



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, August 3, 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** [17-0403](#) Consideration, possible action, and discussion to approve meeting minutes.

*July 20, 2017 ~ Workshop

*July 20, 2017 ~ Regular

Attachments:

[July 20 2017 Workshop](#)

[July 20 2017 Regular](#)

- 4.2** [17-0412](#) Presentation, possible action, and discussion regarding a Final Plat for the Gandy Subdivision consisting of 2 lots and .22 acres of right-of-way dedication on approximately 16 acres located at 3610 Longmire, generally located at the southwest corner of Longmire and Graham. Case #FPCO2017-000010

Sponsors:

Lazo

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

Regular Agenda

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

6. [17-0411](#) Presentation, possible action, and discussion on a waiver request to the Unified Development Ordinance Section 12-8.3.1.2 'Utility Easements' and a presentation, possible action, and discussion on a Preliminary Plan for the Turkey Creek Subdivision consisting of 2 lots on approximately 17.8 acres generally located at the north east corner of the intersection of Raymond Stotzer Parkway and Turkey Creek Road. Case #PP2017-000004

Sponsors: Helton

Attachments: [Staff Report](#)
 [Waiver Request](#)
 [Aerial](#)
 [Application](#)
 [Copy of Preliminary Plan](#)

7. [17-0400](#) 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 1.3 acres being situated in the Plantation Oaks Addition, Block 1, Lot 1 located at 1500 Earl Rudder Freeway South. Case #CPA2017-000002 (Note: Final action of this item will be considered at the August 24, 2017 City Council meeting- subject to change.)

Sponsors: Paz

Attachments: [Staff Report](#)
 [Background Information](#)
 [Aerial & Land Use Exhibit](#)
 [Application](#)
 [Comp Plan Map](#)

8. [17-0408](#) 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 O Office to GC General Commercial on approximately 1.3 acres of land being situated in the Plantation Oaks Addition, Block 1, Lot 1, recorded in Volume 11445, Page 161 of the deed records of Brazos County, Texas, more generally located at 1500 Earl Rudder Freeway South. Case #REZ2017-000002 (Note: Final action of this item will be considered at the August 24, 2017 City Council meeting-subject to change.)

Sponsors:

Paz

Attachments:

[Staff Report](#)

[Background Information](#)

[Comparison of Permitted Uses](#)

[SAM & Aerial](#)

[Application](#)

[Rezoning Map](#)

9. [17-0396](#)

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 1.7 acres located at 12055 FM 2154. Case #CPA2017-000007 (Note: Final action of this item will be considered at the August 24, 2017 City Council meeting-subject to change.)

Sponsors:

Paz

Attachments:

[Staff Report](#)

[Background Information](#)

[Aerial & Land Use Exhibit](#)

[Application](#)

[CPA Amendment Map](#)

10. [17-0399](#)

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 GC General Commercial on approximately 1.7 acres of land being situated in the Crawford Burnett League, Abstract No. 7, College Station, Brazos County, Texas, said tract being the remainder of a 1.891 acre tract of land as described by a deed to Delph Ross recorded in Volume 2569, Page 112 of the Official Public Records of Brazos County, Texas, more generally located at 12055 FM 2154. Case #REZ2017-000015 (Note: Final action of this item will

be considered at the August 24, 2017 City Council meeting-
subject to change.)

Sponsors:

Paz

Attachments:

[Staff Report](#)

[Background Information](#)

[SAM & Aerial](#)

[Application](#)

[Rezoning Map](#)

11. [17-0393](#)

Public hearing, presentation, possible action, and discussion regarding an amendment to Chapter 12, "Unified Development Ordinance", Section 7.3 of the Code of Ordinances of the City of College Station, Texas regarding off-street parking standards. Case #ORDA2017-000005 (Note: Final action of this item will be considered at the August 24, 2017 City Council meeting- subject to change.)

Sponsors:

Golbabai

Attachments:

[Memo](#)

[Ordinance Redline](#)

12. 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.

13. 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 _____, 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."