



College Station, TX

Meeting Agenda
Planning and Zoning Commission - Amended
1101 Texas Ave, College Station, TX 77840
<https://zoom.us/j/83310359674>
Phone: 888 475 4499 and Webinar ID: 833 1035 9674

The City Council may or may not attend this meeting.

February 17, 2022

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. 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:

- Harvey Estates Tract 4R & 5R ~ Case #FP2021-000036

Sponsors: Robin Macias

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

- A Rezoning from NG-1 Core Northgate and C-U College and University to NG-1 Core Northgate on approximately .3 acres located at 105 University Drive. The Planning & Zoning Commission heard this item on January 6, 2022 and voted (5-0) to recommend approval. The City Council heard this item on January 27, 2022 and voted (7-0) to approve the request.

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

- February 24, 2022 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 5:00 p.m. (Liaison - Wright)
- March 3, 2022 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- March 10, 2022 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 5:00 p.m. (Liaison - McIlhaney)
- March 17, 2022 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.

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

- None

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. January 20 2022

4.2. Designation by the Chairperson of the Planning & Zoning Commission of a member to serve on the Design Review Board.

Sponsors: Michael Ostrowski

Attachments: 1. Design Review Board

4.3. Presentation, discussion, and possible action regarding a Final Plat for Crescent Pointe Phase 5, Block 2, Lot 8 on approximately 1.895 acres, generally located west of the intersection of State Highway 30 and Copperfield Parkway. Case #FPCO2021-000021

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. Public Hearing, presentation, discussion, and possible action regarding waiver requests to the Unified Development Ordinance Section 8.3.G, 'Blocks' and Section 8.3.E.2.a 'Relation to Adjoining Street System' and presentation, discussion, and possible action regarding a Preliminary Plan for the International Leadership of Texas High School subdivision on

approximately 12 acres, located at 3700 Longmire Drive, between Graham Road and Eagle Avenue. Case #PP2021-000016

Sponsors: Jesse Dimeolo

Attachments:

1. Staff Report
2. Waiver Exhibit
3. Waiver Request
4. Applicant's Supporting Information
5. Fire Marshals Office - ILT Waiver
6. Vicinity Map and Aerial
7. Preliminary Plan

6.2. Presentation, discussion, and possible action regarding a recommendation on Planning & Zoning Commission appointments to the BioCorridor Board.

Sponsors: Molly Hitchcock

Attachments:

1. Memo
2. PDD Article 4 BioCorridor Board
3. Interested Members

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 February 11, 2022 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.”

**MINUTES
PLANNING & ZONING COMMISSION**

January 20, 2022 6:00 p.m.

Phone: *888 475 4499 and Webinar ID: 871 1170 4532

Internet: <https://zoom.us/j/87111704532>

COMMISSIONERS PRESENT: Dennis Christiansen, Bobby Mirza, William Wright, Melissa McIlhaney, Thomas Jackson, and Mark Smith

COMMISSIONERS ABSENT: Jason Cornelius

COUNCIL MEMBERS PRESENT: Linda Harvell, Dennis Maloney, and Elizabeth Cunha

CITY STAFF PRESENT: Michael Ostrowski, Molly Hitchcock, Erika Bridges, Jason Schubert, Alyssa Halle-Schramm, Anthony Armstrong, Robin Macias, Tamanna Tasnum, Leslie Whitten, and Kristen Hejny

1. Call Meeting to Order, Pledge of Allegiance, Consider Absence Request.

Chairperson Christiansen called the meeting to order at 6:00 p.m.

2. **Hear Visitors**

No visitors spoke.

3. **Informational Agenda**

- 3.1 Discussion of new development applications submitted to the City

New Development Link: www.cstx.gov/newdev

There was no discussion.

- 3.2 Discussion of Minor / Amending Plats approved staff:

- MD Wheeler Phase Two, Block 1; Lots 2R1 & 2R2 ~ Case #FPCO2021-000015
- Southern Pointe Section 100, Block 8, Lot 1A ~ Case #FP2021-000028

There was no discussion.

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

- A Rezoning from PDD Planned Development District and R Rural to PDD Planned Development District on approximately 21 acres located at 8765 HSC Parkway. The Planning & Zoning Commission heard this item on December 16, 2021 and voted (6-0) to recommend approval. The City Council heard this item on January 13, 2022 and voted (7-0) to approve the request.

There was general discussion.

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

- Thursday, January 27, 2022 ~ City Council Meeting ~ City Hall Council Chambers ~ 5:00 p.m. (Liaison – Christiansen)
- Thursday, February 3, 2022 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, February 10, 2022 ~ City Council Meeting ~ City Hall Council Chambers ~ 5:00 p.m. (Liaison – Cornelius)
- Thursday, February 17, 2022 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.

There was no discussion.

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

Director of Planning & Development Services Ostrowski gave a brief synopsis of the BioCorridor Board.

4. **Consent Agenda**

4.1 Consideration, discussion, and possible action to approve meeting minutes.

- January 6, 2022

4.2 Presentation, discussion, and possible action regarding a Final Plat for Southern Pointe Subdivision Section 102 on approximately 9.9 acres, generally located north of Peach Creek Cut-Off Road and west of Pipeline Road in the City's Extraterritorial Jurisdiction (ETJ). Case #FP2021-000007

4.3 Presentation, discussion, and possible action regarding a Final Plat for Waterford Estates Subdivision on approximately 13.414 acres, generally located north of the intersection of Town Lake Drive and Rock Prairie Road. Case #FP2021-000012

Commissioner Mirza motioned to approve the Consent Agenda. Commissioner Wright seconded the motion, motion passed (6-0).

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

No items were removed.

6. **Regular Agenda**

6.1 Public Hearing, presentation, discussion and possible action regarding the FY2021 Comprehensive Plan & Unified Development Ordinance (UDO) Annual Review.

Staff Planner Tasnum presented the update to the Commission, recommending that the Commission accept the report and forward to City Council.

Commissioner Mirza asked how projects are prioritized.

Staff Planner Tasnum explained that the presented projects which are highlighted have involvement in more city-wide plans.

Long Range Planning Administrator Halle-Schramm stated that planning staff work with other departments and involve the five-year Capital Improvement Plan (CIP) that prioritizes different projects on a set of criteria.

Chairperson Christiansen asked if a project was in a design phase does that mean there is already funding for the project.

Long Range Planning Administrator Halle-Schramm stated that while that is always the goal, it depends on the project.

Chairperson Christiansen opened the public hearing.

No visitors spoke.

Chairperson Christiansen closed the public hearing.

Commissioner Wright motioned to accept the report and refer to City Council. Commissioner Mirza seconded the motion, motion passed (6-0).

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.

Director of Planning & Development Services Ostrowski reminded the Commission of the orientation scheduled for January 26th.

Chairperson Christiansen introduced and welcomed all Commissioners.

8. Adjourn

The meeting adjourned at 6:36 p.m.

Approved:

Dennis Christiansen, Chairperson
Planning & Zoning Commission

Attest:

Kristen Hejny, Admin Support Specialist
Planning & Development Services

February 17, 2022
Item No. 4.2.
Design Review Board Member

Sponsor: Michael Ostrowski, Director of Planning and Development

Reviewed By CBC: N/A

Agenda Caption: Designation by the Chairperson of the Planning & Zoning Commission of a member to serve on the Design Review Board.

Relationship to Strategic Goals:

- Good Governance

Recommendation(s): N/A

Summary: The Design Review Board (DRB) reviews and decides on Wolf Pen Creek waivers, Northgate District standards waivers, driveway appeals, site plan review requirement appeals, buffer appeals, NRA appeals, and NRA alternative compliance requests. The DRB consists of seven members, which includes the Chairperson of the Planning and Zoning (P&Z) Commission or his/her designee. This item is to inform the P&Z Commission of the P&Z Chairperson's designee.

Budget & Financial Summary: N/A

Attachments:

1. Design Review Board

2. Recommendations.

The Landmark Commission shall make recommendations to the Planning and Zoning Commission subject to the terms and conditions set forth for such uses in this UDO for the following:

- a. The effective coordination of the various City departments, committees, and boards, in implementing the Comprehensive Plan as it relates to historic preservation;
- b. The adoption of text amendments as they relate to the designation of Historic Preservation Overlay Districts and the processes and standards for properties within Historic Preservation Overlay Districts; and
- c. The designation of Historic Preservation Overlay Districts.

The Landmark Commission shall make recommendations to the City Council for the following:

- a. The utilization of state, federal, or private funds to promote the preservation of Historic Preservation Overlay Districts within the City of College Station, and
- b. The acceptance of the dedication of Historic Preservation Easements for the purpose of historic preservation.

3. Final Action.

The Landmark Commission shall hear and take final action on the following:

- a. Applications for Certificates of Appropriateness,
- b. Applications for Certificates of Demolition, and
- c. Certifications of properties of Demolition by Neglect, notices to owners of certified Demolition by Neglect properties, and referrals for enforcement.

E. Staff.

The Administrator shall provide staff, including a Historic Preservation Officer, as needed, to the Landmark Commission.

Sec. 2.5. Design Review Board.

A. Creation.

A Design Review Board is hereby established by the City of College Station for the purpose of enhancing the City's ability to review sign, building, and site design issues, including architectural issues as specified in this UDO, by

bringing expertise from the community to bear on these issues in designated design districts.

B. Membership and Terms.

1. The Design Review Board shall consist of seven (7) members. Six (6) of the members shall be appointed by the City Council.
 - a. The City Council shall appoint a representative with expertise from each of the following disciplines or groups:
 - 1) Architecture;
 - 2) Landscape architecture;
 - 3) Business; and
 - 4) Design district connection (e.g., developer, land owner, business owner, resident, or employee within a design district).
 - b. The City Council shall appoint two members that are citizens-at-large.
 - c. The seventh regular member shall be the Chairperson of the Planning and Zoning Commission or his/her designee.
2. With the exception of the Chairperson of the Planning and Zoning Commission or his/her designee who shall serve on this Board as long as the Chairperson serves as chair of the Planning and Zoning Commission, the term of office is three years, provided, however, that one (1) of the three members whose terms expire January 2020 shall be appointed to a two year term and two of the three members whose terms expire January 2022 shall be appointed to a two year term. Thereafter, all appointments shall be for three years.
3. The Design Review Board is a governmental body and shall comply with the Open Meetings Act.

C. Officers, Meetings, Quorum.

1. Officers.

A Chairperson shall be appointed annually by the City Council. The Board shall select a Vice-Chair from among its members as needed.

2. Meetings.

Members of the Design Review Board shall meet regularly and the Chairperson shall designate the time and place of such meetings. All meetings of the Board where a quorum is present shall be open to the public.

3. Quorum.

Four (4) members shall constitute a quorum for the transaction of any business. Any recommendation or decision which does not receive a majority of positive votes from those members present shall be deemed a negative report.

4. Rules of Proceeding.

The Design Review Board shall adopt its own rules of procedure.

5. Minutes.

The Design Review Board shall keep minutes of its proceedings, showing the vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the Administrator and shall be a public record.

