



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, November 16, 2017

7:00 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. There will not be separate discussion of these items. If any Commissioner desires to discuss an item on the Consent Agenda it will be moved to the Regular Agenda for further consideration.

4. Consent Agenda

- 4.1** [17-0699](#) Consideration, possible action, and discussion on Absence Requests from meetings.

Jane Kee ~ November 16, 2017

Attachments: [Jane Kee](#)

- 4.2** [17-0648](#) Consideration, possible action, and discussion to approve meeting minutes.

*October 19, 2017 ~ Workshop

*October 19, 2017 ~ Regular

Attachments: [October 19 2017 Workshop](#)
[October 19 2017 Regular](#)

- 4.3** [17-0676](#) Presentation, possible action, and discussion regarding a Development Plat for Equity Real Estate Subdivision consisting of one commercial

lot on approximately 2 acres, generally located at the northeast intersection of Wellborn Road and Navarro Drive. Case #DVPL2017-000007

Sponsors:

Hovde

Attachments:

[Staff Report](#)

[Vicinity, Aerial, and SAM](#)

[Application](#)

[Development Plat](#)

4.4 [17-0691](#)

Presentation, possible action, and discussion regarding a Preliminary Plan for Brewster Pointe consisting of 114 lots on approximately 34.5 acres generally located at 3451 Barron Cut-Off Road. Case #PP2017-000020

Sponsors:

Lazo

Attachments:

[Staff Report](#)

[Vicinity Map & Aerial](#)

[Application](#)

[Preliminary Plan Revised](#)

4.5 [17-0689](#)

Presentation, possible action, and discussion regarding a Final Plat for Summit Crossing Phase 3A consisting of 2.209 acres right-of-way dedication, and 0.227 acres Parkland Dedication on approximately 2.5 acres generally located north of Harvey Road and west of FM 158. Case #FP2016-000042

Sponsors:

Lazo

Attachments:

[Staff Report](#)

[Vicinity Map & Aerial](#)

[Application](#)

[Final Plat](#)

4.6 [17-0690](#)

Presentation, possible action, and discussion regarding a Final Plat for Summit Crossing Phase 3B consisting of 60 single-family lots, 1.715 acres right-of-way dedication, and 0.026 acres Parkland Dedication on approximately 7.3 acres generally located north of Harvey Road and west of FM 158. Case #FP2016-000043

Sponsors:

Lazo

Attachments:

[Staff Report](#)

[Vicinity & Aerial](#)

[Phase 3B Application](#)

[Phase 3B Final Plat](#)

- 4.7 [17-0662](#) Presentation, possible action, and discussion regarding a Preliminary Plan for Reese Cove Subdivision consisting of 7 residential lots on approximately 13 acres located at 11071 Favor Road, generally located at the north intersection of N. Dowling Road and Favor Road. Case #PP2017-000017

Sponsors:

Paz

Attachments:

[Staff Report](#)

[Vicinity Map & Aerial](#)

[Application](#)

[Preliminary Plan](#)

- 4.8 [17-0674](#) Presentation, possible action, and discussion regarding a Final Plat for University Heights Subdivision Phase 4 consisting of 18 multi-family lots on approximately 9 acres, generally located at the southwest intersection of Holleman Drive South and Kenyon Drive. Case #FP2016-000028

Sponsors:

Hovde

Attachments:

[Staff Report](#)

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

[Application](#)

[Final Plat](#)

- 4.9 [17-0694](#) Presentation, possible action, and discussion regarding a Final Plat for Pershing Pointe Villas Phase 1 consisting of 100 townhouse lots and 7 common areas on approximately 14.6 acres located at 4050 Holleman Drive South. Case #FP2017-000004

Sponsors:

Lazo

Attachments:

[Staff Report](#)

[Vicinity & Aerial](#)

[Final Plat Supporting Info \(Application\)](#)

[Final Plat](#)

Regular Agenda

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

6. [17-0695](#) Presentation, possible action, and discussion regarding a Final Plat for Tarrow Townhomes consisting of 11 residential lots on approximately 1.67 acres and one discretionary item for payment into the Sidewalk Fund located at 200 Tarrow Street, generally located west of the intersection of Tarrow Street and Autumn Circle, north of Chimney Hill

Subdivision, and immediately south of the City limit line. Case #FP2017-000014

Sponsors:

Lazo

Attachments:

[Staff Report](#)

[Vicinity & Aerial](#)

[Discretionary Request](#)

[Application](#)

[Final Plat](#)

7. [17-0696](#)

Presentation, possible action, and discussion regarding a Development Plat for The Ranch at Arrington consisting of one multi-family lot and 0.35 acres of right-of-way dedication on approximately 12 acres located at 1650 Arrington Road, generally located south of the intersection of South Oaks Drive and Arrington Road. Case #DVPL2017-000002

Sponsors:

Lazo

Attachments:

[Staff Report](#)

[Vicinity Map & Aerial](#)

[Waiver Request 1](#)

[Waiver Request 2](#)

[Waiver Request 3](#)

[Application](#)

[Plat](#)

8. [17-0683](#)

Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan - Future Land Use & Character Map from Business Park to Urban for approximately 11 acres generally located at 8822 Burges Lane and near the east intersection of State Highway 47 and Raymond Stotzer Parkway. Case #CPA2017-000015 (Note: Final action of this item will be considered at the December 14, 2017 City Council Meeting-Subject to change.)

