



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, September 19, 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. Since there will not be separate discussion of these items, citizens wishing to address the Commission regarding one or more items on the Consent Agenda may address the Commission at this time as well. If any Commissioner desires to discuss an item on the Consent Agenda it may be moved to the Regular Agenda for further consideration.

4. Consent Agenda

- 4.1** [19-0511](#) Consideration, discussion, and possible action to approve meeting minutes.

*September 5, 2019

Attachments:

[September 5 2019](#)

- 4.2** [19-0493](#) Presentation, discussion, and possible action regarding a Final Plat for Midtown Reserve Phase 102 on approximately 11.1 acres, generally located on the southeast corner of Bird Pond Road and Rock Prairie Road. Case #FP2018-000028

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 [19-0510](#) Discussion of Minor and Amending Plats approved by Staff.
 *Final Plat ~ Amending Plat ~ Mission Ranch Phase 401 ~ Case
 #FP2019-000018

Sponsors: Chafin

6.3 [19-0516](#) Presentation and discussion regarding the consideration of the 2019
 P&Z Plan of Work.

Sponsors: Golbabai

Attachments: [2019 Plan of Work](#)

6.4 [19-0494](#) Presentation and discussion regarding efforts to encourage alternative
 modes of transportation such as biking, walking and transit.

Sponsors: Garza and Schubert

6.5 [19-0508](#) Presentation and discussion regarding the P&Z Calendar of upcoming
 Meetings:

*Thursday, September 26, 2019 ~ City Council Meeting ~ Council
Chambers ~ Workshop 5:00 P.M. & Regular 6:00 P.M. (Liaison - Kee)

*Thursday, October 3, 2019 ~ P&Z Meeting ~ Council Chambers ~
6:00 P.M.

*Monday, October 7, 2019 ~ City Council Meeting ~ Council
Chambers ~ Workshop 5:00 P.M. & Regular 6:00 P.M. (Liaison -
Oldham)

*Thursday, October 17, 2019 ~ P&Z Meeting ~ Council Chambers ~
6:00 P.M.

6.6 [19-0509](#) Presentation and discussion regarding an update on the following
 items:

*A Comprehensive Plan Amendment from Suburban Commercial and
Natural Areas Reserved to General Commercial and Urban on
approximately five acres located at 2709 Texas Avenue South. The
Planning & Zoning Commission heard this item on August 15, 2019,

and voted (6-0) to recommend approval. The City Council heard this item on September 13, 2019, and voted (7-0) to approve the request.

*A Comprehensive Plan Amendment from Natural Areas Reserved to General Commercial on approximately one acre located at 3030 University Drive East. The Planning & Zoning Commission heard this item on September 5, 2019, and voted (5-2) to recommend approval. The City Council heard this item on September 13, 2019, and voted (7-0) to approve the request.

*A Rezoning from M-1 Light Industrial to GC General Commercial on approximately one acre located at 3030 University Drive East. The Planning & Zoning Commission heard this item on September 5, 2019, and voted (6-1) to recommend approval. The City Council heard this item on September 13, 2019, and voted (7-0) to approve the request.

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

7. [19-0492](#) Presentation, discussion, and possible action regarding waiver requests to the Unified Development Ordinance Sections 12-8.4.C.3 'Street Projections', 12-8.4.C.8 'Geometric Standards, Street Design Criteria', and 12-8.4.E 'Blocks' and a presentation, discussion, and possible action regarding a Preliminary Plan for Millstone Estates on approximately 34 acres generally located west of I&GN Road, northeast of Pratt Road, and northwest of Straub Road. Case #PP2019-000006.

Sponsors:

Broadnax

Attachments:

[Staff Report](#)

[Waiver Requests](#)

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

[Supporting Information](#)

[Preliminary Plan](#)

8. [19-0502](#) Public Hearing, presentation, discussion, and possible action regarding an ordinance amending the Comprehensive Plan - Future Land Use and Character Map from Natural Areas Reserved to Urban and Natural Areas Reserved for approximately 2.7 acres of land located at 1700 George Bush Drive. Case #CPA2019-000004 (Note: Final action of this item will be considered at the October 10, 2019 City Council Meeting- Subject to change.)

Sponsors:

Chafin

Attachments: [Staff Report](#)
 [Vicinity, Aerial, and Small Aerial Map](#)
 [Comprehensive Plan Exhibit](#)
 [Background Information](#)
 [Applicant's Supporting Information](#)
 [Comprehensive Plan Amendment 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.

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."

I certify that the above Notice of Meeting was posted at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on September 16, 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.