D. Powers and Duties.

The Design Review Board has the following powers and duties:

1. Wolf Pen Creek District Review

The Design Review Board shall hear and decide requests for waivers from the standards in the Wolf Pen Creek (WPC) subsection of the Design Districts Section of Article 5 of this UDO as limited to the possible waivers authorized by that subsection.

2. Wolf Pen Creek Parking Waivers.

The Design Review Board shall hear and decide requests to vary from the amount of required parking in the Wolf Pen Creek District (WPC).

3. Northgate District Standards Waivers.

The Design Review Board shall hear and decide requests to vary from the standards in the Northgate Districts (NG) subsection of the Design Districts Section of Article 5 of this UDO as limited to the possible Waivers authorized by that subsection.

4. Driveway Appeals.

The Design Review Board shall hear appeals to decisions of the Development Engineer regarding driveway appeals.

5. Appeal of Requirement Based on Site Plan Review Criteria.

The Design Review Board shall hear and decide appeals of the Administrator's application of site plan requirements to assure compli-

ance with Sections 3.6.E, Site Plan Review Criteria, and 3.7.D, Additional Review Criteria for the WPC District.

6. Buffer Appeals.

The Design Review Board shall hear appeals of buffer requirements listed in Section 7.7, Buffer Requirements.

7. Non-Residential Architectural Standards Appeals.

The Design Review Board shall hear and decide waiver requests as specified in the Non-Residential Architectural Standards Section.

8. Non-Residential Architectural Standards Alternative Compliance.

The Design Review Board shall hear and decide proposals for alternative compliance to the Non-Residential Architectural Standards.

E. Staff.

The Administrator shall provide staff, as needed, to the Design Review Board. (Ord. No. 2013-3471, Pt. 1(Exh. A), 1-10-2013; Ord. No. 2015-3663, Pt. 1(Exh. A), 5-28-2015; Ord. No. 2016-3835, Pt. 1(Exh. A), 11-10-2016; Ord. No. 2018-3985, Pt. 1(Exh. A), 2-8-2018; Ord. No. 2018-4001, Pt. 1(Exh. B), 4-12-2018; Ord. No. 2018-4030, Pt. 1(Exh. C), 7-26-2018; Ord. No. 2019-4089, Pt. 4(Exh. C), 4-25-2019)

Sec. 2.6. Bicycle, Pedestrian, and Greenways Advisory Board.

A. Creation.

A Bicycle, Pedestrian, and Greenways Advisory Board is hereby established by the City of College Station for the purpose of advising and recommending to the City Council, the Planning and Zoning Commission, and other appointed boards and commissions on all matters concerning bicycling, walking, and greenways.

B. Membership and Terms.

1. Number, Appointment.

The Bicycle, Pedestrian, and Greenways Advisory Board shall consist of seven (7) members who are residents of the City and eligible voters. Appointment of members shall be made by the City Council. The Board shall consist of the following:

- a.** One (1) member shall represent one (1) of the following fields or professions:
 - 1)** Real estate;
 - 2)** Banking, finance, or economics;



**Final Plat
of
Crescent Pointe Phase 5, Block 2, Lot 8
(FPCO2021-000021)**

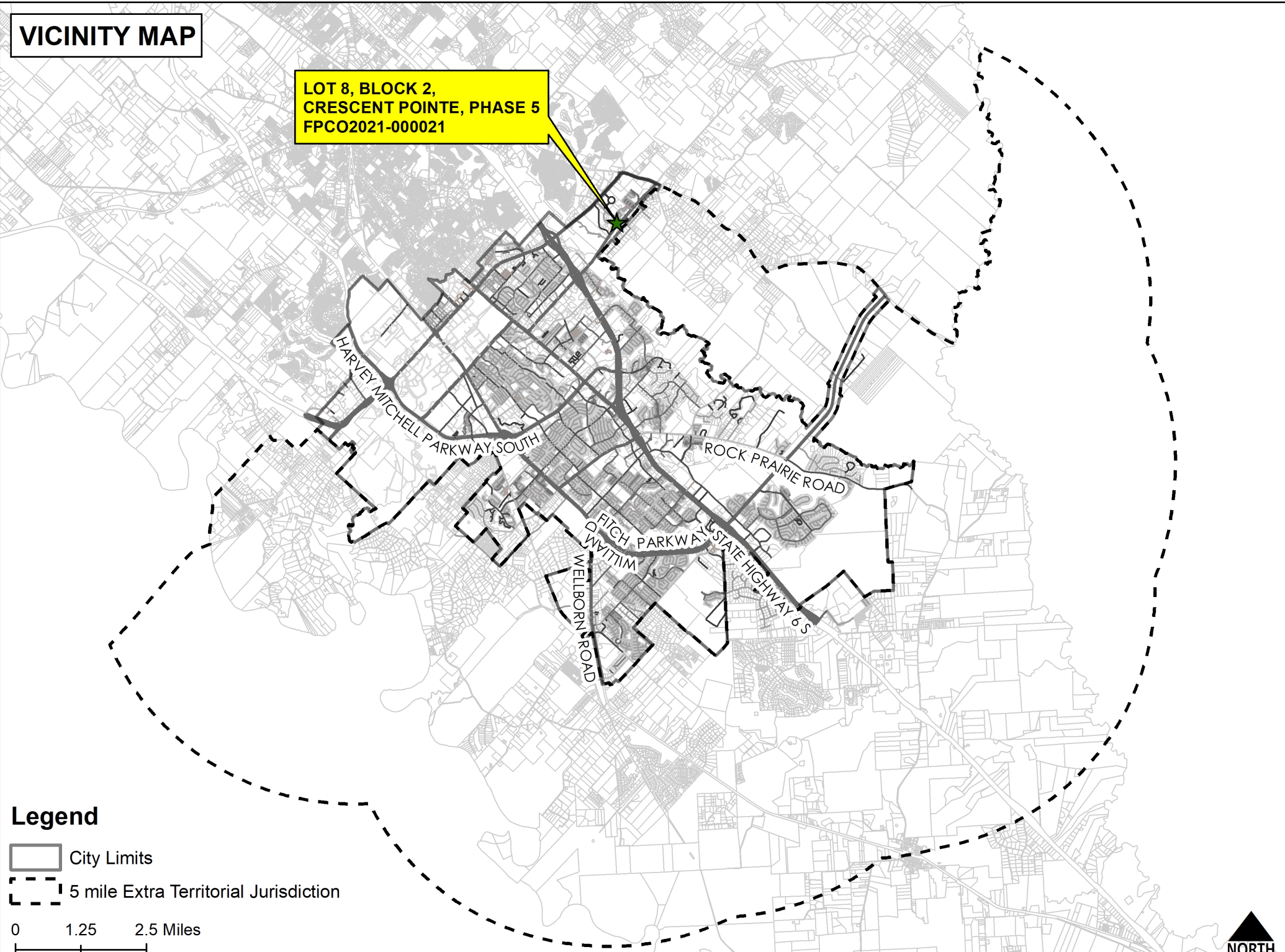
Scale	1 lot on approximately 1.895 acres
Location	3305 State Highway 30, generally located west of the intersection of State Highway 30 and Copperfield Parkway
Property Owner	Emanuel Glockzin, Crescent Pointe, LTD
Applicant	McClure & Browne Engineering/Surveying, Inc.
Project Manager	Derrick Williams., Staff Planner dwilliams@cstx.gov
Project Overview	One commercial lot is being platted as part of Phase 5 of the Crescent Point Subdivision. The property is currently vacant.
Preliminary Plan	Approved September 2006
Public Infrastructure	Approximate Totals (linear feet): 254 Sidewalks
Parkland Dedication	N/A
Traffic Impact Analysis	Not required
Compliant with Comprehensive Plan (including Master Plans) and Unified Development Ordinance	Yes
Compliant with Subdivision Regulations	Yes
Staff Recommendation	Approval

