



College Station, TX

Meeting Agenda
Planning and Zoning Commission
1101 Texas Ave, College Station, TX 77840
<https://zoom.us/j/81180530582>

***Phone: 888 475 4499 and Webinar ID: 811 8053 0582**

The City Council may or may not attend this meeting.

March 17, 2022

6:00 PM

City Hall Council Chambers

Notice is hereby given that a quorum of the meeting body will be present in the physical location stated above where citizens may also attend in order to view a member(s) participating by videoconference call as allowed by 551.127, Texas Government Code. The City uses a third-party vendor to host the virtual portion of the meeting; if virtual access is unavailable, meeting access and participation will be in-person 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. 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:

- Pebble Creek Phase 7-B1; Block 39, Lot 36R ~ Case #FP2022-000004
- Hemaville Subdivision Phase One; Block 1, Lot 1 ~ Case #FPCO2021-000018

Sponsors: Anthony Armstrong, Derrick Williams

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

- A recommendation on Planning and Zoning Commission appointments to the BioCorridor Board. The Planning and Zoning Commission heard this item on February 3, 2022 and voted (7-0) to recommend Commissioners McIlhaney and Mirza as appointments to the BioCorridor Board. The City Council approved the appointments on March 10, 2022.

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

- Thursday, March 24, 2022 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 5:00 p.m. (Liaison - Jackson)

- Thursday, April 7, 2022 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, April 14, 2022 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 5:00 p.m. (Liaison - Smith)
- Thursday, April 21, 2022 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.

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

- Friday, March 25, 2022 ~ Design Review Board Meeting ~ City Hall Bush 4141 Community 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. March 3 2022

4.2. Presentation, discussion, and possible action regarding a Final Plat for Mission Ranch Phase 502 on approximately 5.4 acres and Phase 503 on approximately 5.4 acres, generally located north of the intersection of Briscoe Manor Court and Colorado Canyon Court. Case #FP2020-000053

Sponsors: Elizabeth Pedersen

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 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 R Rural and GC General Commercial to MF Multi-Family and NAP Natural Areas Protected for approximately 42.8 acres generally located at Holleman Drive South and General Parkway. Case # REZ2022-000002 (Note: Final action of this item will be considered at the April 14, 2022 City Council Meeting - Subject to change).

Sponsors: Robin Macias

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

3. Rezoning Exhibit (Original)
4. Rezoning Exhibit (Modified)
5. Background Information
6. Applicant's Supporting Information
7. Existing Future Land Use and Thoroughfare Map
8. Rezoning Map (Original)
9. Rezoning Map (Modified)

6.2. Public Hearing, presentation, discussion, and possible action to consider a Conditional Use Permit request for a Night Club, Bar or Tavern use encompassing 5,218 square feet on approximately 2.05 acres located at 3164 Holleman Drive South Suite 100, generally located near the intersection of Kenyon Drive and Holleman Drive South. Case # CUP2022-000001 (Note: Final action of this item will be considered at the April 14th City Council Meeting - subject to change.)

Sponsors: Robin Macias

Attachments:

1. Staff Report
2. Background Information
3. Vicinity Map, Aerial, and Small Area Map
4. Applicant's supporting information
5. Site Plan
6. Elevations
7. Supporting Images

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 March 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."