



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, July 6, 2017

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** [17-0310](#) Consideration, possible action, and discussion to approve meeting minutes.

*June 15, 2017 ~ Workshop

*June 15, 2017 ~ Regular

Attachments:

[June 15 2017 Workshop](#)

[June 15 2017 Regular](#)

- 4.2** [17-0327](#) Presentation, possible action, and discussion regarding a Preliminary Plan for Gandy Subdivision consisting of 2 lots on approximately 16.22 acres located at 1700 Graham Road, generally located at the southwest corner of Longmire Drive and Graham Road. Case #PP2017-000007

Sponsors:

Lazo

Attachments: [Staff Report](#)
 [Application](#)
 [Preliminary Plan](#)

- 4.3 [17-0334](#) Presentation, possible action, and discussion regarding a Final Plat for the Jones Crossing Development Phase A consisting of 3 commercial lots, 1 residential lot, and 1 common area on approximately 62.9 acres located at 1720 Harvey Mitchell Parkway South, generally located at the hard southeast corner of Wellborn Road and Harvey Mitchell Parkway South. Case #FPMU2017-000001

Sponsors: Bombek

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

Regular Agenda

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

6. [17-0338](#) Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan - Future Land Use & Character Map from Urban and Natural Areas Reserved to General Commercial and Natural Areas Reserved for approximately 12.5 acres located at 2338 Harvey Mitchell Parkway South. Case #CPA2017-000006 (Note: Final action of this item will be considered at the July 27, 2017 City Council Meeting- Subject to change.)

Sponsors: Bombek

Attachments: [Staff Report](#)
 [Background](#)
 [Aerial and Amendment Boundary](#)
 [Application](#)
 [Comp Plan Exhibit](#)

7. [17-0332](#) Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "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 GS General Suburban, P-MUD Planned Mix-Use District with OV Corridor Overlay and O Office to GC General Commercial with OV Corridor

Overlay, MF Multi-Family and NAP Natural Areas Protected on approximately 27.868 acres of land, generally located at 2338 Harvey Mitchell Parkway South. Case #REZ2017-000009 (Note: Final action of this item will be considered at the July 27th City Council Meeting- Subject to change.)

Sponsors:

Bombek

Attachments:

[Staff Report](#)

[Background](#)

[Aerial and Small Area Map](#)

[Application](#)

[Zoning Map](#)

8. [17-0333](#)

Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan - Future Land Use & Character Map from Suburban Commercial to General Commercial for approximately 3.34 acres located at 2381 Earl Rudder Freeway South, generally located North of Raintree Drive along Earl Rudder Freeway South. Case #CPA2017-000005 (Note: Final action of this item will be considered at the July 27, 2017 City Council Meeting- Subject to change.)

Sponsors:

Bombek

Attachments:

[Staff Report](#)

[Background Information](#)

[Aerial and Comp Plan Exhibit](#)

[Application](#)

[Comp Plan Amendment Map](#)

9. [17-0326](#)

Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "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 SC Suburban Commercial to GC General Commercial on approximately 3.34 acres of land being situated in the McGill Subdivision, Lot 1 Block 1, generally located North of Raintree Drive along Earl Rudder Freeway South. Case #REZ2017-000007 (Note: Final action of this item will be considered at the July 27, 2017 City Council Meeting- Subject to change.)

Sponsors:

Bombek

Attachments: [Staff Report](#)
 [Background Information](#)
 [Aerial and Small Area Map](#)
 [Application](#)
 [Zoning Map](#)

10. [17-0309](#) Public hearing, presentation, possible action, and discussion regarding an amendment to Chapter 12, Unified Development Ordinance, Section 7.6.B, Section 7.6.D.4, and Section 7.9.B of the Code of Ordinances of the City of College Station, Texas regarding landscaping for single-family developments, screening of retaining walls, and visual treatment of drainage features such as concrete weirs, outlets, and spillways. Case #ORDA2017-000003 (Final action on this item is scheduled for the July 27, 2017 City Council meeting - subject to change)

Sponsors: Simms

Attachments: [P&Z memo](#)
 [Red Lined Version](#)

11. 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.

12. 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.

APPROVED

City Manager

I certify that the above Notice of Meeting was posted at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on June 30, 2017 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."