Supporting Materials

1. Vicinity Map, Aerial, and Small Area Map
2. Final Plat

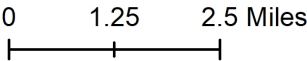
VICINITY MAP

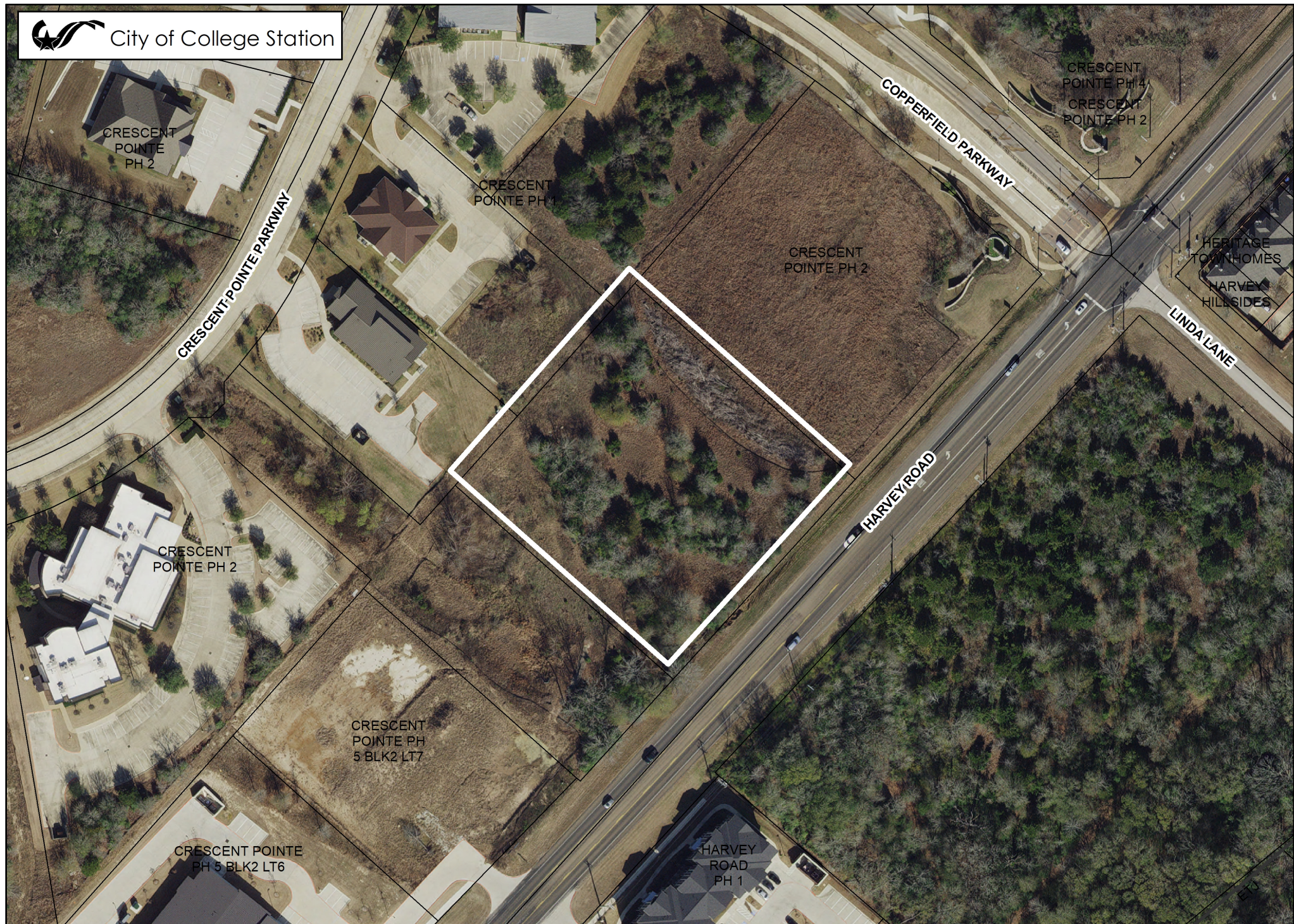
LOT 8, BLOCK 2,
CRESCENT POINTE, PHASE 5
FPCO2021-000021



Legend

- City Limits
- 5 mile Extra Territorial Jurisdiction



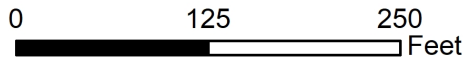
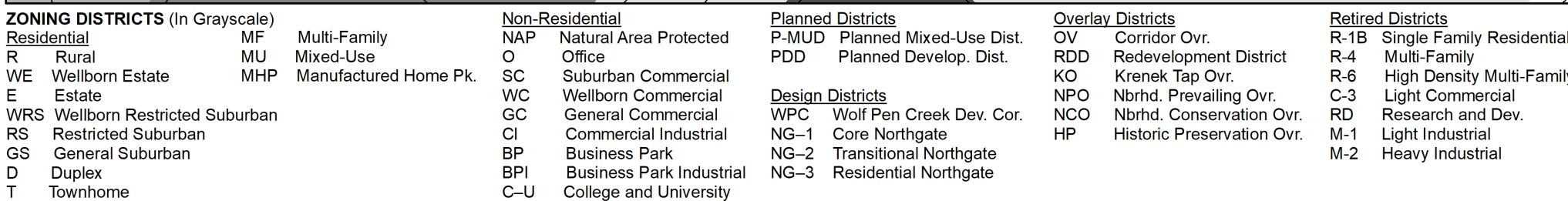


0 125 250 Feet

**LOT 8, BLOCK 2,
CRESCENT POINTE, PHASE 5**

Case:
FPCO2021-000021

**FINAL PLAT
COMMERCIAL**



**LOT 8, BLOCK 2,
CRESCENT POINTE, PHASE 5**

Case:
FPCO2021-000021

FINAL PLAT
COMMERCIAL

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS

COUNTY OF BRAZOS

I (we), _____, owner(s) and developer(s) of the land shown on this plat, and designated herein as the **CRESCENT POINTE, PHASE 5, BLOCK 2, LOT 8**, Subdivision to the City of College Station, Texas, and whose name(s) is/are subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Owner _____

STATE OF TEXAS

COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 20____.

Notary Public, Brazos County, Texas _____

CERTIFICATE OF PLANNING AND ZONING COMMISSION

I, _____, Chairman of the Planning and Zoning Commission of the City of College Station, hereby certify that the attached plat was duly approved by the Commission on the _____ day of _____, 20____.

Chairman _____

CERTIFICATE OF CITY ENGINEER

I, _____, City Engineer of the City of College Station, Texas, hereby certify that this Subdivision Plat conforms to the requirements of the Subdivision Regulations of the City of College Station.

City Engineer _____
City of College Station

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS

COUNTY OF BRAZOS

I, **Karen McQueen**, County Clerk, in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the _____ day of _____, 20____, in the Official Records of Brazos County, Texas in Volume _____, Page _____.

Witness my hand and official Seal, at my office in Bryan, Texas.

County Clerk _____
Brazos County, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS

COUNTY OF BRAZOS

I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.

Gregory Hopcus, R.P.L.S. No. 6047 _____

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	90°00'00"	28.00'	43.98'	28.00'	N 3°25'58" W	39.60'
C2	89°14'23"	28.00'	43.61'	27.63'	N 3°03'10" W	39.33'

FIELD NOTES
1.927 ACRES

Being all that certain tract or parcel of land lying and being situated in the J.W. SCOTT SURVEY, Abstract No. 49, in College Station, Brazos County, Texas and being part of the called 137.1386 acre remainder tract described in the deed from College Main Apartments, Ltd. To Crescent Pointe, Ltd. recorded in Volume 5115, Page 10 Official Records of Brazos County, Texas (O.R.B.C.), and being more particularly described by metes and bounds as follows:

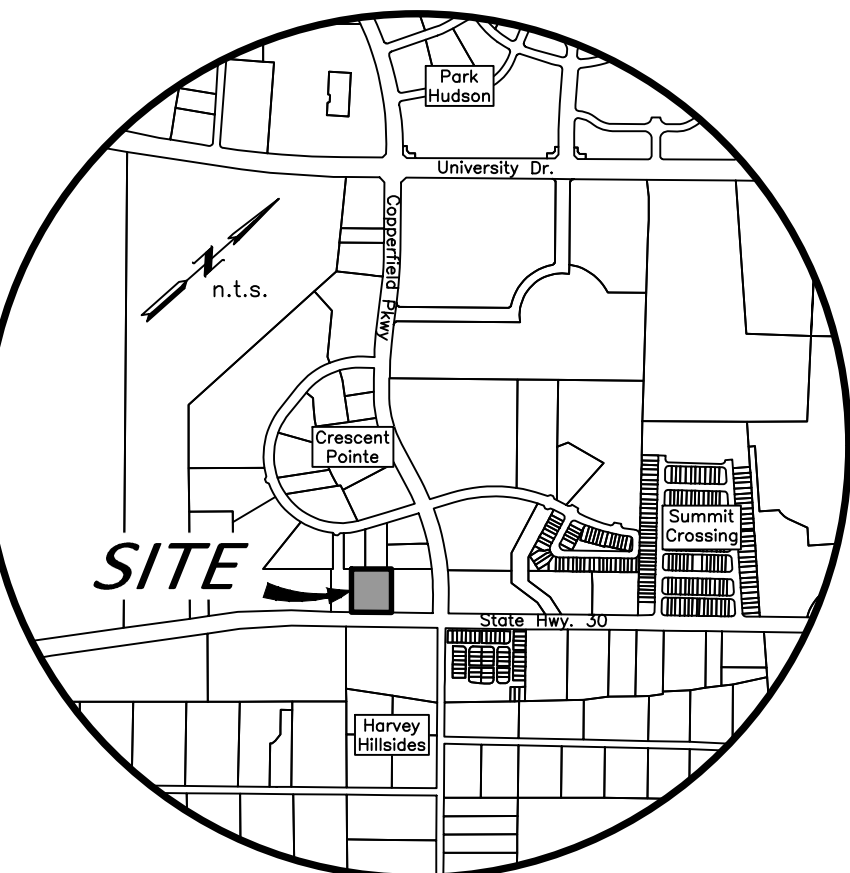
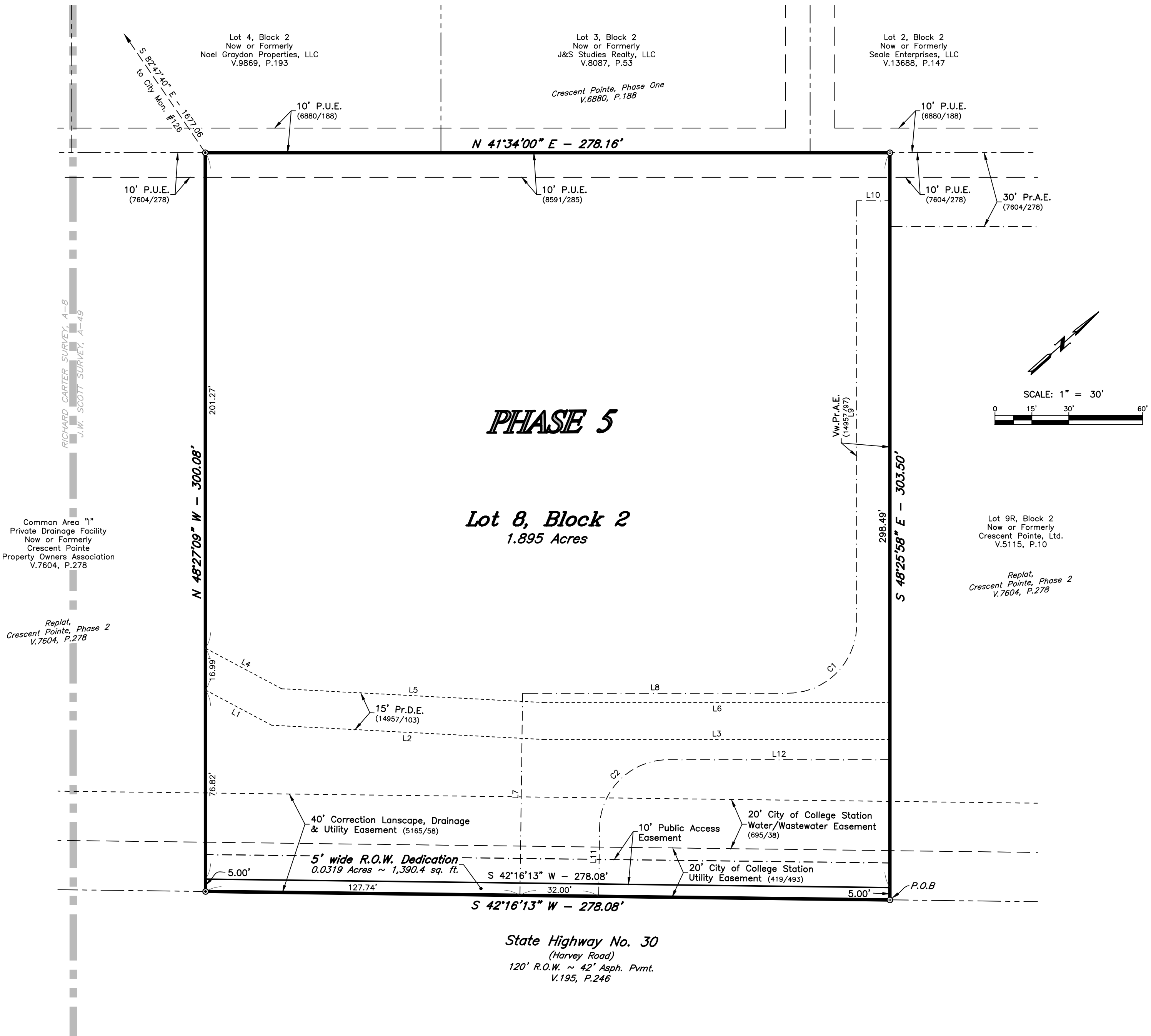
BEGINNING: at a found 1/2-inch iron rod marking the east corner of this herein described tract, said iron rod also marking the south corner of Lot 9R, Block 2, CRESCENT POINTE, PHASE 2 according to the replat recorded in Volume 7604, Page 278 (O.R.B.C.), said iron rod also being in the northwest right-of-way line of State Highway No. 30 (based on a 120-foot width);

THENCE: S 42°16'13" W along the northwest right-of-way line of said State Highway No. 30 for a distance of 278.08 feet to a found 1/2-inch iron rod marking the south corner of this tract and the east corner of Common Area "I" of said CRESCENT POINTE, PHASE 2;

THENCE: N 48°27'09" W departing the northwest right-of-way line of said State Highway No. 30 and along the common line of this tract and said Common Area "I" for a distance of 300.08 feet to a found 1/2-inch iron rod marking the west corner of this herein described tract, said iron rod also being in the southeast line of Lot 4, Block 2, CRESCENT POINTE, PHASE 1 according to the Final Plat recorded in Volume 6880, Page 188 (O.R.B.C.);

THENCE: N 41°34'00" E along the common line of this tract, said Lot 4, Block 2 and Lots 3 and 2, Block 2 of said CRESCENT POINTE, PHASE 1 for a distance of 278.16 feet to a found 1/2-inch iron rod marking the north corner of this tract, said iron rod also marking the west corner of said Lot 9R, Block 2;

THENCE: S 48°25'58" E along the common line of this tract and said Lot 9R, Block 2 for a distance of 303.50 feet to the POINT OF BEGINNING and containing 1.927 acres of land.



