



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, November 7, 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 [19-0583](#) Consideration, discussion, and possible action to approve meeting absences.

*Casey Oldham ~ October 17, 2019

*Bill Mather ~ November 7, 2019

Attachments: [Casey Oldham](#)

[Bill Mather](#)

- 4.2 [19-0588](#) Consideration, discussion, and possible action to approve meeting minutes.

*October 17, 2019

Attachments: [October 17 2019](#)

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 [19-0600](#) Presentation and discussion regarding the 2019 P&Z Plan of Work.

Sponsors: Hovde

Attachments: [2019 Plan of Work](#)

6.3 [19-0599](#) Presentation and discussion regarding an update on plans for a new Regional Mobility Authority and potential improvements along University Drive.

Sponsors: Golbabai and Hovde

Attachments: [RMA Information Sheet](#)

6.4 [19-0590](#) Presentation and discussion regarding the P&Z Calendar of Upcoming Meetings:

*Thursday, November 14, 2019 ~ City Council Meeting ~ Council Chambers ~ Workshop 5:00 P.M. & Regular 6:00 P.M. (Liaison - Guerra)

*Thursday, November 21, 2019 ~ P&Z Meeting ~ Council Chambers ~ 6:00 P.M.

*Monday, November 25, 2019 ~ City Council Meeting ~ Council Chambers ~ Workshop 5:00 P.M. & Regular 6:00 P.M. (Liaison - Osborne)

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

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

7. [19-0603](#) Presentation, discussion, and possible action regarding a Semi-Annual Report on System-Wide Impact Fees for Water, Wastewater, and Roadway.

Sponsors: Cotter

Attachments: [Semi-Annual Report](#)
 [Future Land Use Map](#)
 [Impact Fee Service Areas Map Water](#)
 [Impact Fee Service Areas Map Wastewater](#)
 [Impact Fee Service Areas Map Roadway](#)

8. [19-0591](#) Presentation, discussion, and possible action regarding a waiver request to Unified Development Section 12-8.3.J 'Access Ways' and a presentation, discussion and possible action regarding a Preliminary Plan for Emerald Ridge Estates Phase 2, 3A, 3B, and 4 on approximately 86 acres generally located east of the intersection of Emerald Parkway and Rolling Hill Trail. Case #PP2018-000009

Sponsors: Broadnax

Attachments: [Staff Report](#)
 [Vicinity Map, Aerial, and Small Area Map](#)
 [Waiver Request](#)
 [Applicant's Supporting Information](#)
 [Preliminary Plan](#)

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 November 1, 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.”