



College Station, TX

Meeting Agenda
Planning and Zoning Commission
1101 Texas Ave, College Station, TX 77840
<https://zoom.us/j/8116453692>

Phone: 888 475 4499 and Webinar ID: 811 6452 3692

The City Council may or may not attend this meeting.

September 1, 2022

6:00 PM

City Hall Council Chambers

Notice is hereby given that a quorum of the meeting body will be present in the physical location stated above where citizens may also attend in order to view a member(s) participating by videoconference call as allowed by 551.127, Texas Government Code. The City uses a third-party vendor to host the virtual portion of the meeting; if virtual access is unavailable, meeting access and participation will be in-person only.

1. Call to Order, Pledge of Allegiance, Consider Absence Request.

2. Hear Visitors

At this time, the Chairperson will open the floor to visitors wishing to address the Commission on issues not already scheduled on tonight's agenda. An individual who wishes to address the Commission regarding any item on the agenda shall register with the Commission Secretary prior to 4 p.m. on the day of the meeting. To register, the individual must provide a name and phone number by calling 979.764.3751 or emailing khejny@cstx.gov prior to 4 p.m. To submit written comments to the Commission, email khejny@cstx.gov and they will be distributed to the Commission. The visitor 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.)

3. Consent Agenda

All matters listed under the 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. Since there will not be separate discussion of these items, citizens wishing to address the Commission regarding one or more items on the Consent Agenda may address the Commission at this time as well. If any Commissioner desires to discuss an item on the Consent Agenda it may be moved to the Regular Agenda for further consideration.

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

Attachments: 1. August 18 2022

3.2. Presentation, discussion, and possible action regarding a Final Plat for Mission Ranch Phase 403 on approximately 10 acres of land, located where Sherrill Court & Hardin Hills Drive meet. Case #FP2021-000026

Sponsors: Derrick Williams

Attachments: 1. Staff Report
2. Vicinity Map, Aerial, and Small Area Map

3. Final Plat

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

5. **Regular Agenda**

- 5.1. Public Hearing, presentation, discussion, and possible action 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 boundary from GS General Suburban to GS General Suburban and ROO Restricted Occupancy Overlay on approximately 9.86 acres being 26 lots within North Forest Estates, Block 1 and 2, generally located along Justin Avenue. Case #REZ2022-000014 (Note: Final action of this item will be considered at the September 22, 2022 City Council meeting – Subject to change).

Sponsors: Alyssa Halle-Schramm

- Attachments:
1. Staff Report
 2. Vicinity, Aerial, and Small Area Map
 3. Background Information
 4. Rezoning Map
 5. Original Subdivision Plat
 6. Applicant's Supporting Information
 7. Petition Committee Members
 8. Neighborhood Meeting Materials
 9. Petition Signatures

- 5.2. Presentation, discussion, and possible action on the Small Area Plan Audit. (Note: Discussion of this item is scheduled for the September 22, 2022 City Council Meeting on the regular agenda - Subject to change).

Sponsors: Naomi Sing

- Attachments:
1. Memo
 2. Small Area Plan Audit

- 5.3. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, "Unified Development Ordinance," Article 6, "Use Regulations," Section 6.3 "Types of Use," Section 6.4 "Specific Use Standards," Article 7, "General Development Standards," Section 7.2 "General Provisions," Section 7.3 "Off-Street Parking Standards," Section 7.6 "Landscaping and Tree Protection," Section 7.7 "Buffer Requirements," Article 11, "Definitions," Section 11.2 "Defined Terms," of the Code of Ordinances of the City of College Station, Texas, regarding the creation of a new use called Shared Housing. Case #ORDA2022-000005 (Note: Final action on this item will be considered at the September 22, 2022 City Council Meeting - Subject to change).

Sponsors: Michael Ostrowski

- Attachments:
1. Cover Sheet
 2. UDO - Section 6.3 - Types of Uses
 3. UDO - Article 7 - General Development Standards
 4. UDO - Section 11.2 - Defined Terms

6. Informational Agenda

6.1. Discussion of new development applications submitted to the City.
New Development Link: www.cstx.gov/newdev

6.2. Presentation and discussion regarding the P&Z Calendar of Upcoming Meetings:

- Thursday, September 8, 2022 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m. (Liaison - Christiansen)
- Thursday, September 15, 2022 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, September 22, 2022 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m. (Liaison - Cornelius)
- Thursday, October 6, 2022 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.

6.3. Presentation and discussion regarding an update on items heard:

- A Rezoning of approximately 12 acres of land from General Commercial to Planned Development District located at 103 North Dowling Road. The Planning & Zoning Commission heard this item on August 4, 2022 and voted (7-0) to recommend approval. The City Council heard this item on August 25, 2022 and voted (7-0) to approve the request.

6.4. Discussion and review regarding the following meetings: Design Review Board, BioCorridor Board.

- None

7. 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.

8. Adjourn.

The Planning and Zoning Commission may adjourn into Executive Session to consider any item listed on the agenda if a matter is raised that is appropriate for Executive Session discussion.

I certify that the above Notice of Meeting was posted on the website and at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on August 26, 2022 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."