VICINITY MAP

GENERAL NOTES:

- ORIGIN OF BEARING SYSTEM: The bearing system is based on Grid North, Texas State Plane Coordinate System, Central Zone, NAD83. The actual measured distance to the monuments are consistent with the recorded plat in Volume 7604, Page 278 of the Official Records of Brazos County, Texas.
- According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0220F effective April 2, 2014, this property is not located in a 100-year flood hazard area.
- This property is currently zoned "GC-General Commercial".
- The Building Setback Requirements are per the City of College Station's Unified Development Ordinance.
- Existing structures to be removed prior to filing of the plat.
- Monumentation: Unless otherwise indicated, all lot corners are marked with 1/2" Iron Rods.

- ⊙ - Indicates 1/2" Iron Rod Found
- ⊙ - Indicates 5/8" Iron Rod Found

Abbreviations:

- P.O.B. - Point of Beginning
- Pr.A.E. - Private Access Easement
- Pr.D.E. - Private Drainage Easement
- P.U.E. - Public Utility Easement
- Vw. - Variable Width

Line Legend:

- Boundary Line
- Property Line
- Public Utility Easement
- Private Access Easement
- Private Drainage Easement

- Private Drainage Easements will be maintained by the Crescent Pointe Property Owners' Association.
- No construction, landscaping, grading, or structures shall impede, constrict, or block the flow of water in any Private Drainage Easement.
- This survey does not constitute a title search by Surveyor. All information regarding record easements and other documents that might affect the quality of title to tracts shown hereon was gained from Title Report GF# M2874, prepared by Lawyers Title Company of Brazos County, Texas, dated November 23, 2021. Below are listed easements as they appear in said Title Commitment:

- Right-of-Way Easement executed by H.P. Dansby Estate to the City of Bryan, dated April 20, 1937, recorded in Volume 98, Page 74, Deed Records, Brazos County, Texas. (Shown on survey.)
- Easement executed by Bert Wheeler's Inc. to the City of College Station, dated March 9, 1979, recorded in Volume 419, Page 493, Deed Records, Brazos County, Texas. (Shown on survey.)
- Correction Landscape, Drainage and Utility Easement executed by College Main Apartments, Ltd. to the City of College Station, dated December 20, 2002, recorded in Volume 5165, Page 58, Official Records, Brazos County, Texas. (Shown on survey.)
- Public Utility Easement executed by Crescent Pointe, Ltd. to the City of College Station, dated May 6, 2008, recorded in Volume 8591, Page 285, Official Records, Brazos County, Texas. (Shown on survey.)
- Terms, conditions and provisions of that certain Easement Agreement for Access executed by Crescent Pointe, Ltd., dated October 8, 2018, recorded in Volume 14957, Page 97, Official Records, Brazos County, Texas. (Shown on survey.)
- Terms, conditions and provisions of that certain Dedication of Easement Agreement for Drainage executed by Crescent Pointe, Ltd., dated October 8, 2018, recorded in Volume 14957, Page 103, Official Records, Brazos County, Texas. (Shown on survey.)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 69°34'02" E	30.46'
L2	N 44°34'02" E	110.69'
L3	N 41°34'02" E	140.66'
L4	N 69°34'02" E	35.11'
L5	N 44°34'02" E	106.97'
L6	N 41°34'02" E	140.27'
L7	N 47°40'17" W	82.11'
L8	N 41°34'02" E	107.74'
L9	N 48°25'58" W	172.00'
L10	N 41°34'02" E	13.50'
L11	N 47°40'21" W	27.87'
L12	N 41°34'02" E	89.97'

FINAL PLAT

CRESCENT POINTE

PHASE 5, BLOCK 2, LOT 8

1.927 ACRES

J.W. SCOTT SURVEY, A-49
COLLEGE STATION, BRAZOS COUNTY, TEXAS

NOVEMBER, 2021

SCALE: 1"=30'

Owner:
Emanuel Glockzin
Crescent Pointe LTD
4500 Carter Creek Parkway, Ste. 101
Bryan, TX 77802
(979) 846-8879

Surveyor:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838





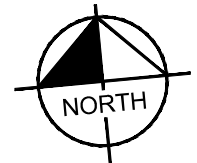
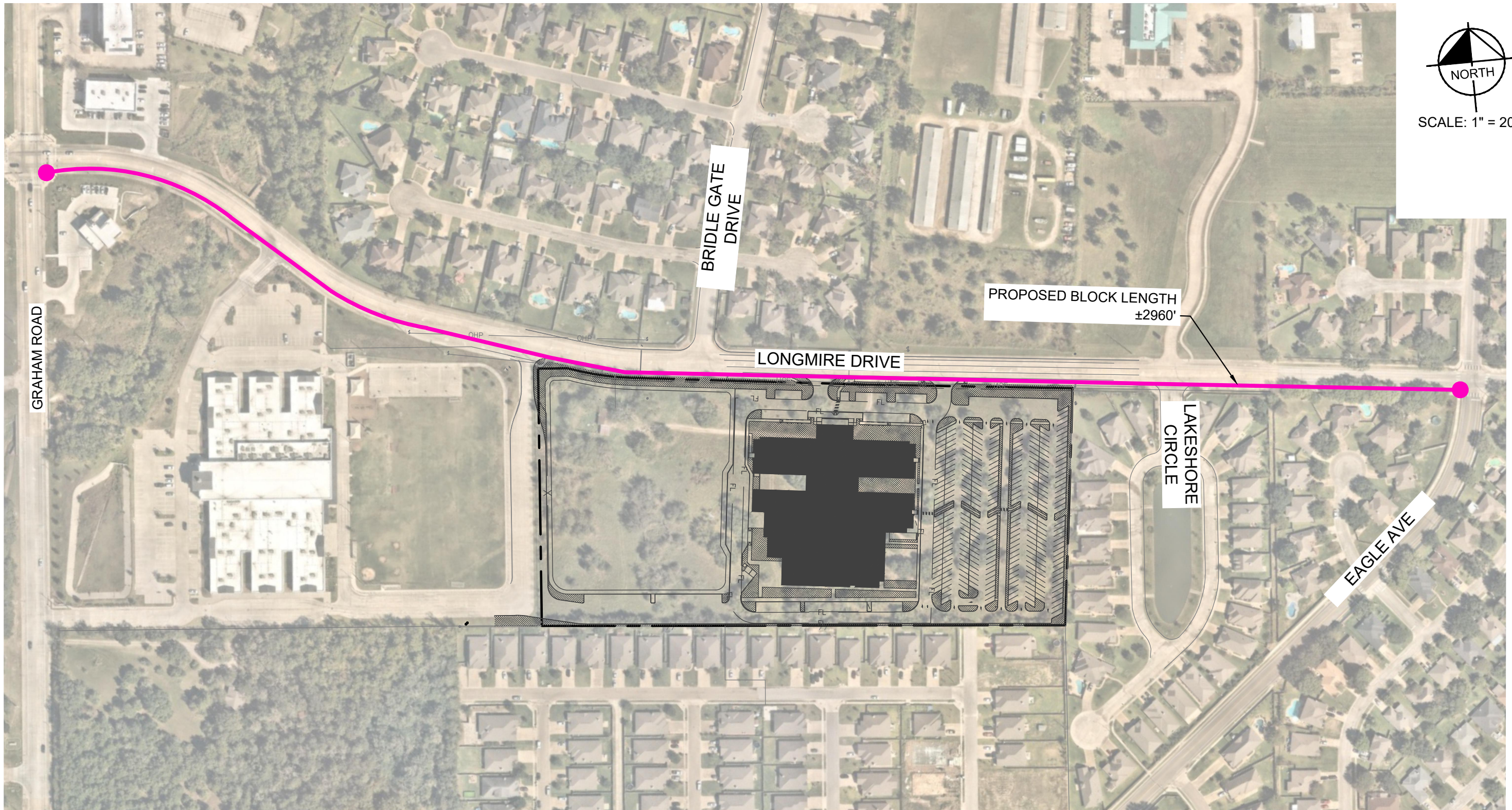
**Preliminary Plan
for
International Leadership of Texas (ILT) High School
Subdivision
PP2021-000016**

Scale	One lot on approximately 12 acres of land
Location	Located at 3700 Longmire Drive, between Graham Road and Eagle Avenue.
Applicant	Kimley-Horn (Bryan)
Project Manager	Jesse DiMeolo, Staff Planner jdimeolo@cstx.gov
Project Overview	This preliminary plan proposes development of a tract of land immediately adjacent to the existing International Leadership of Texas K-8 public charter school, Dove Crossing Subdivision and Lakeside Village Subdivision. It is also opposite the Bridle Gate Estates Subdivision. Due to the distance between Graham Road and Eagle Avenue, a waiver is requested to the requirement of an additional break to the block length along Longmire Drive. Also, a second waiver is being requested to the requirement of projecting Dove Chase Lane through the property to connect with Longmire Drive.
Parkland Dedication	Not required
Traffic Impact Analysis	A TIA is required with the site plan application. The draft TIA has been provided to staff in advance of the site plan and is currently being reviewed.
Compliant with Comprehensive Plan (including Master Plans) and Unified Development Ordinance	This request is compliant with the future land use classification within the Comprehensive Plan. However, the two requested waivers do not meet the Comprehensive Plan's integrated mobility goal for "an innovative, safe, and well-connected, multi-modal mobility system serving all user types that is designed to support the surrounding land uses" nor the policy direction contained within Chapter 6 <i>"Integrated Mobility."</i> The Comprehensive Plan states that neighborhood concerns regarding cut-through traffic must be balanced with increased connectivity and that connectivity with and to each of the travel modes is crucial to future accessibility and mobility. Improved connectivity through the subject property is necessary to facilitate multiple routes and mode options to move traffic to and from the school. Otherwise, congestion can increase and lead to additional traffic concerns surrounding the school. Context sensitive design and traffic calming measures are essential components of any effort at increased connectivity in residential areas.

