



College Station, TX

Meeting Agenda
Planning and Zoning Commission
1101 Texas Ave, College Station, TX 77840
Internet: <https://us06web.zoom.us/j/84552928824>
Phone: 888 475 4499 and Webinar ID: 845 5292 8824

The City Council may or may not attend this meeting.

July 6, 2023

5:30 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.

2. Executive Session Agenda.

Executive Session is closed to the public and will be held in the 1938 Executive Conference Room. The Planning & Zoning Commission may according to the Texas Open Meetings Act adjourn the Open Meeting during the Executive, Consent, Regular, or Informational Agendas and return into Executive Session to seek legal advice from the City Attorney regarding any item on the Consent, Regular, or Informational Agendas under Chapter 551, Texas Government Code.

2.1. Consultation with Attorney {Gov't Code Section 551.071};

Possible action. The Planning & Zoning Commission may seek advice from its attorney regarding a pending or contemplated litigation subject or settlement offer or attorney-client privileged information. Litigation is an ongoing process and questions may arise as to a litigation tactic or settlement offer, which needs to be discussed with the Planning & Zoning Commission. Upon occasion, the Planning & Zoning Commission may need information from its attorney as to the status of a pending or contemplated litigation subject or settlement offer or attorney-client privileged information. After executive session discussion, any final action or vote taken will be in public. The following subject(s) may be discussed:

- a. Legal advice related to the rezoning of property.

3. The Open Meeting will reconvene no earlier than 6:00 PM from Executive Session and the Planning & Zoning Commission will take action, if any.

4. Pledge of Allegiance and Consider Absence Request.

5. 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.)

6. 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.

6.1. Consideration, discussion, and possible action to approve meeting minutes.

Attachments: 1. June 1 2023

6.2. Presentation, discussion, and possible action regarding a Final Plat for Greens Prairie Reserve Subdivision Section 4, Phase 404 on approximately 10 acres located at 4734 Legendary Drive, generally located southwest of the intersection of Diamondback Drive and Oldham Oaks Avenue. Case #FP2022-000030

Sponsors: Jesse Dimeolo

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

6.3. Presentation, discussion, and possible action regarding a Final Plat for Mission Ranch Subdivision, Phase 105 on approximately 8.9 acres located at 3533 Parmer Creek Court, generally located at the intersection of Slocum Hill Court and Register Drive Court. Case #FP2022-000035.

Sponsors: Gabriel Schrum

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

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

8. Regular Agenda

8.1. Public Hearing, presentation, discussion, and possible action(s) 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 as follows:

Area #1

- a. Changing the zoning district boundary from R-4 Multi-Family to MH Middle Housing for approximately 0.28 of an acre being Block 1, Lot 11 of the Cooner Addition, generally located at 207 Cooner Street. Case #REZ2023-000011
- b. Changing the zoning district boundary from D Duplex to MH Middle Housing for approximately 0.21 of an acre being Block 5, Lot 2 of the Cooner Addition, generally located at 502 Cooner Street. Case #REZ2023-000012

- c. Changing the zoning district boundary from D Duplex to MH Middle Housing for approximately 0.66 of an acre being Block 5, Lots 6 - 8 of the Cooner Addition, generally located at 510-514 Cooner Street. Case #REZ2023-000013
- d. Changing the zoning district boundary from D Duplex to MH Middle Housing for approximately 0.27 of an acre being Block 1, Lot 28 of the Cooner Addition, generally located at 511 Cooner Street. Case #REZ2023-000014

Area #2

- e. Changing the zoning district boundary from D Duplex to MH Middle Housing for approximately 0.17 of an acre being Block E, Lot 6 (10' of) & 7 of the College Vista Subdivision, generally located at 400 Live Oak Street. Case #REZ2023-000015

Area #3

- f. Changing the zoning district boundary from D Duplex to MH Middle Housing for approximately 5.41 acres being Lots 1-18 of the Little Knight Addition, generally located at 400-513 Aurora Court. Case #REZ2023-000019

Area #4

- g. Changing the zoning district boundary from GS General Suburban to MH Middle Housing for approximately 0.18 of an acre being Block 1, Lot 3 and 10' of Lot 2 of the West Park Addition, generally located at 302 Park Place. Case #REZ2023-000020
- h. Changing the zoning district boundary from GS General Suburban to MH Middle Housing for approximately 0.36 of an acre being Block 1, Lot 1-R2 of the West Park Addition and Block D, Lot 1B & 35' of 2 of the WM Sparks Subdivision, generally located at 306 – 308 Park Place. Case #REZ2023-000022
- i. Changing the zoning district boundary from GS General Suburban to MH Middle Housing for approximately 0.35 of an acre being Block 2, Lots 8-R and 9-R of the West Park Addition, generally located at 611 – 613 Highlands Street. Case #REZ2023-000023
- j. Changing the zoning district boundary from GS General Suburban to MH Middle Housing for approximately 0.17 of an acre being Block 3, Lot 17 of the West Park Addition, generally located at 607 Maryem Street. Case #REZ2023-000024
- k. Changing the zoning district boundary from GS General Suburban to MH Middle Housing for approximately 0.16 of an acre being Block 1, Lot 2-R1 of the West Park Addition, generally located at 301 Luther Street. Case #REZ2023-000025

(Note: Final action of these items will be considered at the July 27, 2023 City Council Meeting – Subject to change).

Sponsors: Matthew Ellis , Robin Macias, Gabriel Schrum

Attachments:

- 1. Area #1 Supporting Materials
- 2. Area #2 Supporting Materials
- 3. Area #3 Supporting Materials
- 4. Area #4 Supporting Materials

- 8.2. 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 GS General Suburban to MH Middle Housing for approximately 1.05 acres being Lots 5-1 to 5-5 of the D.A. Smith Subdivision and generally located along Avenue A. Case #REZ2023-000026 (Note: Final action of this item will be considered at the July 27, 2023 City Council Meeting – Subject to change).

Sponsors: Matthew Ellis

Attachments:

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

9. Informational Agenda

- 9.1. Discussion of new development applications submitted to the City.

New Development Link: www.cstx.gov/newdev

- 9.2. Discussion of Minor / Amending Plats approved by staff:

- Aggieldand Business Park Phase 3D; Case #FPCO2023-000002
- Scott & White Healthcare Subdivision, Block 1, Lots 1R & 2R; Case #FPCO2022-000011

Sponsors: Jeff Howell, Jesse Dimeolo

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

- Thursday, July 13, 2023 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, July 20, 2023 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, July 27, 2023 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, August 3, 2023 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.

- 9.4. Presentation and discussion regarding an update on items heard:

- A rezoning of approximately 0.4 acres of land located at 1100 Dexter Drive South from GS General Suburban to MH Middle Housing. The Planning & Zoning Commission heard this item on May 18, 2023 and voted (6-0) to recommend denial. The City Council heard this item on June 12, 2023 and voted (6-0) to deny the request.
- An ordinance amendment regarding lot grading for residential property. The Planning & Zoning Commission heard this item on June 1, 2023 and voted (4-0) to recommend approval with direction that staff explore additional design professionals. The ordinance was amended based on P&Z direction and the City Council heard this item on June 12, 2023 and voted (6-0) to approve the request.

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

- Design Review Board Meeting ~ June 28, 2023 ~ Board Training
- Future Meetings(s): Design Review Board Meeting ~ July 14, 2023 ~ 11:00 a.m. ~ 1938 Executive Conference Room

10. 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.

11. 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 June 30, 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."