



College Station, TX

Meeting Agenda
Planning and Zoning Commission
1101 Texas Ave, College Station, TX 77840
Internet: <https://us06web.zoom.us/j/88406888680>
Phone: 888 475 4499 and Webinar ID: 884 0688 8680

The City Council may or may not attend this meeting.

April 6, 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. March 16 2023

3.2. Presentation, discussion, and possible action regarding a Final Plat for Wellborn Settlement Phase Two on approximately 50.47 acres of land, generally located along Royder Road and Wellborn Road southeast of the intersection of Wellborn Road and Royder Road. Case #FPMU2020-000001

Sponsors: Robin Macias

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 of Wellborn Settlement Phase Three on approximately 14.501 acres of land, generally located along Royder Road southeast of the intersection of Wellborn Rd and Royder Rd. Case #FP2022-000013

Sponsors: Robin Macias

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

- 3.4. Presentation, discussion, and possible action regarding a one-time request to extend the approval of the Traditions Subdivision Phases 103-105 Preliminary Plan approved by the Administrator on April 6, 2021. Case #PP2021-000002

Sponsors: Anthony Armstrong

Attachments: 1. Applicants Extension Request
2. Approved Preliminary Plan

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 R Rural to SC Suburban Commercial for approximately 7.5 acres of land located at 2774 and 2840 Barron Road, generally located north of the intersection of Barron Road and William D. Fitch Parkway. Case #REZ2023-000001 (Note: Final action of this item will be considered at the April 13, 2023 City Council Meeting – Subject to change).

Sponsors: Jeff Howell

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

- 5.2. 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 R Rural and GS General Suburban to T Townhouse for approximately 8.2 acres of land at 3197 Holleman Drive South, generally located north of the intersection of Holleman Drive South and Deacon Drive West. Case #REZ2023-000005 (Note: Final action of this item will be considered at the April 27, 2023 City Council Meeting – Subject to change).

Sponsors: Jeff Howell

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

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 of City-implemented projects and programs within the McCulloch Neighborhood.

Sponsors: Naomi Sing

Attachments:

1. Memo
2. McCulloch Neighborhood Projects & Programs List
3. McCulloch Neighborhood Projects Maps

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

- Thursday, April 13, 2023 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, April 20, 2023 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, April 27, 2023 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, May 4, 2023 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.

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

- A Rezoning for approximately 0.6 acres located at 303 Cooner Street from MF Multi-Family to MH Middle Housing. The Planning & Zoning Commission heard this item on March 2, 2023 and voted (5-1) to recommend approval. The City Council heard this item on March 23, 2023 and voted (6-0) to approve the request.
- An Ordinance Amendment regarding Conditional Use Permits. The Planning & Zoning Commission heard this item on March 2, 2023 and voted (5-1) to recommend approval. The City Council heard this item on March 23, 2023 and voted (5-1) to approve the request.

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 March 31, 2023 at 5:00 p.m.



Deputy 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."