Compliant with Subdivision Regulations	Yes, with the exception of two waiver requests, the first related to UDO Section 8.3.G Block Length requirements in Suburban Context Zones and the second related to UDO Section 8.3.E.2.a Relation to Adjoining Street System.
Staff Recommendation	Staff recommends denial of both waivers and the Preliminary Plan due to the proposal not meeting all the waiver criteria found in UDO Section 8.5

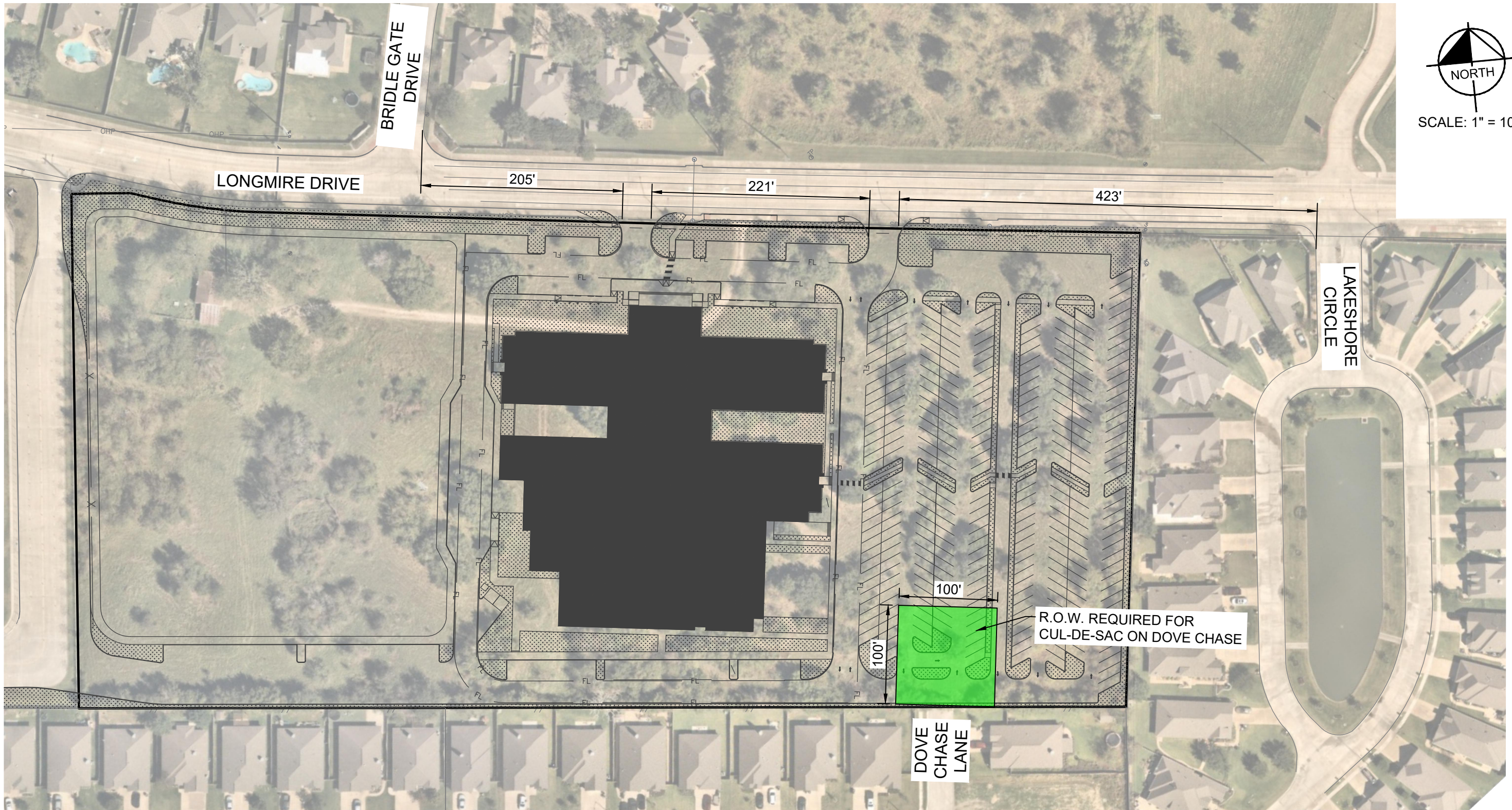
Supporting Materials

1. Waiver Exhibit
2. Waiver Request
3. Applicant's Supporting Information
4. Fire Marshals Office – ILT Waiver
5. Vicinity Map and Aerial
6. Preliminary Plan

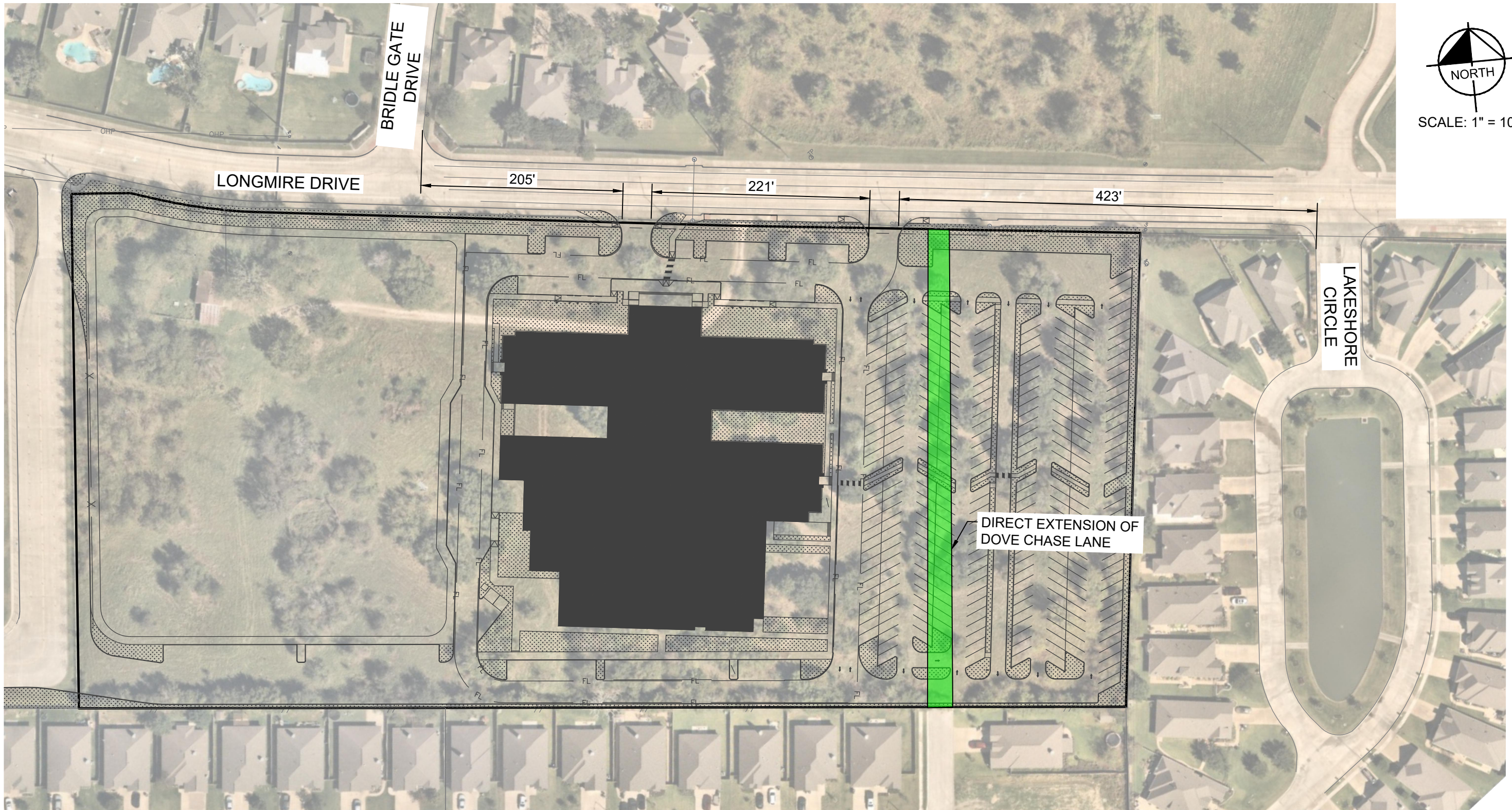


SCALE: 1" = 200'

INTERNATIONAL LEADERSHIP OF TEXAS
WAIVER: TO ELIMINATE THE REQUIREMENT
TO EXTEND A THROUGH STREET TO MEET
THE BLOCK LENGTH DIMENSION



INTERNATIONAL LEADERSHIP OF TEXAS
WAIVER: TO ELIMINATE THE REQUIREMENT
TO CONSTRUCT A CUL-DE-SAC OR EXTEND
DOVE CHASE LANE

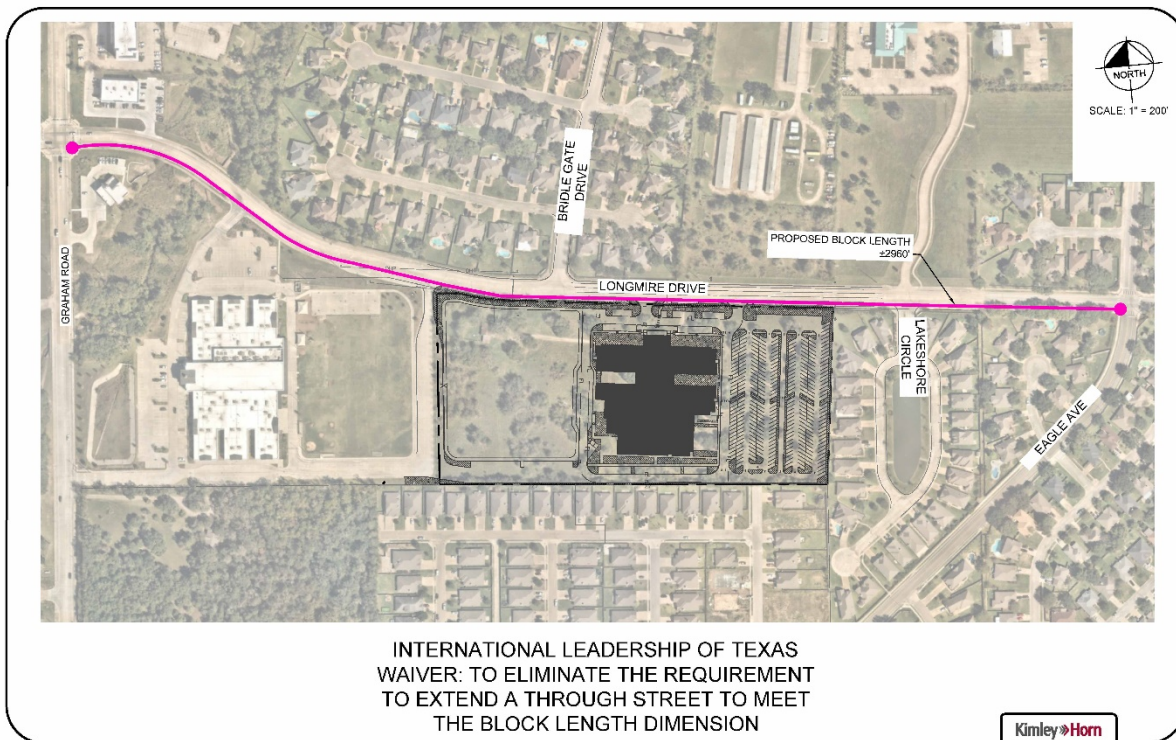


INTERNATIONAL LEADERSHIP OF TEXAS
WAIVER: TO ELIMINATE THE REQUIREMENT
TO CONSTRUCT A CUL-DE-SAC OR EXTEND
DOVE CHASE LANE

