



College Station, TX

Meeting Agenda
Planning and Zoning Commission
1101 Texas Ave, College Station, TX 77840
Internet: <https://us06web.zoom.us/j/85320708054>
Phone: 888 475 4499 and Webinar ID: 853 2070 8054

The City Council may or may not attend this meeting.

April 20, 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. April 6 2023

3.2. Presentation, discussion, and possible action regarding a Final Plat for Southern Pointe Section 400 on approximately 15.51 acres of land, generally located along Southern Pointe Parkway east of the intersection of Southern Pointe Parkway and Darlington Avenue. Case #FP2022-000016

Sponsors: Robin Macias

Attachments: 1. Staff Report
2. Vicinity Map, 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. 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 M-1 Light Industrial to GC General Commercial for approximately 5 acres of land, generally located at State Highway 6 S and Venture Drive. Case #REZ2023-000006 (Note: Final action of this item will be considered at the April 27, 2023 City Council Meeting - Subject to change).

Sponsors: Robin Macias

Attachments:

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

- 5.2. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending the Comprehensive Plan - Future Land Use & Character Map from Business Center to Neighborhood Commercial for approximately 2.611 acres of land, generally located at 100-170 Graham Road. Case #CPA2022-000011 (Note: Final action of this item will be considered at the May 15, 2023 City Council Meeting- Subject to change)

Sponsors: Gabriel Schrum

Attachments:

1. Vicinity, Aerial, and Small Area Map
2. Comprehensive Plan Exhibit
3. Background Information
4. Applicant's Supporting Information
5. Comprehensive Plan Amendment Map

- 5.3. 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 C-3 Light Commercial to SC Suburban Commercial for approximately 1.667 acres of land at 100 Graham Road, being Lot 4A-1, and 140 Graham Road being lot 4-B, Block 1 of the JHW Commercial Addition Phase 2, generally located at the corner of Wellborn Road and Graham Road. Case #REZ2022-000026 (Note: Final action of this item will be considered at the May 15, 2023 City Council Meeting – Subject to change).

Sponsors: Gabriel Schrum

Attachments:

1. Vicinity, Aerial, and Small Area Map
2. Rezoning Exhibit
3. Applicants Supporting Information
4. Existing Future Land Use Map
5. Rezoning Map
6. Background Information

- 5.4. 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 M-2 Heavy Commerical to SC Suburban Commerical for approximately 0.472 acres of land at 170 Graham Road, being Lot 2, Block 1 of the JHW

Commerical Addition, generally located at the corner of Wellborn Road and Graham Road. Case #REZ2022-000027 (Note: Final action of this item will be considered at the May 15, 2023 City Council Meeting – Subject to change).

Sponsors: Gabriel Schrum

Attachments:

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

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:

- Barrow Heights Subdivision, Block 1, Lot 1 ~ Case #FPCO2023-000003

Sponsors: Robin Macias

6.3. Presentation, discussion, and possible action on the Wellborn District Plan Update.

Sponsors: Naomi Sing

Attachments:

1. Proposed Wellborn District Plan Update Boundary

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

- Thursday, April 27, 2023 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, May 4, 2023 ~ P&Z and IFAC Meeting ~ Council Chambers ~ 6:00 p.m.
- Monday, May 15, 2023 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, May 18, 2023 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.

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

- A Rezoning of approximately 0.24 acres of land located at 721 Dominik Drive from D Duplex to MH Middle Housing. The Planning & Zoning Commission heard this item on March 16, 2023 and voted (7-0) to recommend approval. The City Council heard this item on April 13, 2023 and voted (6-1) to approve the request.
- A Rezoning of approximately 8 acres of land located at 2840 Barron Road from R Rural to SC Suburban Commercial. The Planning & Zoning Commission heard this item on April 6, 2023 and voted (7-0) to recommend approval. The City Council heard this item on April 13, 2023 and voted (7-0) to approve the request.

6.6. Discussion and review regarding the following meetings: Design Review Board and BioCorridor Board.

- None

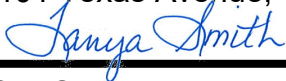
7. Discussion and possible action on future agenda items.

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 April 14, 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."