



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, September 5, 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.)

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. Consent Agenda

- 4.1 [19-0472](#) Consideration, discussion, and possible action to approve meeting minutes.
*August 15, 2019

Attachments: [August 15 2019](#)

- 4.3 [19-0467](#) Presentation, discussion, and possible action regarding a Final Plat for Midtown City Center Phase 601 on approximately 6.7 acres, generally located on the south side of Lakeway Drive, approximately 500 feet east of Medical Avenue. Case #FP2019-000013

Sponsors: Chafin

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 [19-0434](#) Discussion of Minor and Amending Plats approved by Staff.
 *Final Plat ~ Minor Plat ~ Aggieldand Express II Subdivision ~ Case #FPCO2019-000010
 *Final Plat ~ Minor Plat ~ Crescent Pointe Phase 4B ~ Case #FPCO2019-000016

Sponsors: Gray and Constantino

- 6.3 [19-0483](#) Presentation and discussion regarding the 2019 P&Z Plan of Work.

Sponsors: Golbabai

Attachments: [2019 Plan of Work](#)

- 6.4 [19-0480](#) Presentation and discussion regarding an update on economic development efforts.

Sponsors: Nettles

- 6.5 [19-0473](#) Presentation and discussion regarding the P&Z Calendar of Upcoming Meetings:
 *Thursday, September 12, 2019 ~ City Council Meeting ~ Council Chambers ~ Workshop 5:00 P.M. & Regular 6:00 P.M. (Liaison - Christiansen)
 *Thursday, September 19, 2019 ~ P&Z Meeting ~ Council Chambers ~ 6:00 P.M.
 *Thursday, September 26, 2019 ~ City Council Meeting ~ Council Chambers ~ Workshop 5:00 P.M. & Regular 6:00 P.M. (Liaison - Kee)
 *Thursday, October 3, 2019 ~ P&Z Meeting ~ Council Chambers ~ 6:00 P.M.

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

7. [19-0468](#) 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 Business Center at College Station Phase 2 on approximately 30.7 acres, generally located south of Gateway Boulevard, west of Technology Way, and east of the SH 6 Frontage Road. Case #PP2019-000007

Sponsors:

Chafin

Attachments:

[Staff Report](#)

[Waiver Request](#)

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

[Waiver Letter](#)

[Preliminary Plan](#)

8. [19-0482](#)

Public Hearing, presentation, discussion, and possible action regarding a Final Plat for The Business Center at College Station Phase 2, being a Replat for The Business Center at College Station Phase 2 on approximately 30.7 acres, generally located south of Gateway Boulevard, west of Technology Way, and east of the SH 6 Frontage Road. Case #FPCO2019-000015

Sponsors:

Chafin

Attachments:

[Staff Report](#)

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

[Final Plat](#)

9. [19-0461](#)

Public Hearing, presentation, discussion, and possible action regarding a Final Plat for The Traditions Subdivision Phase 101, Block 2, Lot 1R, Being a Replat of The Traditions Subdivision Phase 101, Block 2, Lot 1 and Final Plat for The Traditions Subdivision Phase 102 consisting of 4 lots and 3 common areas on approximately 34.8 acres generally located along the south side of HSC Parkway, west of Turkey Creek Road, and east of South Traditions Drive. Case #FPCO2019-000004

Sponsors:

Chafin

Attachments:

[Staff Report](#)

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

[Final Plat](#)

10. [19-0463](#)

Public Hearing, presentation, discussion, and possible action regarding an ordinance amending the Comprehensive Plan - Future Land Use and Character Map from Natural Areas Reserved to General Commercial for approximately 1.3 acres of land located at 3030 University Drive East. Case #CPA2019-000005 (Note: Final action of

this item will be considered at the September 12, 2019 City Council Meeting - Subject to change.)

Sponsors:

Constantino

Attachments:

[Staff Report](#)

[Background Information](#)

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

[Comprehensive Plan Exhibit](#)

11. [19-0465](#)

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 boundaries from M-1 Light Industrial to GC General Commercial for approximately 1.3 acres, being the Ware Addition, Block 1, Lot 1, generally located at 3030 University Drive East. Case #REZ2019-000013 (Note: Final action of this item will be considered at the September 12, 2019 City Council Meeting - Subject to change.)

Sponsors:

Constantino

Attachments:

[Staff Report](#)

[Background Information](#)

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

[Rezoning Exhibit](#)

[Applicant's Supporting Information](#)

12. 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.

13. 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 August 30, 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."

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