



College Station, TX

Meeting Agenda
Planning and Zoning Commission
1101 Texas Ave, College Station, TX 77840
Internet: <https://us06web.zoom.us/j/85021604633>
Phone: 888 475 4499 and Webinar ID: 850 2160 4633

The City Council may or may not attend this meeting.

March 2, 2023

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. 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. February 16 2023

3.2. Presentation, discussion, and possible action regarding a Final Plat for Midtown Reserve Phase 107 on approximately 10 acres, generally located south of the intersection of Toledo Bend Drive and Mcqueeny Drive. Case #FP2021-000008

Sponsors: Anthony Armstrong

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

3.3. Presentation, discussion, and possible action regarding a Final Plat for Brewster Pointe III Subdivision on approximately 31 acres, generally located west of the intersection of WS Phillips Parkway and Brewster Drive. Case #FP2022-000017

Sponsors: Anthony Armstrong
Attachments: 1. Staff Report
2. Vicinity Map, Aerial, and Small Area Map
3. Final Plat

4. Regular Agenda.

- 4.1. 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 MF Multi-Family to MH Middle Housing for approximately 1.12 acres being the Cooner Addition Lots 13 - 16, generally located at 301 - 307 Cooner Street. Case #REZ2023-000002 (Note: Final action of this item will be considered at the March 23, 2023 City Council Meeting - Subject to change).

Sponsors: Robin Macias
Attachments: 1. Staff Report
2. Vicinity, Aerial, and Small Area Map
3. Rezoning Exhibit
4. Background Information
5. Applicant's Supporting Information
6. Existing Future Land Use Map
7. Rezoning Map

- 4.2. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, "Unified Development Ordinance," Article 3, "Development Review Procedures," Section 3.16, "Conditional Use Permit" of the Code of Ordinances of the City of College Station, Texas, regarding conditional use permits. Case #ORDA2022-000009 (Note: Final action of this item will be considered at the March 23, 2023 City Council Meeting - Subject to change)

Sponsors: Molly Hitchcock
Attachments: 1. Memo
2. UDO Section 3.16 Conditional Use Permit redlines

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

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

- Woodlake Subdivision Section 2, Phase 1, Lot 44-R ~ Case #FP2022-000040
- Waters Edge Subdivision Block 1, Lots 2R & 3 ~ Case #FPCO2022-000010

- 6.3. Presentation, discussion, and possible action on the ongoing Texas Avenue & University Drive Redevelopment Plan effort. (Note: Discussion of this item is scheduled for the March 23, 2023 City Council Meeting on the workshop agenda – subject to change.)

Sponsors: Matthew Ellis
Attachments: 1. Memo

2. Texas Avenue & University Drive Redevelopment Plan Boundary

- 6.4. Presentation, discussion, and possible action on priority areas for possible City-initiated rezoning to the MH Middle Housing Zoning District. (Note: Discussion of this item is scheduled for the March 9, 2023 City Council Meeting on the workshop agenda – subject to change.)

Sponsors: Alyssa Halle-Schramm

Attachments: 1. Memo
2. Properties Designated Mixed Residential Future Land Use

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

- Thursday, March 9, 2023 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, March 16, 2023 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, March 23, 2023 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, April 6, 2023 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.

- 6.6. 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 February 24, 2023 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."