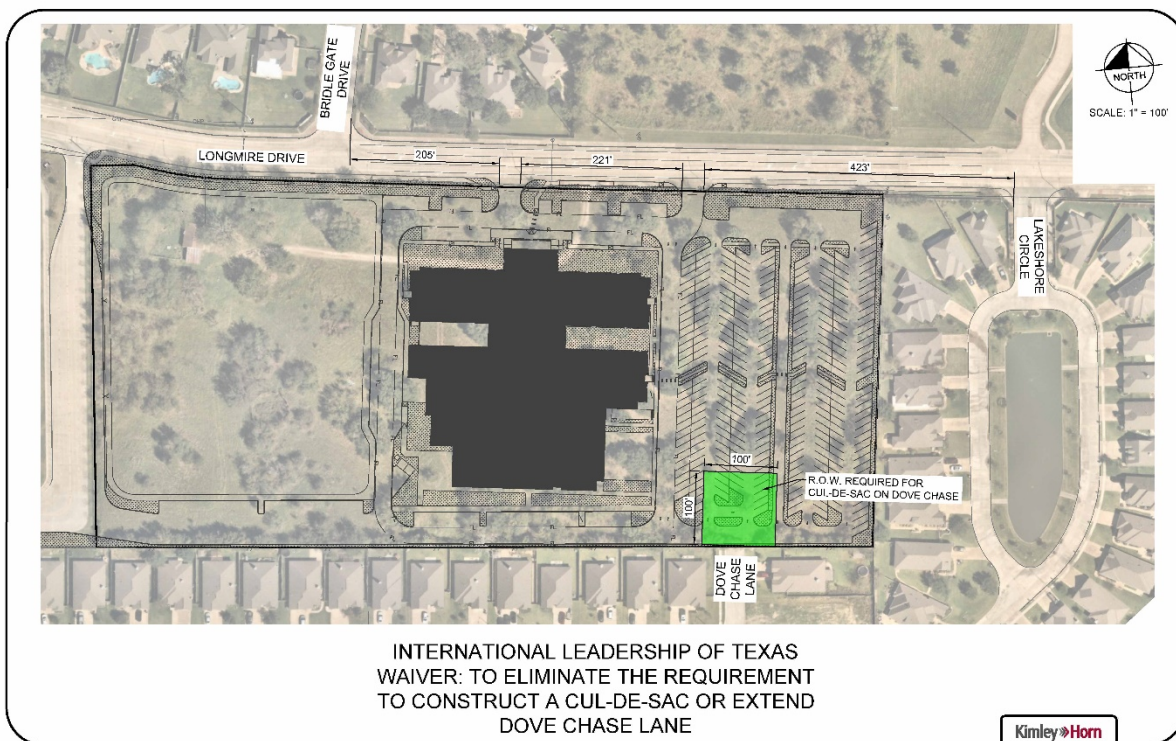
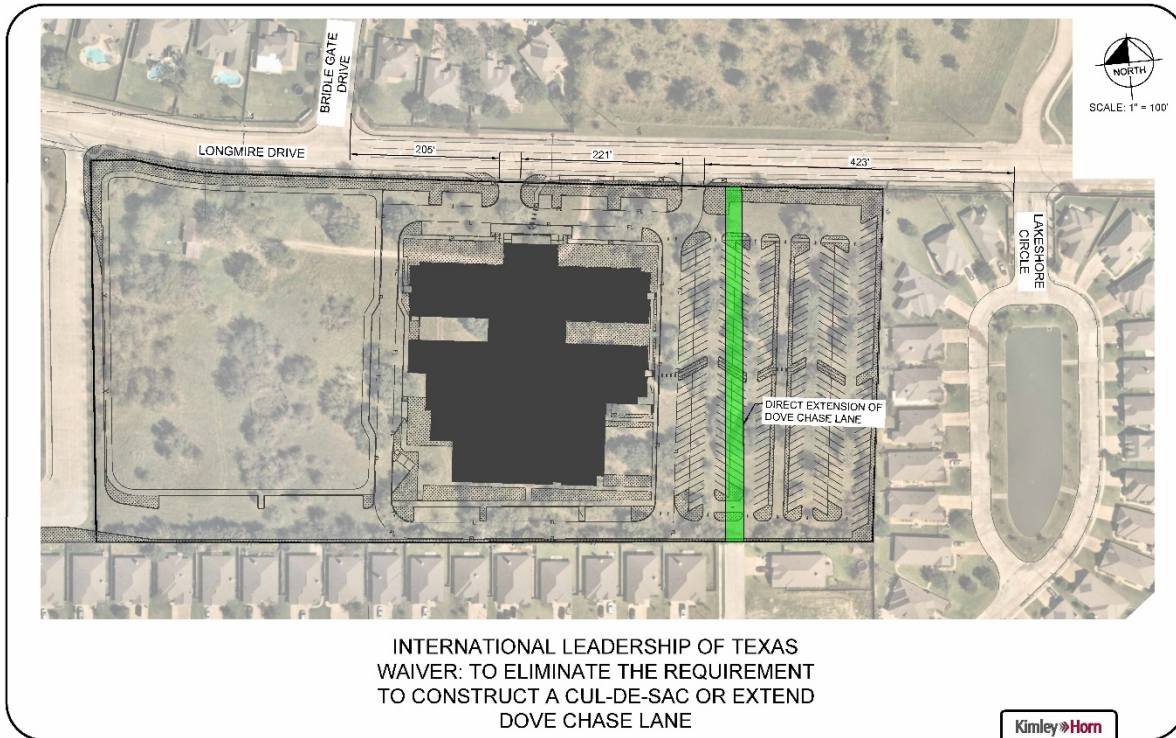
SUBDIVISION WAIVER REQUESTS

The proposed Preliminary Plan is in compliance with the applicable Subdivision Regulations contained in the UDO except for the following waiver requests:

UDO Section 8.3.G.2 'Blocks' (Block Length for Suburban) – Per the requirements of this section, block length should be a maximum of 1,200 feet for areas designated as Suburban on the Thoroughfare Plan Functional Classification and Context Class Map. As shown in the exhibit below, the first waiver request is for the block length along Longmire Drive from Graham Road to Eagle Avenue. This distance is approximately 2,960 feet, which exceeds the maximum block length by 1,760 feet. The applicant is requesting this waiver as their intention is to build a high school with associated parking and outdoor recreation facilities for approximately 900 students. The applicant states that creating a break in the block anywhere on the site would be incompatible with the site layout and design.



UDO Section 8.3.E.2.a 'Relation to Adjoining Street System' (Street Projections) – Per the requirements of this section, where there is an existing street (in this case, Dove Chase Lane) adjacent to the area to be developed, the necessary street intersections to the existing street shall be constructed. Existing streets shall be continued in alignment therewith. Two possible design options are shown below. The first would meet the street projection requirement and help break the block length along Longmire Drive. The street does not have to follow the green route but could be aligned further to the east to extend along the edge of the tract or bisect it to a lesser extent. The standard opposite right spacing for Longmire Drive is 300 feet so the street could be approximately 110 feet from the southeast property line. The second option of terminating Dove Chase Lane with a cul-de-sac would provide a permanent turn around for Dove Chase Lane but not meet the requirement to break the block length. The applicant states neither option is compatible with the site design of the school.



In accordance with the Subdivision Regulations, when considering a waiver, the Planning and Zoning Commission shall make the following findings to approve the waiver:

- 1) That there are special circumstances or conditions affecting the land involved such that strict application of the provisions of this chapter will deprive the applicant of the reasonable use of his land;**

The property in question is intended to be used as a school. The projection of a street into the site would not deprive the applicant of the reasonable use of the property. The site could be designed in a way to reduce the impact to the applicant and still allow the street projection to occur. The site could also be kept intact by aligning the street towards the edge of the property, although this may impact the area that the applicant has to work with for the layout of the site. Staff agrees that the extension of Dove Chase Lane to Longmire Drive would likely increase the amount of traffic that would use Dove Chase Lane. However by not providing the street connection, there are likely additional impacts at the intersections at Graham Road as well as Eagle Avenue. Furthermore, without another street connection, traffic may flow through other surrounding subdivisions such as Bridle Gate.

- 2) That the waivers are necessary for the preservation and enjoyment of a substantial property right of the applicant**

The applicant has stated that not granting the waiver would prevent the owner from providing adequate and necessary circulation of vehicle queuing within the property limits. As mentioned in the first finding, the site could be designed in a way that reduces the impact to the applicant and still allows the street projection to occur.

- 3) The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering this chapter; and**

In recent citizen surveys conducted by the City of College Station and National Service Research, traffic and congestion were listed as the number one concern for citizens. The granting of the waiver for this development would be detrimental to the public health, safety, and welfare of both residents of the area and people traveling through. A list of concerns were also provided by the adjacent Lakeside Village HOA. Two primary concerns were traffic patterns and volume on Graham Road and Longmire Drive and water drainage issues. Current traffic congestion with just the K-8 school has created problems for residents leaving and arriving at their homes. These issues could be exacerbated with the addition of hundreds more students and staff without the creation of new roadways and thoroughfares or implementation of other mitigation measures.

The applicant has reached out to the residents of Dove Chase Lane, and they are in favor of not providing the extension. The extension of Dove Chase Lane through the property would give people more opportunity to pick up and drop off students from within the neighborhood. The applicant states that this would be detrimental to the health, safety, and welfare of the Dove Crossing Subdivision. Staff does not disagree that this will have an impact for the Dove Crossing Subdivision, but is also weighing the other impacts that granting this waiver could create around the site. At other locations in the City, left-turn restrictions into a school's drop-off/pick-up driveway have been made so that the queue comes from one direction which in this case would be from Longmire Drive. This type of mitigation could also lessen the impact by not having vehicles queue on residential streets.

- 4) That the granting of the waivers will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.**

The two requested waivers are not aligned with the UDO regulations to provide for the orderly subdivision of land. The requested waivers also do not align with the Comprehensive Plan's integrated mobility goal for "an innovative, safe, and well-connected, multi-modal mobility system serving all user types that is

designed to support the surrounding land uses” nor the policy direction contained within the Comprehensive Plan.

According to Comprehensive Plan Chapter 3 “Strong Neighborhoods”, citizens have expressed concern regarding cut-through traffic within neighborhoods. This concern must be balanced well with proper neighborhood traffic management because the increased use of cul-de-sacs and looped streets discourage connectivity and make distributing traffic volume more difficult. The design of the street in relation to the school site and how those are access can help mitigate traffic impacts that may occur.

