



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, May 17, 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 18-0313** Consideration, possible action, and discussion to approve meeting minutes.

*May 3, 2018 ~ Workshop

*May 3, 2018 ~ Regular

Attachments:

May 3 2018 Workshop

May 3 2018 Regular

Regular Agenda

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

- 6. 18-0342** Presentation, possible action and discussion regarding waiver requests to the Unified Development Ordinance Section 8.3.E.3 'Street

Projections', Section 8.3.E.4 'Adequate Street Access', Section 8.3.E.7 'Cul-de-Sac', Section 8.3.G.2.c 'Blocks', Section 8.3.J 'Access Ways', Section 8.3.K.2 'Required Sidewalks', Section 8.8.C.2 'Land Dedication', and a presentation, possible action, and discussion regarding a Preliminary Plan for Greens Prairie Reserve consisting of 906 residential lots on approximately 367 acres generally located to the southeast of Greens Prairie Road West and west of Arrington Road. Case #PP2018-000001

Sponsors:

Paz

Attachments:

Staff Report

Waiver request

Vicinity, Aerial & SAM

Application

TIA Mitigation Plan

Preliminary Plan

Waiver Request - Applicant's Supporting INfo

7. 18-0288

Public hearing, presentation, possible action, and discussion regarding a Final Plat of Memorial Cemetery of College Station Section MC2A-R and MC2X-R Being a Replat of Memorial Cemetery of College Station Section MC2A, and MC2X, located at 3800 Raymond Stotzer Parkway near the intersection of Harvey Mitchell Parkway and Raymond Stotzer Parkway. Case #FPCO2018-000005

Sponsors:

Hovde

Attachments:

Staff Report

Vicinity, SAM, Aerial

Application

Final Plat

8. 18-0310

Public hearing, presentation, possible action, and discussion regarding a Final Plat for CityView Southwest Subdivision Lots 1R and 2-17, Block 1 and Common Area 1 being a Replat of CityView Southwest Subdivision Lot 1, Block 1 consisting of 17 non-residential lots and one common area on approximately 8 acres, generally located at the western corner of the Barron Road and William D. Fitch Parkway intersection. Case #FPCO2017-000005

Sponsors:

Hovde

Attachments: [Staff Report](#)
 [Vicinity Map, SAM, Aerial](#)
 [Application](#)
 [Final Plat](#)

9. [18-0312](#) Public hearing, presentation, possible action, and discussion regarding an ordinance amending Appendix A, "Unified Development Ordinance," 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 R Rural to PDD Planned Development District on approximately 7 acres generally located along the south side of Lakeway Drive, approximately 130 feet east of Medical Avenue. Case #REZ2018-000004. (Note: Final action on this item is scheduled for the June 14, 2018 City Council meeting - subject to change)

Sponsors: Helton

Attachments: [Staff Report](#)
 [Background Info](#)
 [Vicinity, Aerial & SAM](#)
 [Application](#)
 [Rezoning Map](#)
 [Rezoning Exhibit](#)
 [Concept Plan](#)
 [Zoning Narrative](#)
 [Limited Parking Study](#)

10. [18-0321](#) Public hearing, presentation, possible action, and discussion regarding an ordinance amending Appendix A, "Unified Development Ordinance," Article 7, "General Development Standards", Section 7.6, "Landscaping and Tree Protection", and Section 7.7, "Buffer Requirements" regarding updates to non-residential landscaping and buffer standards. Case #ORD2018-000003 (Note: Final action on this item is scheduled for the June 14, 2018 City Council meeting - subject to change)

Sponsors: Lazo

Attachments: [Memo](#)
 [7.6 Landscaping Redline](#)
 [7.7 Buffer Redline](#)

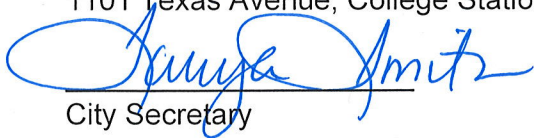
11. Discussion and possible action on future agenda items – A Planning & Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall

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 May 11, 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."