



College Station, TX

City Hall
1101 Texas Ave
College Station, TX 77840

Meeting Agenda - Final

Planning and Zoning Commission Regular

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

Thursday, February 1, 2018

7:00 PM

City Hall Council Chambers

1. Call meeting to order.
2. Pledge of Allegiance.
3. Hear Citizens.

At this time, the Chairman will open the floor to citizens wishing to address the Commission on issues not already scheduled on tonight's agenda. The citizen 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.)

All matters listed under Item 4, 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. There will not be separate discussion of these items. If any Commissioner desires to discuss an item on the Consent Agenda it will be moved to the Regular Agenda for further consideration.

4. Consent Agenda

- 4.1** [18-0092](#) Consideration, possible action, and discussion to approve meeting minutes.

*January 18, 2018 ~ Workshop

*January 18, 2018 ~ Regular

Sponsors:

Hejny

Attachments:

[January 18 2018 Workshop](#)

[January 18 2018 Regular](#)

- 4.2** [18-0085](#) Presentation, possible action, and discussion regarding a Final Plat for Brazos Valley Auto Complex Subdivision consisting of 4 commercial lots, 1 common area, and 0.618 acres of right-of-way dedication on approximately 1.9 acres located at 3409 State Highway 6 South, generally located at the intersection of State Highway 6 South

Frontage Road and Sebesta Road. Case #FPCO2017-000011

Sponsors:

Lazo

Attachments:

[Staff Report](#)

[Vicinity & Aerial](#)

[Application](#)

[Final Plat](#)

Regular Agenda

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

6. [18-0086](#) Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan - Future Land Use & Character Map from Suburban Commercial to General Commercial for approximately 1.9 acres located at 2201 Raintree Drive. Case #CPA2017-000016 (Note: Final action of this item will be considered at the February 22, 2018 City Council meeting- subject to change.)

Sponsors:

Lazo

Attachments:

[Staff Report](#)

[Background Information](#)

[Vicinity Aerial & SAM](#)

[Application](#)

[Comp Plan App. Map Exhibit](#)

7. [18-0093](#) Public hearing, presentation, possible action, and discussion 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 GS General Suburban to GC General Commercial on approximately 1.9 acres of land located at 2201 Raintree Drive. Case # REZ2017-000032 (Note: Final action of this item will be considered at the February 22, 2018 City Council meeting - subject to change).

Sponsors:

Lazo

Attachments:

[Staff Report](#)

[Background Information](#)

[Vicinity Aerial & SAM](#)

[Application](#)

[Rezoning Map](#)

8. [18-0068](#) Public hearing, possible action, presentation, and discussion regarding an ordinance amending the Comprehensive Plan - Future Land Use and Character Map from Restricted Suburban to General Commercial for approximately 29 acres generally located at the intersection of Rock Prairie Road and William D. Fitch Parkway. Case #CPA2017-000021 (Note: Final action of this item will be considered at the February 22, 2018 City Council meeting- subject to change.)

Sponsors:

Hovde

Attachments:

[Staff Report](#)

[Background Information](#)

[Vicinity Map and Aerial](#)

[Application](#)

[Comp Plan Map](#)

[Land Use Exhibit](#)

9. [18-0069](#) Public hearing, presentation, possible action, and discussion to consider a Conditional Use Permit request for a bar in approximately 1,980 square feet of an existing commercial space at 650 William D. Fitch Parkway, Suite 500, generally located on the southwest corner of Arrington Road and William D. Fitch Parkway. Case #CUP2017-000001 (Note: Final action of this item will be considered at the February 8, 2018 City Council Meeting- Subject to change.)

Sponsors:

Helton

Attachments:

[Staff Report](#)

[Background Information](#)

[Vicinity, Aerial & SAM](#)

[Application](#)

[Site Plan](#)

10. [18-0071](#) Public hearing, presentation, possible action, and discussion regarding an ordinance amending Appendix A, "Unified Development Ordinance," Section 2.5 "Design Review Board," Section 2.12 "Summary of Review Authority" Section 3.7 "Wolf Pen Creek Design District Site Plan Review," Section 3.8 "Wolf Pen Creek Design District Building and Sign Review," and Section 5.8.A "Design Districts - Wolf Pen Creek (WPC)," of the Code of Ordinances of the City of College Station, Texas, regarding the criteria for Administrative approval of Site Plans, Buildings and Signs in the Wolf Pen Creek Design District. Case #ORDA2017-000023 (Note: Final action on this item is scheduled for the February 8, 2018 City Council meeting - subject to change)

Sponsors: Helton

Attachments: [PZ Memo](#)

[Sec.12-2.5.Design Review Board Redline](#)

[Sec.12-2.12.Summary of Review Authority Redline](#)

[Sec.12-3.7.Wolf Pen Creek Design District Site Plan Review Redline](#)

[Sec.12-3.8.Wolf Pen Creek Design District Building and Sign Review Redline](#)

[Sec.12-2.5.8.Design Review Board Redline](#)

11. 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.

12. Adjourn

The Commission may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion.

I certify that the above Notice of Meeting was posted at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on January 26, 2018 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.”