



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, June 15, 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** [17-0264](#) Consideration, possible action, and discussion on Absence Requests from meetings.
*Bill Mather ~ June 15, 2017

Attachments: [Bill Mather](#)

- 4.2** [17-0284](#) Consideration, possible action, and discussion to approve meeting minutes.
*June 1, 2017 ~ Workshop
*June 1, 2017 ~ Regular

Attachments: [June 1 2017 Workshop](#)
[June 1 2017 Regular](#)

- 4.3** [17-0290](#) Presentation, possible action, and discussion regarding a Final Plat

for the Creek Meadows Subdivision Section 6 Phase 3, consisting of 28 lots and common area on approximately 6.5 acres, generally located at the southeast corner of the intersection of Creek Meadows Boulevard South and Greens Prairie Trail. Case # FP2016-000032

Sponsors:

Lazo

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. [17-0289](#) Presentation, possible action, and discussion regarding waiver requests to Unified Development Section 12-8.3.G 'Blocks' and 12-8.3.H.4.f.2 'Common Open Space Requirements for Cluster Developments' and a presentation, possible action, and discussion regarding a Preliminary Plan for Williams Creek Lake Estates consisting of 97 residential lots on approximately 74.47 acres generally located at the intersection of Rock Prairie Road and Williams Lake Drive. Case #PP2017-000005

Sponsors:

Paz

Attachments:

[Staff Report](#)

[Application](#)

[Preliminary Plan](#)

7. [17-0282](#) Presentation, possible action, and discussion regarding a waiver request to Unified Development Section 12-8.3.k 'Sidewalks' and a public hearing, presentation, possible action, and discussion regarding a Final Plat for Holik's Restricted Homesites Lot 1R, Block 1, including a replat of Holik's Restricted Homesites Lot 1, Block 1, consisting of 1 residential lot on approximately 0.48 acres located at 200 Timber, generally located at the intersection of Timber St and Anna St. Case # FP2017-000005

Sponsors:

Lazo

Attachments:

[Staff Report](#)

[Final Plat](#)

[Application](#)

8. [17-0279](#) 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 MF Multi-Family and GC General Commercial to MF Multi-Family and GC General Commercial for approximately 17.78 acres generally located at the northeast corner of the intersection of Turkey Creek Road and Raymond Stotzer Frontage Road. Case #REZ2017-000012 (Note: Final action on this item is scheduled for the July 13, 2017 City Council Meeting - subject to change)

Sponsors:

Bombek

Attachments:

[Staff Report](#)

[Background](#)

[Aerial and Small Area Map](#)

[Application](#)

[Rezoning Map](#)

9. [17-0281](#)

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 PDD Planned Development District to PDD Planned Development District and amending the Concept Plan for approximately 2 acres being Harper's Crossing Block 1, Lot 2 of the Official Records of Brazos County, Texas, located at 2849 Barron Road. Case #REZ2017-000006 (Final action on this item is scheduled for the June 19, 2017 City Council Meeting- subject to change)

Sponsors:

Paz

Attachments:

[Coversheet](#)

[Background Info](#)

[SAM & Aerial](#)

[Application](#)

[Concept Plan](#)

[Concept Plan Notes](#)

10. [17-0280](#)

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 RS Restricted Suburban and GS General Suburban for approximately 2.43 acres being Pebble Creek Phase 2C, Block 20 and Block 21,

of the Official Records of Brazos County, Texas, located at 5101 & 5201 Pebble Creek Parkway, more generally located at the intersection of Pebble Creek Parkway and Champions Boulevard. Case #REZ2017-000011 (Final action on this item is scheduled for the July 13, 2017 City Council meeting- subject to change)

Sponsors:

Paz

Attachments:

[Coversheet](#)

[Background Info](#)

[SAM & Aerial](#)

[Application](#)

[Rezoning Map](#)

[Letter from Pebble Creek Owners Association](#)

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.

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 June 9, 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."