



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, April 6, 2017

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** [17-0125](#) Consideration, possible action, and discussion on Absence Requests from meetings.
*Casey Oldham ~ March 16, 2017
*Eliador Vessali ~ April 6, 2017

Attachments:

[Casey Oldham](#)

[Eliador Vessali](#)

- 4.2** [17-0129](#) Consideration, possible action, and discussion to approve meeting minutes.
*March 16, 2017 ~ Workshop
*March 16, 2017 ~ Regular

Attachments: [March 16 2017 Workshop](#)
 [March 16 2017 Regular](#)
 [Conflict of Interest](#)

- 4.3 [17-0140](#) Presentation, possible action, and discussion regarding a Final Plat for The Hollow Phase 1 & 2 consisting of 22 lots on approximately 28 acres located at 4112 Panther Crossing Road, generally located northeast of Wellborn Road and Schehin Road in the College Station Extraterritorial Jurisdiction (ETJ). Case #FP2016-00005

Sponsors: Bullock

Attachments: [Staff Report](#)
 [Application](#)
 [Final Plat](#)

Regular Agenda

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

6. [17-0146](#) Public Hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan - Future Land Use & Character Map from Natural Areas Reserved and Commercial to Natural Areas Reserved and Urban for approximately 5.96 acres located at 1451 Associates Avenue, generally located in the northeast corner of State Highway 6 and Harvey Road intersection. Case #CPA2016-000018 (Note: Final action on this item is scheduled for the April 27, 2017 City Council meeting - subject to change)

Sponsors: Thomas

Attachments: [Staff Report](#)
 [Application](#)
 [Comprehensive Plan Map](#)

7. [17-0158](#) Public hearing, presentation, possible action, and discussion regarding an ordinance amending the College Station Comprehensive Plan, specifically amending the Future Land Use & Character Map from Urban, Village Center, Suburban Commercial and General Commercial to Urban Mixed-Use and General Suburban; and the Bicycle, Pedestrian, and Greenways Master Plan to amend the location of a future trail; for approximately 232 acres located at 4000 and 4200 Rock Prairie Road, and more generally located along the south side of Rock Prairie Road, east of State Highway 6 South. Case # CPA2016-000014 (Note: Final action on this item is scheduled for the April 27, 2017 City Council

meeting - subject to change)

Sponsors:

Prochazka

Attachments:

[Staff Report](#)

[Map](#)

8. [17-0159](#)

Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to PDD Planned Development District for a mixed-use development including commercial, office, multi-family, single-family, parks and trails on approximately 232 acres of land being situated in the Thomas Caruthers League, Abstract No. 9, College Station, Brazos County, Texas, said tract being the remainder of a called 341.06 acre tract of land as described by a deed to Willis S. Ritchey recorded in Volume 1160, Page 777 of the Official Public Records of Brazos County, Texas and the remainder of a called 11 acre tract of land as described by a deed to Willis S. Ritchey recorded in Volume 260, Page 466 of the Deed Records of Brazos County, Texas, located at 4000 and 4200 Rock Prairie Road, and more generally located along the south side of Rock Prairie Road, east of State Highway 6. South Case # REZ2016-000043 (Note: Final action on this item is scheduled for the April 27, 2017 City Council meeting - subject to change)

Sponsors:

Prochazka

Attachments:

[Staff Report](#)

[Maps & Imagery](#)

9. [17-0150](#)

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 11.3 acres located at 3005 Earl Rudder Freeway South, generally located at the southeast intersection of Earl Rudder Freeway South and Emerald Parkway. Case #CPA2017-000001 (Note: Final action on this item is scheduled for the April 27, 2017 City Council meeting - subject to change)

Sponsors:

Paz

Attachments:

[Staff Report](#)

[Application](#)

[Comp Plan Exhibit](#)

10. [17-0157](#) Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from M-1 Light Commercial to GC General Commercial and SC Suburban Commercial for approximately 16.8 acres being Lots 1-6 situated in the Emerald Point Subdivision, College Station, Brazos County, Texas, recorded in Volume 13606, Page 14 of the Official Public Records of Brazos County, Texas, generally located at 3005 Earl Rudder Freeway South and 3105 Corsair Circle. Case #REZ2017-000001 (Note: Final action on this item is scheduled for the April 27, 2017 City Council meeting - subject to change)

Sponsors:

Paz

Attachments:

[Application](#)

[Staff Report](#)

[Rezoning Exhibit](#)

[Letter of Concern](#)

11. [17-0137](#) Public hearing, presentation, possible action, and discussion regarding an ordinance to amend the Comprehensive Plan by adopting the updated Water System Master Plan . Case #CPA2017-000003 (Note: Final action on this item is scheduled for the April 27, 2017 City Council meeting - subject to change)

Sponsors:

Coleman

Attachments:

[Memo - Water MP](#)

[Implementation Plan - Water](#)

12. [17-0142](#) Public hearing, presentation, possible action, and discussion regarding an ordinance to amend the Comprehensive Plan by adopting the updated Wastewater Master Plan . Case #CPA2017-000003 (Note: Final action on this item is scheduled for the April 27, 2017 City Council meeting - subject to change)

Sponsors:

Coleman

Attachments:

[Memo - Wastewater MP](#)

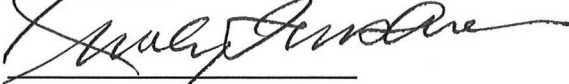
[Implementation Plan - WW](#)

13. 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.

14. 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.

APPROVED



City Manager

I certify that the above Notice of Meeting was posted at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on March 31, 2017 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."