



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, December 20, 2018

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** [18-0781](#) Consideration, possible action, and discussion to approve meeting minutes.

*November 15, 2018 ~ Workshop

*November 15, 2018 ~ Regular

Attachments:

[November 15 2018 Workshop](#)

[November 15 2018 Regular](#)

- 4.2** [18-0806](#) Presentation, possible action, and discussion regarding a Final Plat for RV Station Subdivision, Phase 2 consisting of 1 commercial lot on approximately 5.72 acres generally located north of the intersection of South Oaks Drive and State Highway 6 South. Case #FPCO2018-000015

Sponsors:

Constantino

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

Regular Agenda

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

6. [18-0805](#) Presentation, possible action, and discussion regarding a discretionary item for payment into the Sidewalk Fund, and a Preliminary Plan for the Marek Subdivision consisting of 2 commercial lots on approximately 9.16 acres located at 15745 FM 2154, approximately 400 feet north of the intersection of Greens Prairie Trail and Wellborn Road. Case #PP2018-000005

Sponsors: Gray

Attachments: [Staff Report](#)
 [Discretionary Request](#)
 [Vicinity Map, Aerial, SAM](#)
 [Application](#)
 [Preliminary Plan](#)

7. [18-0808](#) Public hearing, presentation, possible action, and discussion regarding a Final Plat for Post Oak Mall Block 1, Lots 4-AR, 5 & 6 being a replat of Post Oak Mall Block 1, Lot 4-A consisting of 3 commercial lots on approximately 35.8 acres located at 1520 Harvey Road, generally located at the southeast corner of Harvey Road and Earl Rudder Freeway South. Case #FPCO2018-000017

Sponsors: Broadnax

Attachments: [Staff Report](#)
 [Vicinity Aerial Small Area Map](#)
 [Post Oak Mall Replat Application](#)
 [Post Oak Mall Replat](#)

8. [18-0807](#) Presentation, possible action and discussion regarding a waiver request to the Unified Development Ordinance Section 8.3.H.1.h 'Lots', and a public hearing, presentation, possible action, and discussion regarding a Final Plat for University Town Center Subdivision Phase 2 and Lincoln Place Phase 2, Block C, Lot 17R, being a Replat of Lincoln Place, Phase 2, Block C, Lot 17, consisting of 9 single-family lots, 1 mixed-use lot, a common area, a Public Way and the replat of 1 single-family lot on approximately 7.6 acres generally located on the

west side of Lincoln Avenue, approximately 725 feet north of Tarrow Street. Case #FPMU2018-000001

Sponsors:

Helton

Attachments:

[Staff Report](#)

[Waiver](#)

[Vicinity, Aerial & SAM](#)

[Application](#)

[Final Plat](#)

9. [18-0772](#)

Public hearing, presentation, possible action, and discussion 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 boundaries from R Rural and GC General Commercial to GC General Commercial for Tower Point Subdivision Phase 13C, Block 1, Lot 1, being approximately 2.47 acres located at 4320 State Highway 6 South, generally located near the intersection of Arrington Road and State Highway 6 in the northern portion of the Tower Point Subdivision. Case #REZ2018-000018 (Note: Final action of this item will be considered at the January 10, 2018 City Council meeting - subject to change)

Sponsors:

Hovde

Attachments:

[Staff Report](#)

[Background Information](#)

[Vicinity Map, Aerial, SAM](#)

[Application](#)

[Rezoning Map](#)

[Rezoning Exhibit](#)

10. [18-0774](#)

Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan - Future Land Use & Character Map from Wellborn Estate to Wellborn Commercial for approximately 7.37 acres located on the east side of FM2154, approximately 500-feet south of Barron Cut-Off Road. Case #CPA2018-000003 (Note: Final action of this item will be considered at the January 10, 2019 City Council meeting- subject to change.)

Sponsors:

Broadnax

Attachments: [Staff Report](#)
 [Whitt Tract Background Info](#)
 [Application](#)
 [Vicinity, Aerial and Small Area Map](#)
 [Comprehensive Plan Exhibit](#)
 [Comprehensive Plan Map](#)

11. [18-0802](#) Public hearing, presentation, possible action, and discussion regarding the Annual Review of the Comprehensive Plan and the Annual Review of the Unified Development Ordinance. (Note: Final action of this item will be considered at the January 10, 2019 City Council meeting- subject to change.)

Sponsors: Hovde

Attachments: [Memo - Annual Review](#)
 [Comp Plan / UDO Annual Review](#)

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.

I certify that the above Notice of Meeting was posted at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on December 14, 2018 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."