



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, June 21, 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** [18-0388](#) Consideration, possible action, and discussion on Absence Requests from meetings.

*Johnny Burns ~ June 21, 2018

- 4.2** [18-0405](#) Consideration, possible action, and discussion to approve meeting minutes.

*June 7, 2018 Workshop

*June 7, 2018 Regular

Attachments:

[June 7 2018 Workshop](#)

[June 7 2018 Regular](#)

- 4.3** [18-0396](#) Presentation, possible action, and discussion regarding a Final Plat for Pershing Pointe Villas Subdivision Phase II consisting of 75 townhouse lots and 3 common areas on approximately 9.06 acres located at 500

Hayes Lane, generally located at the intersection of Towers Parkway and Momma Bear Drive. Case #FP2017-000011

Sponsors:

Lazo

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. [18-0393](#) Presentation, possible action and discussion regarding a waiver request to the Unified Development Ordinance Section 8.3.K, 'Sidewalks', and a presentation, possible action, and discussion regarding a Final Plat for College Station Middle School #3 Subdivision, consisting of two lots and 0.9 acre of Right-of-Way on approximately 53.4 acres located at 15510 Royder Road, and more generally located on the south side of Royder Road, 810 feet west of Greens Prairie Trail. Case #FPCO2018-000007

Sponsors:

Helton

Attachments:

[Staff Report](#)

[Waiver Request](#)

[Vicinity Map & Aerial](#)

[Application](#)

[Final Plat](#)

7. [17-0696](#) Presentation, possible action, and discussion regarding a waiver to Section 8.3.E.3, 'Street Projections', and Section 8.3.G, 'Blocks' and a presentation, possible action, and discussion regarding a Development Plat for The Ranch at Arrington consisting of one multi-family lot and 0.35 acres of right-of-way dedication on approximately 12 acres located at 1650 Arrington Road, generally located south of the intersection of South Oaks Drive and Arrington Road. Case #DVPL2017-000002

Sponsors:

Lazo

Attachments: [Staff Report](#)
 [Vicinity Map & Aerial](#)
 [Waiver Request 1](#)
 [Waiver Request 2](#)
 [Waiver Request 3](#)
 [Application](#)
 [Plat](#)

8. [18-0383](#) Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," 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 PDD Planned Development District to GS General Suburban for approximately 5.2 acres, generally located north of the intersection of Deacon Drive West and Holleman Drive South. Case #REZ2018-000010. (Note: Final action of this item will be considered at the July 12, 2018 City Council meeting - Subject to change.)

Sponsors: Gray

Attachments: [Staff Report](#)
 [Background Information](#)
 [Vicinity SAM Aerial](#)
 [Application](#)
 [Rezoning Map](#)
 [Zoning Exhibit](#)

9. [18-0392](#) Public hearing, presentation, possible action, and discussion regarding an ordinance amending Appendix A, "Unified Development Ordinance," 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 M-1 Light Industrial to GC General Commercial and NAP Natural Areas Protected for approximately 2.5 acres of land located at 1726 Harvey Mitchell Parkway South. Case #REZ2018-000008. (Note: Final action of this item will be considered at the July 12, 2018 City Council meeting - Subject to change.)

Sponsors: Broadnax

Attachments: [Hearvennz staff report](#)
 [Hearvennz Background Info](#)
 [VicinityAerialSmall Area](#)
 [Zoning Application](#)
 [Zoning Exhibit](#)
 [Rezoning Map](#)

10. 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.

11. 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 June 15, 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."

