



College Station, TX

Meeting Agenda
Planning and Zoning Commission
1101 Texas Ave, College Station, TX 77840
Internet: <https://zoom.us/j/87942220848>
Phone: 888 475 4499 and Webinar ID: 879 4222 0848

The City Council may or may not attend this meeting.

October 6, 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. September 15 2022

3.2. Presentation, discussion, and possible action regarding a Final Plat for Williams Creek Reserve Block 1, Lots 6R & 7R, Common Area BR, Open Space A, and Private ROW being a replat of Williams Creek Reserve Block 1, Lots 6 & 7, Common Area B & Private Right of Way consisting of 2 residential lots, 2 common areas, and Private Right of Way on approximately 16.697 acres of land, generally located at the intersection of Knoxville Way and Rock Prairie Road to the east of Williams Creek Subdivision Phase 7. Case #FP2022-000023

Sponsors: Robin Macias

Attachments:

1. Staff Report
2. Vicinity, 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. Presentation, discussion, and possible action regarding waiver requests to the Unified Development Ordinance Section 8.3.G, 'Blocks' and Section 8.3.F.4, 'Alleys' and presentation, discussion, and possible action regarding a Preliminary Plan for Wyatt Place Subdivision Lot 10 (SE ½ of) on approximately two acres, located at 14015 Renee Lane. Case #PP2022-000002

Sponsors: Anthony Armstrong

Attachments:

1. Staff Report
2. Waiver Requests
3. Renee Lane Supporting Information and Exhibit
4. Victoria Avenue Supporting Information and Exhibit
5. Public Alley Supporting Information and Exhibit
6. Vicinity Map, Aerial and Small Area Map
7. Preliminary Plan

- 5.2. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, "Unified Development Ordinance," Article 1, "General Provisions," Section 1.10 "Transitional Provisions," Article 3, "Development Review Procedures," Section 3.4 "Plat Review," Section 3.12 "Building Permit," Article 4, "Zoning Districts," Section 4.1 "Establishment of Districts," Article 5, "District Purpose Statements and Supplemental Standards," Section 5.1 "Residential Zoning Districts," Section 5.2 "Residential Dimensional Standards," Article 6, "Use Regulations," Section 6.3 "Types of Use," Section 6.4 "Specific Use Standards," Article 7, "General Development Standards," Article 8, "Subdivision Design and Improvements," Section 8.3 "General Requirements and Minimum Standards of Design for Subdivisions within the City Limits," Section 8.8 "Requirements for Parkland Dedication," Article 11, "Definitions," Section 11.2 "Defined Terms," of the Code of Ordinances of the City of College Station, Texas, regarding the creation of the Middle Housing zoning district. Case# ORDA2022-000006. (Note: Final action on this item is scheduled for the October 27, 2022 City Council Meeting – subject to change.)

Sponsors: Matthew Ellis

Attachments:

1. Memo - Middle Housing
2. Section 1.10. Transitional Provisions redlines
3. Section 3.4. Plat Review redlines
4. Section 3.12. Building Permit redlines
5. Section 4.1. Establishment of Districts redlines
6. Section 5.1. and Section 5.2. redlines
7. Section 6.3. Types of Use redlines
8. Section 6.4. Specific Use Standards redlines
9. Article 7. General Development Standards redlines
10. Section 8.3. General Requirements of Subdivision Design redlines

11. Section 8.8. Requirements for Park Land Dedication redlines
12. Section 11.2 Defined Terms redlines

5.3. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, "Unified Development Ordinance," Article 3, "Development Review Procedures," Section 3.3 "Zoning Map Amendment (Rezoning)," Article 5, "District Purpose Statements and Supplemental Standards," Section 5.11 "Single-Family Overlay Districts," Article 9, "Nonconformities," and Section 9.2 "Nonconforming Uses," of the Code of Ordinances of the City of College Station, Texas, regarding the Restricted Occupancy Overlay. Case #ORDA2022-000008 (Final action on this item is scheduled for the October 27, 2022 City Council Meeting – subject to change).

Sponsors: Alyssa Halle-Schramm

Attachments:

1. Memo
2. Sec. 3.3 Zoning Map Amendment (Rezoning) Redlines
3. Sec. 5.11 Single Family Overlay Districts Redlines

5.4. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, "Unified Development Ordinance," Article 8 "Subdivision Design and Improvements," Section 8.3.K "Sidewalks," of the Code of Ordinances of the City of College Station, Texas, to adjust sidewalk zones utilized for fee in lieu of construction and other sidewalk-related requirements. Case #ORDA2022-000007. (Final action on this item is scheduled for the October 27, 2022 City Council Meeting - subject to change).

Sponsors: Jason Schubert

Attachments:

1. Memo - Sidewalks UDO Amendment
2. Sidewalk Zone Funds Table
3. Existing Sidewalk Zones
4. Proposed Sidewalk Zones
5. Ordinance redlines

6. Informational Agenda

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

6.2. Discussion of Minor / Amending Plats approved by staff:

- JHW Commercial Addition Phase 2: Block 1, Lots 4-A & 4-B ~ Case #FPCO2022-000006
- The Meadows Phase I: Block 1, Lots 1R-2R & 31R ~ Case #FP2022-000019
- The Meadows Phase II: Block 1, Lots 1R ~ Case #FP2022-000020

Sponsors: Derrick Williams, Robin Macias

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

- Thursday, October 13, 2022 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m. (Liaison - Wright)
- Thursday, October 20, 2022 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, October 27, 2022 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m. (Liaison - McIlhaney)
- Thursday, November 3, 2022 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.

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

- A Rezoning to establish a Restricted Occupancy Overlay on approximately 10 acres located along Justin Avenue. The Planning & Zoning Commission heard this item on September 1, 2022 and voted (4-2) to recommend approval. The City Council heard this item on September 22, 2022 and voted (6-1) to approve the request.
- An Ordinance Amendment regarding the creation of a new use called Shared Housing. The Planning & Zoning Commission heard this item on September 1, 2022 and voted (6-0) to recommend approval. The City Council heard this item on September 22, 2022 and voted (7-0) to postpone action until the October 13, 2022 City Council Meeting.
- A presentation on the Small Area Plan Audit. The Planning & Zoning Commission heard this item on September 1, 2022 and voted (6-0) to recommend forwarding the item to City Council. The City Council heard this item on September 22, 2022 and voted (7-0) to accept the audit.

6.5. Discussion and review regarding the following meetings: Design Review Board and 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 September 30, 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."