.3. Presentation, discussion, and possible action on selecting a representative from the Planning and Zoning Commission to serve on the City's 2022 Bond Citizen Advisory Committee.

Sponsors: Jennifer Prochazka

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 December 10, 2021 at 11:00 a.m.



Deputy 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.”