In Chapter 6 “Integrated Mobility,” the Comprehensive Plan goes further in stating that poor street connectivity can degrade the overall efficiency of the mobility system as trips are funneled to fewer corridors and may cause the need for more substantial improvements. Connectivity with and to each of the travel modes is crucial to future accessibility and mobility. Improved connectivity through the subject property is necessary to facilitate multiple routes and mode options to move traffic to and from the school. Otherwise, congestion can increase and lead to additional traffic concerns surrounding the school. Context sensitive design and traffic calming measures are essential components of any effort at increased connectivity in residential areas.

When considering this language, the waiver criteria in UDO Section 8.5, balancing citizen concerns about traffic congestion and neighborhood cut-throughs and the need for better street connectivity, city staff have determined not to support the waiver requests.

The applicant states that since it is a single lot surrounded by existing developments, the waiver will not impact the orderly subdivision of land.



PRELIMINARY PLAN APPLICATION SUPPORTING INFORMATION

Name of Project: IL TEXAS - AGGIELAND HIGH SCHOOL

Address: 3690 LONGMIRE DR

Applicant:: Kimley-Horn (Bryan)

Property Owner: INTERNATIONAL AMERICAN EDUCATION

Legal Description: A005401, R STEVENSON (ICL), TRACT 5, 12.14 ACRES

Total Acreage: 12.017 **Total No. of Lots:** 1

ROW Acreage: 0.123 **Floodplain Acreage:** 0.00

Number of requested waiver(s) to subdivision regulations, if applicable: 2

Requested waiver(s) to subdivision regulations and reason for same (if applicable):

1. Eliminate the requirement to construct a cul-de-sac or extend Dove Chase Lane to Longmire.
2. Eliminate the requirement to extend a through street to meet the block length dimension.

Regarding the waiver request, explain the following:

1. **There are special circumstances or conditions affecting the land involved such that strict application of the subdivision regulations will deprive the applicant of the reasonable use of his land.**

Waiver 1: The projection of the required cul-de-sac or street connection interferes with the ability to provide adequate queuing for vehicles within the development of the school. Furthermore, bisecting the property with a street extension will not allow the school to adequately secure the campus.

Waiver 2: The projection of a through street to meet the block length dimension will interfere with the ability to provide adequate queuing for vehicles with the development of the school. Furthermore, bisecting the property with a street extension will not allow the school to adequately secure the campus.

2. The waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant.

Waiver 1: The street extension or cul-de-sac on Dove Chase Lane would prevent the Owner from providing adequate and necessary circulation and vehicle queuing within the bounds of the public-school property. Dove Chase Lane was previously approved with a dead end that serves two houses. The burden of providing the cul-de-sac disproportionately impact the school tract when the residential development functions without it.

Waiver 2: The street extension on Dove Chase Lane to meet the block length dimension would prevent the Owner from providing adequate and necessary circulation and vehicle queuing within the bounds of the public-school property.

3. The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering subdivision regulations.

Waiver 1: Applicant has consulted with the residents of Dove Chase Lane and the City Fire Marshal's office. Both are in favor of not providing the extension or cul-de-sac. Providing the waiver will eliminate potential school traffic in the adjacent neighborhood and improve vehicle circulation and queuing on the site.

Waiver 2: Applicant has consulted with the residents of Dove Chase Lane and the City Fire Marshal's office. Both are in favor of not providing the extension. Providing the waiver will eliminate potential school traffic in the adjacent neighborhood and improve the vehicle circulation and queuing on the site. Extending Dove Chase Lane to meet the block length gives more opportunity for people to queue in the neighborhood or park for pickup and drop off.

4. That the granting of the waiver will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this UDO.

Waiver 1: As a single lot bordered by existing developments, the waiver will not impact the orderly subdivision of land.

Waiver 2: As a single lot bordered by existing developments, the waiver will not impact the orderly subdivision of land.

Fee in lieu of sidewalk construction is being requested because of the following condition (if applicable): N/A

Detailed explanation of condition identified above:

N/A

Requested Oversize Participation: N/A

Parkland Dedication due prior to filing the Final Plat, if applicable:

Parkland Development Fee:	N/A
No. of acres to be dedicated:	N/A
No. of acres in floodplain:	N/A
No. of acres in detention:	N/A
No. of acres in greenways:	N/A
Parks & Recreation Advisory Board approval date:	N/A



To whom it may concern,

The following is in response to the request made to

1. Eliminate the requirement to construct a cul-de-sac or extend Dove Chase Lane to Longmire.
2. Eliminate the requirement to extend a through street to meet the block length dimension.

The following statement that was included in this request does require some clarification on behalf of the Fire Marshal's Office.

"3. The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering subdivision regulations.

Waiver 1: Applicant has consulted with the residents of Dove Chase Lane and the City Fire Marshal's office. Both are in favor of not providing the extension or cul-de-sac. Providing the waiver will eliminate potential school traffic in the adjacent neighborhood and improve vehicle circulation and queuing on the site.

Waiver 2: Applicant has consulted with the residents of Dove Chase Lane and the City Fire Marshal's office. Both are in favor of not providing the extension. Providing the waiver will eliminate potential school traffic in the adjacent neighborhood and improve the vehicle circulation and queuing on the site. Extending Dove Chase Lane to meet the block length gives more opportunity for people to queue in the neighborhood or park for pickup and drop off."

A meeting with Kimley-Horn took place to discuss issues with the Fire Lane configuration, specifically the issue that much of the Fire Lane was also located in the rider pick up lanes. We were able to come to a solution in which the proposed Fire Lane layout was able to avoid the use of additional Fire Apparatus access via Dove Chase Lane, however this does not mean that the Fire Marshal's office is in favor of not providing additional access to the property.

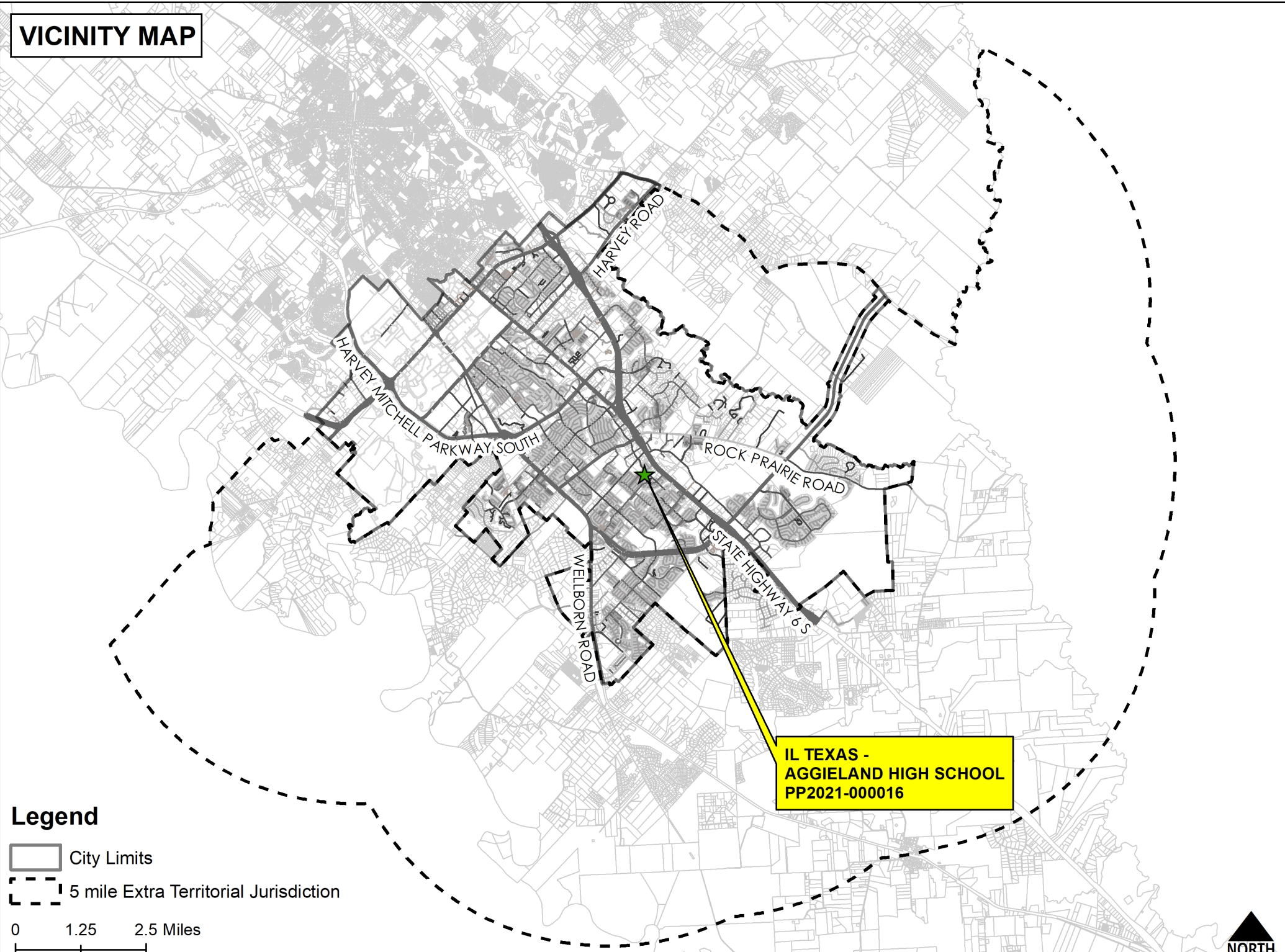
To be clear, the Fire Marshal's office is in favor of providing an extension of Dove Chase Lane.

