



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 15, 2019

6:00 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 [19-0407](#) Consideration, discussion, and possible action to approve Absences from meetings.

*Bill Mather ~ August 15, 2019

*Casey Oldham ~ August 15, 2019

Attachments: [Bill Mather](#)
[Casey Oldham](#)

- 4.2 [19-0416](#) Consideration, discussion, and possible action to approve meeting minutes.

*August 1, 2019

Attachments: [August 1 2019](#)

- 4.3 [19-0415](#) Presentation, discussion, and possible action regarding a Final Plat for Indian Lakes, Phase XXXII on approximately 33.7 acres generally

located along the south side of Winema Trail, approximately 360 feet west of Chaco Canyon Drive, in the College Station Extraterritorial Jurisdiction. Case #FP2018-000023

Sponsors:

Chafin

Attachments:

[Staff Report](#)

[Vicinity Map, Aerial, and Small Area Map](#)

[Final Plat](#)

4.4 [19-0428](#)

Presentation, discussion, and possible action regarding a Final Plat for Midtown Reserve Phase 100 on approximately 7.3 acres, generally located on the south side of Rock Prairie Road East, approximately 2,235 feet east of Medical Avenue. Case #FP2018-000026

Sponsors:

Chafin

Attachments:

[Staff Report](#)

[Vicinity Map, Aerial, and Small Area Map](#)

[Final Plat](#)

Regular Agenda

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

6. Informational

6.1 Discussion of new development applications submitted to the City.

New Development Link: www.cstx.gov/newdev

6.2 [19-0402](#)

Discussion of Minor and Amending Plats approved by Staff.

*Final Plat ~ Minor Plat ~ The Brethren Church of Bryan-College Station; Block 1, Lot 1 ~ Case #FP2019-000015

*Final Plat ~ Minor Plat ~ Hai Le Subdivision ~ Case #FPCO2019-000008

*Final Plat ~ Minor Plat ~ River Place Subdivision Phase 2; Block 1, Lot 6-R ~ Case #FP2019-000012

Sponsors:

Gray, Lazo and Broadnax

6.3 [19-0430](#)

Presentation, discussion, and possible action regarding the 2019 P&Z Plan of Work.

Sponsors:

Golbabai

Attachments:

[2019 Plan of Work](#)

6.4 [19-0421](#)

Presentation, discussion, and possible action regarding the P&Z Calendar of Upcoming Meetings:

*Thursday, August 22, 2019 ~ City Council Meeting ~ Council

Chambers ~ Workshop 5:00 P.M. & Regular 6:00 P.M. (Liaison - Cunha)

*Thursday, September 5, 2019 ~ P&Z Meeting ~ Council Chambers ~ 6:00 P.M.

*Thursday, September 12, 2019 ~ City Council Meeting ~ Council Chambers ~ Workshop 5:00 P.M. & Regular 6:00 P.M. (Liaison - Christiansen)

*Thursday, September 19, 2019 ~ P&Z Meeting ~ Council Chambers ~ 6:00 P.M.

6.5 [19-0422](#)

Presentation, discussion, and possible action regarding an update on the following items:

*A Rezoning from GS General Suburban to MF Multi-Family for approximately 0.9 acres located at 2346 Harvey Mitchell Parkway South. The Planning & Zoning Commission heard this item on August 1, 2019, and voted (7-0) to recommend approval. The City Council heard this item on August 8, 2019, and voted (7-0) to approve the request.

*An Ordinance amending Appendix A, "Unified Development Ordinance," Article 9, "Nonconformities," Section 9.4, "Nonconforming Lots of Record," adding Subsection F, "Lots Made Nonconforming by Annexation". The Planning & Zoning Commission heard this item on July 18, 2019, and voted (4-0) to recommend approval. The City Council heard this item on August 8, 2019, and voted (7-0) to approve the request.

6.6 Discussion, review and possible action regarding the following meetings: Design Review Board, BioCorridor Board, Comprehensive Plan Evaluation Committee.

7. [19-0417](#)

Public Hearing, presentation, discussion, and possible action regarding an ordinance amending the Comprehensive Plan - Future Land Use and Character Map from Suburban Commercial and Natural Areas Reserved to General Commercial, Urban, and Natural Areas Reserved for approximately 8.73 acres of land located at 2709 Texas Avenue South. Case #CPA2019-000003 (Note: Final action of this item will be considered at the September 12, 2019 City Council Meeting-Subject to change.)

Sponsors:

Constantino

Attachments:

[Staff Report](#)

[Vicinity Map, Aerial, & Small Area Map](#)

[Background Information](#)

[Comprehensive Plan Exhibit](#)

[Application](#)

[Comprehensive Plan Map](#)

8. [19-0418](#) 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 to GC General Commercial, O Office, RS Restricted Suburban, and NAP Natural Areas Protected for approximately 210 acres generally located at the intersection of Rock Prairie Road and William D. Fitch Parkway. Case # REZ2018-000023 (Note: Final action of this item will be considered at the September 12, 2019 City Council Meeting - Subject to change.)

Sponsors:

Hovde

Attachments:

[Staff Report](#)

[Vicinity Map, Aerial, & Small Area Map](#)

[Background Information](#)

[Rezoning Exhibit](#)

[Applicant's Supporting Information](#)

[Rezoning Map](#)

9. 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.

10. 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 August 9, 2019 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.”