



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, March 15, 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** [18-0156](#) Consideration, possible action, and discussion on Absence Requests from meetings.

*Elianor Vessali ~ March 15, 2018

*Jeremy Osborne ~ March 15, 2018

Attachments:

[Elianor Vessali](#)

[Jeremy Osborne](#)

- 4.2** [18-0189](#) Consideration, possible action, and discussion to approve meeting minutes.

*March 1, 2018 ~ Workshop

*March 1, 2018 ~ Regular

Attachments:

[March 1 2018 Workshop](#)

[March 1 2018 Regular](#)

- 4.3 [18-0184](#) Presentation, possible action, and discussion regarding a Final Plat for Crescent Pointe Phase 5, Block 2, Lot 6 consisting of one commercial lot on approximately 4.6 acres located on the north side of Harvey Road, west of Copperfield Parkway. Case #FPCO2017-000018

Sponsors:

Helton

Attachments:

[Staff Report](#)

[Vicinity Aerial & SAM](#)

[Application](#)

[Final Plat](#)

- 4.4 [18-0185](#) Presentation, possible action, and discussion regarding a Final Plat for Crescent Pointe Phase 5, Block 2, Lot 7 consisting of one commercial lot on approximately 1.4 acres located on the north side of Harvey Road, west of Copperfield Parkway. Case #FPCO2017-000017

Sponsors:

Helton

Attachments:

[Staff Report](#)

[Vicinity Aerial & SAM](#)

[Application](#)

[Final Plat](#)

- 4.5 [18-0195](#) Presentation, possible action, and discussion regarding a Final Plat for Horse Haven Subdivision Phase 6 consisting of 30 single-family lots and 3 common areas on approximately 23 acres located 2744 Horseback Court, being more generally located to the east of Horse Haven Phase 5. Case #FP2016-000045

Sponsors:

Paz

Attachments:

[Staff Report](#)

[Vicinity, SAM & Aerial](#)

[Application](#)

[Final Plat](#)

Regular Agenda

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

6. [18-0183](#) Presentation, possible action, and discussion regarding a waiver request to Unified Development Ordinance Section 8.4.E "Blocks" and a presentation, possible action, and discussion regarding a Preliminary Plan for Winding Creek Subdivision consisting of 87 single-family lots and two common areas on approximately 143 acres, generally located on Stousland Road west of Saddle Creek

Subdivision. Case #PP2017-000026

Sponsors:

Hovde

Attachments:

[Staff Report](#)

[Waiver Request](#)

[Block Length Exhibit](#)

[Vicinity Map, Aerial, and SAM](#)

[Application](#)

[Copy of Preliminary Plan](#)

7. [18-0206](#)

Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan - Future Land Use & Character Map from Wellborn Restricted Suburban to General Commercial for approximately 4 acres generally located between FM 2154 and Royder Road, south of the intersection of FM 2154 and Greens Prairie Road West. Case #CPA2017-000018 (Note: Final action of this item will be considered at the April 12, 2018 City Council meeting- subject to change.)

Sponsors:

Paz

Attachments:

[Staff Report](#)

[Background Information](#)

[SAM & Aerial](#)

[Application](#)

[Comp Plan Exhibit](#)

8. [18-0187](#)

Public hearing, presentation, possible action, and discussion regarding an ordinance amending Appendix A, "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 SC Suburban Commercial for approximately 0.9 acres and R Rural to WRS Wellborn Restricted Suburban for approximately 34 acres of land located on FM 2154 approximately 0.4 miles from the intersection of FM 2154 and Greens Prairie Road West. Case #REZ2017-000027 (Note: Final action on this item is scheduled for the April 12, 2018 City Council meeting- subject to change)

Sponsors:

Paz

Attachments: [Staff Report](#)
 [Background-Wellborn Settlement](#)
 [Vicinity aerial and SAM](#)
 [Application](#)
 [Rezoning Map](#)

9. [18-0190](#) Public hearing, presentation, possible action, and discussion to consider a Conditional Use Permit request for a Night Club, Bar, or Tavern Use encompassing 3,000 square feet of Building 3 at The Yard at Caprock Crossing, on approximately 4 acres located at 1551 Greens Prairie Road West, generally located near the intersection of Greens Prairie Road West and State Highway 6 South Frontage Road. Case #CUP2018-000001 (Note: Final action of this item will be considered at the April 12, 2018 City Council Meeting- Subject to change.)

Sponsors: Lazo

Attachments: [Staff Report](#)
 [Background Information](#)
 [Vicinity Aerial SAM](#)
 [CUP App Narrative \(signed\)](#)
 [The Yard SP](#)
 [Architectural Rendering](#)

10. [18-0181](#) 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 removing the KO Krenek Tap Overlay zoning district from all properties affected in the City of College Station, which are those located within 750 feet of Krenek Tap Road. Case # REZ2018-000003 (Note: Final action on this item is scheduled for the April 12, 2018 City Council meeting - subject to change)

Sponsors: Hitchcock

Attachments: [Coversheet](#)
 [Background Information](#)
 [Vicinity Aerial and SAM](#)
 [Rezoning Map](#)

11. [18-0182](#) Public hearing, presentation, possible action, and discussion regarding an ordinance amending Appendix A, "Unified Development Ordinance," Section 1.10 "Transitional Provisions," Section 2.5 "Design Review Board," Section 4.1 "Zoning Map Amendment,"

Section 5.10 "Overlay Districts," and Section 7.5 "Signs" of the Code of Ordinances of the City of College Station, Texas, to remove the Krenek Tap Overlay zoning district from the ordinance. Case #ORDA2017-000020 (NOTE: Final action on this item is scheduled for the April 12, 2018 City Council meeting - subject to change)

Sponsors:

Hitchcock

Attachments:

[P&Z Memo](#)

[Sec 1.10 Transitional Provisions Redline](#)

[Sec 2.5 Design Review Board Redline](#)

[Sec 4.1 Establishment of Districts Redline](#)

[Sec 5.10 Overlay Districts Redline](#)

[Sec 7.5 Signs 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.

I certify that the above Notice of Meeting was posted at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on March 9, 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.”