



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, December 19, 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.)

4. Consent Agenda

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. 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.

- 4.1 [19-0686](#) Consideration, discussion and possible action to approve meeting minutes.
*December 5 2019

Attachments: [December 5 2019](#)

- 4.2 [19-0671](#) Presentation, discussion, and possible action regarding a Final Plat for Cottagewood Subdivision on approximately 36.9 acres located at 5400 Raymond Stotzer Parkway, located approximately 800 feet northwest of the intersection of Raymond Stotzer Parkway and White Creek Road. Case #FP2019-000021

Sponsors: Gray

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

Regular Agenda

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

6. Informational

6.1 Discussion of new development applications submitted to the City.

New Development Link: www.cstx.gov/newdev

6.2 [19-0658](#) Discussion of Minor and Amending Plats approved by Staff.
 *Final Plat ~ Minor Plat ~ Southside Plaza Addition ~ Case #FPCO2019-000005
 *Final Plat ~ Minor Plat ~ Holleman & Welsh Addition Block 1, Lots 4R & 5R ~ Case #FPCO2019-000012

Sponsors: Lazo and Chafin

6.3 [19-0692](#) Presentation and discussion regarding the 2019 P&Z Plan of Work.

Sponsors: Golbabai

Attachments: [2019 Plan of Work](#)

6.4 [19-0683](#) Presentation and discussion regarding an update of planning performance measures as part of the 2019 P&Z Plan of Work.

Sponsors: Chafin

Attachments: [Memo](#)

6.5 [19-0691](#) Presentation and discussion regarding public hearing notification distances.

Sponsors: Broadnax

6.6 [19-0687](#) Presentation and discussion regarding the P&Z Calendar of Upcoming Meetings:
 *Thursday, January 2, 2020 ~ P&Z Meeting ~ Council Chambers ~ 6:00 P.M.
 *Thursday, January 9, 2020 ~ City Council Meeting ~ Council Chambers ~ Workshop 5:00 P.M. & Regular 6:00 P.M. (Liaison - Cunha)
 *Thursday, January 16, 2020 ~ P&Z Meeting ~ Council Chambers ~ 6:00 P.M.
 *Thursday, January 23, 2020 ~ City Council Meeting ~ Council Chambers ~ Workshop 5:00 P.M. & Regular 6:00 P.M. (Liaison -

Christiansen)

6.7 [19-0688](#)

Presentation and discussion regarding an update on the following items:

*An Annexation for approximately three acres located at 14565 FM 2154. The Planning & Zoning Commission heard this item on November 21, 2019, and voted (6-0) to recommend approval. The City Council heard this item on December 10, 2019, and voted (7-0) to approve the request.

*A Comprehensive Plan Amendment for approximately 1.7 acres from Suburban Commercial to General Commercial located at 12925 FM 2154. The Planning & Zoning Commission heard this item on November 21, 2019, and voted (6-0) to recommend approval. The City Council heard this item on December 10, 2019, and voted (7-0) to approve the request.

*A Rezoning for approximately .8 acres located at 12925 FM 2154 from C3 Light Commercial & R Rural to GC General Commercial & SC Suburban Commercial. The Planning & Zoning Commission heard this item on November 21, 2019, and voted (6-0) to recommend approval. The City Council heard this item on December 10, 2019, and voted (7-0) to approve the request.

6.8 Discussion and review regarding the following meetings: Design Review Board, BioCorridor Board, Comprehensive Plan Evaluation Committee.

7. [19-0689](#)

Presentation, discussion, and possible action regarding waiver requests to the Unified Development Ordinance Section 8.3.G.2 'Blocks' and Section 8.J.2 'Access Ways' and a presentation, discussion, and possible action regarding a Preliminary Plan for The Midtown Business Park on approximately 600.2 acres, generally located on the east side of S.H. 6 Frontage Road, approximately 4,400 feet north of William D. Fitch Parkway. Case #PP2019-000008

Sponsors:

Chafin

Attachments:

[Staff Report](#)

[Waiver Requests](#)

[Vicinity Map, Aerial, and Small Area Map](#)

[Waiver Letter](#)

[Preliminary Plan](#)

8. [19-0672](#)

Public Hearing, presentation, discussion and possible action to consider a 1,270 square foot expansion of an existing bar located at 650 William D. Fitch Parkway, generally located on the southwest corner of Arrington Road and William D. Fitch Parkway. Case #CUP2019-000001 (Note: Final action of this item will be considered at

the January 9, 2020 City Council Meeting - Subject to change.)

Sponsors:

Gray

Attachments:

[Staff Report](#)

[Background Information](#)

[Vicinity Map, Aerial, and Small Area Map](#)

[Applicant's Supporting Information](#)

[Site Plan](#)

9. 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.

10. 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 December 13, 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.”