Derek Bishop
Deputy Fire Marshal
College Station Fire Department

P.O. Box 9960, College Station, TX 77802
979.764.3801 (O) 979.402.5940 (C)
979.764.3403 (F) jbishop@cstx.gov

Fire Department
P.O. BOX 9960 · COLLEGE STATION · TEXAS 77842
300 KRENEK TAP · COLLEGE STATION · TEXAS · 77840
TEL. 979.764.3705 · FAX. 979.764.3403
cstx.gov/fire

VICINITY MAP



Legend

City Limits

5 mile Extra Territorial Jurisdiction

0 1.25 2.5 Miles

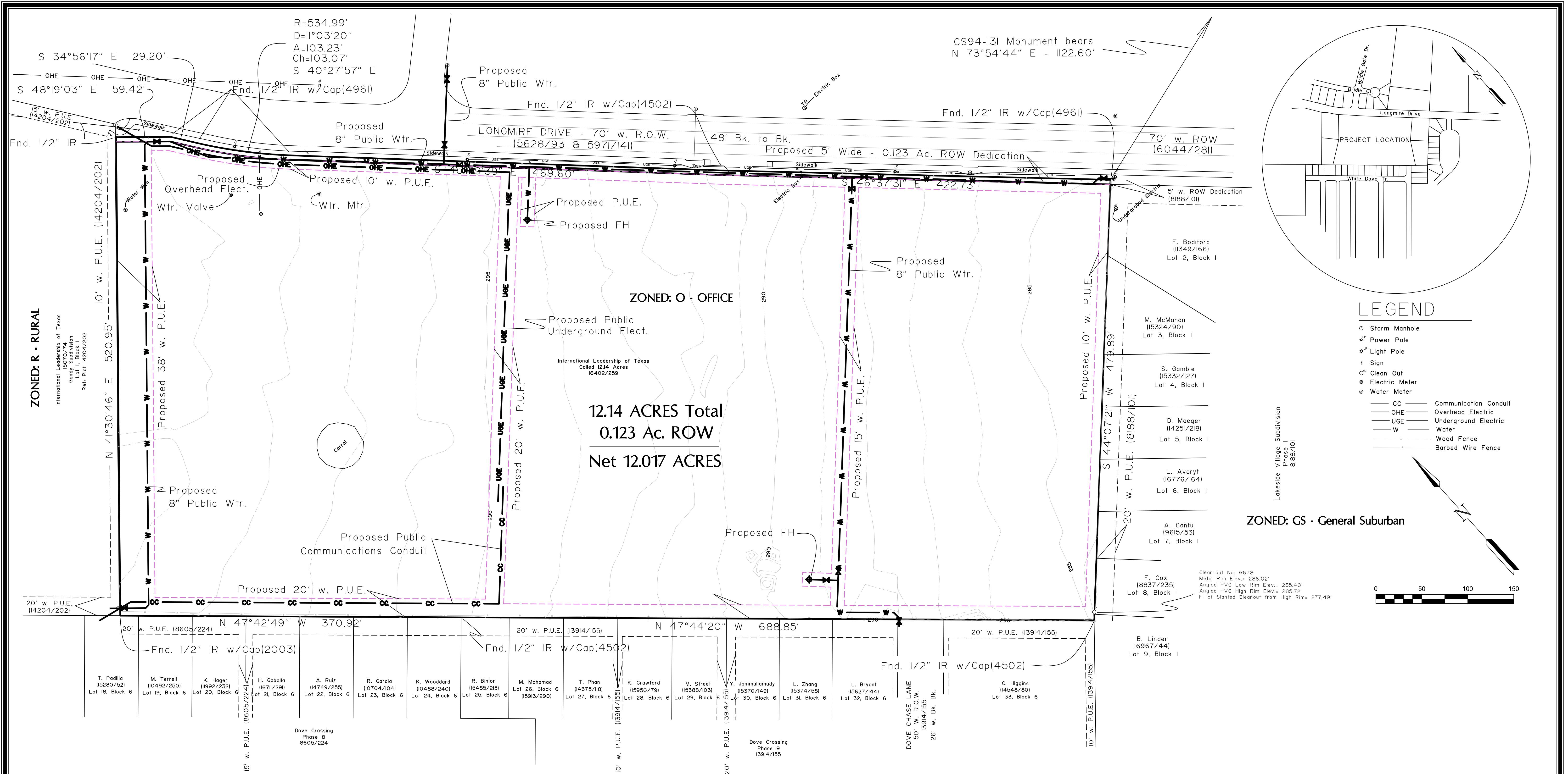


0 200 400 Feet

IL TEXAS - AGGIELAND HIGH SCHOOL

Case:
PP2021-000016

PRELIMINARY PLAN



PRELIMINARY NOT FOR RECORD

**PRELIMINARY PLAN
OF
LOT 1, BLOCK 1
ILT AGGIELAND HIGH SCHOOL SUBDIVISION
12.14 ACRES TOTAL
0.123 OF ONE ACRE - ROW
NET 12.017 ACRES
ROBERT STEVENSON LEAGUE, A - 54
COLLEGE STATION, BRAZOS COUNTY, TEXAS
SCALE: 1" = 50' NOVEMBER 19, 2021**

OWNER/DEVELOPER:
International American Education Federation, Inc.
d/b/a International Leadership of Texas
1651 N. Glenville Drive, Suite 216
Richardson, Tx. 75081
Contact: Charles Klein
Phone: 713-309-5046

ENGINEER:
Kimley - Horn
2800 South Texas Avenue, Suite 201
Bryan, Tx. 77802
Contact: Chris Harris, P.E.
Phone: 979-307-5031

SURVEYOR: H. Curtis Strong
STRONG SURVEYING, LLC
FIRM No. 10093500
1722 Broodmoor Drive, Ste. 105
Bryan, Texas 77802
Phone: (979) 776-9836
Fax: (979) 731-0096
email: curtis@strongsurveying.com



MEMORANDUM

February 3, 2022

TO: Members of the Planning & Zoning Commission

FROM: Molly Hitchcock, P&DS Assistant Director

SUBJECT: BioCorridor appointments

Item: Presentation, discussion, and possible action regarding a recommendation on Planning & Zoning Commission appointments to the BioCorridor Board.

Summary: The zoning and development ordinance for the BioCorridor Planned Development District establishes a BioCorridor Board as a body of representatives from the cities and the Texas A&M University System that would be able to make subjective decisions regarding specific requests in the area (such as appeals to site plan requirements and parking waivers) and recommendations to other decision-making bodies (such as subdivision waiver requests to the Planning & Zoning Commission).

The ordinance calls for City Council to appoint three representatives from the City of College Station to the Board. Membership requires that:

- One be a member of City Council and
- Two be members of the Planning and Zoning Commission.

The role of the Board is to provide recommendations:

- To City P&Z regarding subdivision waivers.
- To City P&Z regarding amendments to the BioCorridor PDD

The Board has the power to take final action on:

- Special District Identification Signs
- Temporary signs promoting positive community communications
- Works of art on public land
- Appeals to Staff's determination of platting requirements
- Appeals to Staff's denial of a site plan
- Appeal of Staff's denial of an alternative parking plan
- Waivers related to parking
- Alternatives to Highway Buffer Standards
- Appeals to Highway Buffer Standards

The Board meets on an as-needed basis, the dates and times coordinated by staff with the applicant and the Board members. The Board last met in February of 2019, when they recommended changes to the BioCorridor PDD that ultimately eliminated the need for waivers to problematic site planning requirements. The Board has not had to meet since the College Station and Bryan city councils adopted the revised PDD in 2019.

Attachment: BioCorridor PDD Article 4 “BioCorridor Board”

ARTICLE 4. BIOCORRIDOR BOARD

4.1 Creation.

A BioCorridor Board is hereby created for the purpose of enhancing the community's ability to consistently review subdivision, building, and site design issues of the unique, multi-jurisdictional BioCorridor Planned Development District. The BioCorridor Board shall bring governing expertise from each City and a representative of Texas A&M University to bear on these issues within the BioCorridor area.

4.2 Membership and Terms.

A. Number, Appointment.

A BioCorridor Board is hereby created to consist of seven (7) members as follows:

1. Appointment of three (3) members shall be made by the College Station City Council. Two (2) of these appointments shall be members of the City of College Station's Planning and Zoning Commission. One (1) appointment shall be a member of the College Station City Council.
2. Appointment of three (3) members shall be made by the Bryan City Council. Two (2) of these appointments shall be members of the City of Bryan's Planning and Zoning Commission. One (1) appointment shall be a member of the Bryan City Council.
3. Appointment of one (1) member shall be made by the President of Texas A&M University or his designee. This appointment shall be an employee of Texas A&M University in College Station.

B. Terms.

1. Terms of members of the BioCorridor Board shall be for two (2) years or until their successors are appointed.
2. Should a BioCorridor Board member no longer qualify for his or her position, that member's term shall be ended immediately upon such qualifying event. For example, if an appointed Planning and Zoning Commissioner is no longer a Commissioner for the City.

C. Vacancies.

Vacancies shall be filled by the governing entity/person responsible for the appointment.

4.3 Officers, Meetings, Quorum.

A. Officers.

A Chairperson and a Vice-Chairperson shall be selected every two years from among its members. The Chairperson and Vice-Chairperson shall be municipal representatives and shall not be appointees from the same municipality. The Vice-Chairperson may act as Chairperson when the Chairperson is not available.

B. Meetings.

Members of the BioCorridor Board shall meet as needed and the Chairperson shall designate the time and place of such meetings. All meetings of the Board where a quorum is present shall be open to the public. The BioCorridor Board shall comply with the Open Meetings Act.

C. Quorum.

Four (4) members shall constitute a quorum for the transaction of any business. Any recommendations advanced to a different regulatory entity without a majority of positive votes from those members present shall be deemed a negative recommendation.

D. Rules of Proceeding.

The BioCorridor Board may adopt its own rules of procedure consistent with this Ordinance.

E. Minutes.

The BioCorridor Board shall keep minutes of its proceedings, showing the vote of each member upon each question, or, if absent or failing to vote, indicating that fact and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the Planning and Development Services office of the City of Bryan and shall be a public record. A copy of all such records shall be delivered to the Planning and Development Services office of the City of College Station by the City of Bryan within ten (10) working days of filing.

4.4 Powers and Duties.

The BioCorridor Board shall have the following powers and duties:

A. Recommendations.

1. The BioCorridor Board shall review and make recommendations to the City's Planning and Zoning Commission regarding Waivers of the standards in the Subdivision Design and Improvements article of the BioCorridor Planned Development District ordinance.
2. The BioCorridor Board shall review and make recommendations to the City's Planning and Zoning Commission regarding amendments to the BioCorridor Planned Development District ordinance.

B. Final Action.

The BioCorridor Board shall hear and take final action on the following:

1. Special District Identification Signs as set forth in the BioCorridor Planned Development District ordinance;
2. Temporary signs promoting positive communications as set forth in the BioCorridor Planned Development District ordinance;
3. Works of art and their locations when located in public right-of-way or other public area as set forth in the BioCorridor Planned Development District ordinance;
4. Appeal of the BioCorridor Review Committee's determination regarding applicability of plat requirements;
5. Appeal of the BioCorridor Review Committee's denial of a site plan as set forth in the Site Plan Review section of the BioCorridor Planned Development District ordinance;
6. Waivers to the dimensional requirements and number of parking spaces required in the Off-Street Parking Requirements section of the BioCorridor Planned Development District ordinance;
7. Appeal of the BioCorridor Review Committee's denial of an alternative parking plan;
8. Alternative Highway Buffers Standards as allowed in the BioCorridor Planned Development District ordinance; and
9. Appeal of the terms of the Highway Buffer Standards as set forth in the BioCorridor Planned Development District ordinance.

4.5 Staff.

The City of College Station and the City of Bryan shall provide staff support, as needed, to the BioCorridor Board.

A. BioCorridor Review Committee.

The BioCorridor Review Committee will provide background information and recommendations to the Board as set forth in the BioCorridor Planned Development District ordinance.

B. Administrative Support.

The City of College Station and/or the City of Bryan shall provide administrative support functions for each meeting, such as agenda posting and the filing of minutes.

C. Planning Representative.

Where ministerial acts have not been completed, the City's planning representative shall ensure that the changes to plats and/or plans are completed as approved by the BioCorridor Board.

The following members have expressed interest in serving on the BioCorridor Board:

- Commissioner McIlhaney
- Commissioner Mirza
- Commissioner Wright