



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 18, 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 5, 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. Informational

4.1 Discussion of new development applications submitted to the City.

New Development Link: www.cstx.gov/newdev

- 4.2** [19-0268](#) Discussion of Minor and Amending Plats approved by Staff.
*Final Plat ~ Minor Plat ~ University Heights Phase 4 ~ Case #FPCO2019-000011

Sponsors:

Hovde

- 4.3** [19-0338](#) Presentation, discussion, and possible action regarding the 2019 P&Z Plan of Work.

Sponsors:

Golbabai

Attachments:

[2019 Plan of Work](#)

- 4.4** [19-0357](#) Presentation, discussion, and possible action regarding an update of

upcoming developments along the Greens Prairie Road West and Arrington Road corridors and their anticipated traffic impacts.

Sponsors:

Schubert

4.5 [19-0354](#)

Presentation, discussion, and possible action regarding the P&Z Calendar of Upcoming Meetings:

*Thursday, July 25, 2019 ~ City Council Meeting ~ Council Chambers ~ Workshop 5:00 PM and Regular 6:00 PM (Liaison - Cunha)

*Thursday, August 1, 2019 ~ P&Z Meeting ~ Council Chambers ~ 6:00 PM

*Thursday, August 8, 2019 ~ City Council Meeting ~ Council Chambers ~ Workshop 5:00 PM and Regular 6:00 PM (Liaison - Mather)

*Thursday, August 15, 2019 ~ P&Z Meeting ~ Council Chambers ~ 6:00 PM

4.6 [19-0355](#)

Presentation, discussion, and possible action regarding an update on the following items:

*A Comprehensive Plan Amendment amending the Future Land Use & Character Map from Estate to Suburban Commercial on approximately 1.3 acres of land located south west of the corner of Greens Prairie Road West and White's Creek Lane. The Planning & Zoning Commission heard this item on June 6, 2019, and voted (5-0) to recommend approval. The City Council heard this item on June 27, 2019, and voted (6-1) to approve the request.

*A Rezoning from E Estate to SC Suburban Commercial on approximately 1.3 acres of land generally located south west of the intersection of Greens Prairie Road West and White's Creek Lane. The Planning & Zoning Commission heard this item on June 6, 2019, and voted (5-0) to recommend approval. The City Council heard this item on June 27, 2019, and voted (7-0) to approve the request.

5. Consent Agenda

5.1 [19-0356](#)

Consideration, discussion, and possible action to approve meeting minutes.

*June 20, 2019

Attachments:

[June 20 2019](#)

5.2 [19-0293](#)

Consideration, discussion, and possible action on Absence Requests from meetings.

*Jane Kee ~ June 6, 2019

*Elizabeth Cunha ~ July 18, 2019

*Casey Oldham ~ July 18, 2019

Attachments: [Jane Kee](#)
 [Elizabeth Cunha](#)
 [Casey Oldham](#)

- 5.3 [19-0309](#) Presentation, discussion, and possible action regarding a Final Plat for Lakeview Acres Phase II on approximately 4.8 acres, generally located on the north side of Harvey Mitchell Parkway, at the intersection of Dartmouth Street and Harvey Mitchell Parkway. Case #FPCO2019-000007

Sponsors: Constantino

Attachments: [Staff Report](#)
 [Vicinity Map, Aerial, and Small Area Map](#)
 [Final Plat](#)

Regular Agenda

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

7. [19-0361](#) Presentation, possible action and discussion regarding a waiver request to the Unified Development Ordinance Section 8.3.G.2 'Blocks', and a presentation, discussion, and possible action regarding a Preliminary Plan for Midtown Reserve Subdivision and Midtown City Center Subdivision on approximately 224.64 acres, generally located on the south side of Rock Prairie Road East, approximately 1,180 feet east of Medical Avenue. Case #PP2019-000002

Sponsors: Chafin

Attachments: [Staff Report](#)
 [Waiver Request](#)
 [Waiver Letter](#)
 [Waiver Exhibit](#)
 [Vicinity Map, Aerial, and Small Area Map](#)
 [Preliminary Plan](#)

8. [19-0360](#) Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, "Unified Development Ordinance," Article 9, "Nonconformities", Section 9.4, "Nonconforming Lots of Record" of the Code of Ordinances of the City of College Station, Texas, by adding Subsection F, "Lots Made Nonconforming by Annexation". Case #ORDA2019-000007. (Note: Final action on this item is scheduled for the August 8, 2019 City Council Meeting- subject to change)

Sponsors: Halle-Schramm

Attachments:

[Memo](#)

[UDO Section 9.4 Nonconforming Lots of Record Redline](#)

9. [19-0362](#)

Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, "Unified Development Ordinance," Article 8 "Subdivision Design and Improvements," Section 8.8 "Requirements for Park Land Dedication," Appendix I "Park Land Dedication and Development Fees" of the Code of Ordinances of the City of College Station, Texas, regarding multi-family parkland dedication. Case #ORDA2019-000011 (Note: Final action on this item is scheduled for the July 25, 2019 City Council Meeting- subject to change)

Sponsors:

Constantino

Attachments:

[Memo](#)

[UDO Section 8.8.I Redlines](#)

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 July 12, 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."