Sponsors:

Paz

Attachments:

[WP 47 CPA - staff report](#)

[Background Information](#)

[Aerial](#)

[Application](#)

[Comp Plan Exhibit](#)

9. [17-0697](#)

Public hearing, presentation, possible action, and discussion regarding an ordinance amending Appendix A, "Unified Development

Ordinance,” Article 4 “Zoning Districts,” Section 12-4.2, “Official Zoning Map” of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from PDD Planned Development District and R Rural to PDD Planned Development District on approximately 11 acres at 8822 Burgess Lane and near the east intersection of State Highway 47 and Raymond Stotzer Parkway. Case #REZ2017-000024 (Note: Final action of this item will be considered at the December 14, 2017 City Council Meeting- Subject to change.)

Sponsors:

Paz

Attachments:

[47 REZ Staff Report](#)
[Background Information](#)
[SAM & Aerial](#)
[Application 1](#)
[Application 2](#)
[Rezoning Map](#)
[Concept Plan](#)

10. [17-0664](#)

Public hearing, presentation, possible action, and discussion regarding an ordinance amending Appendix “A”, “Unified Development Ordinance,” 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 PDD Planned Development District to PDD Planned Development District on approximately 2.2 acres being a portion of Lot 1, Block 1, Jackson Estates, Phase One, and being generally located at 3747 Rock Prairie Road. Case #REZ2017-000026 (Note: Final action of this item will be considered at the December 14, 2017 City Council Meeting- Subject to change.)

Sponsors:

Helton

Attachments:

[Staff Report](#)
[Background Information](#)
[Vicinity, SAM & Aerial](#)
[Application](#)
[Rezoning Map](#)
[Conceptual Plan](#)
[Landscape Plan](#)
[Jackson Hole Site Photos](#)

11. [17-0666](#)

Public hearing, presentation, possible action, and discussion regarding an ordinance amending Appendix A, “Unified Development Ordinance,” Section 2.2 “Planning & Zoning Commission”, Section 2.8

“Administrator”, Section 2.12 “Summary of Review Authority”, Section 3.2 “General Approval Procedures”, and Section 3.4 “Plat Review” related to the review authority and processing of preliminary plans. Case #ORDA2017-000012 (Note: Final action on this item will be considered at the December 14, 2017 City Council meeting - subject to change.)

Sponsors:

Simms

Attachments:

[P&Z Memo](#)

[Sec 2.2. Redlined](#)

[Sec 2.8. Redlined](#)

[Sec 2.12 Redlined](#)

[Sec 3.2 Redlined](#)

[Section 3.4 Redlined](#)

12. [17-0677](#)

Public hearing, presentation, possible action, and discussion regarding an ordinance amending Section 9.2 “Nonconforming Uses”, Section 9.3 “Nonconforming Structures”, and Section 7.10.C.4 “Building Materials” of the Code of Ordinances of the City of College Station, Texas to permit increased flexibility for non-conforming uses and structures. Case #ORDA2017-000013 (Note: Final action on this item will be considered at the December 14, 2017 City Council meeting - subject to change.)

Sponsors:

Golbabai

Attachments:

[Memo](#)

[UDO Amendment Sec. 9.2, 9.3](#)

[UDO Redline Sec. 7.10.C.4](#)

13. [17-0681](#)

Public hearing, presentation, possible action, and discussion regarding an ordinance amending the College Station Comprehensive Plan by amending the Thoroughfare Plan and the Bicycle, Pedestrian, and Greenways Master Plan to incorporate revisions related to the Bryan/College Station Metropolitan Planning Organization 2050 Thoroughfare Concept and other City-initiated changes and clean up items. Case #CPA2017-000019 (Note: Final action of this item will be considered at the November 20, 2017 City Council meeting- subject to change.)

Sponsors:

Schubert

Attachments:

[Memo](#)

[MPO 2050 Thoroughfare Concept](#)

[Typical Thoroughfare Cross Sections](#)

[Existing and Proposed Thoroughfare Plan](#)

[Existing and Proposed Bicycle Facilities](#)

[Existing and Proposed Pedestrian Facilities](#)

[Spreadsheet List of Proposed Amendments](#)

14. [17-0680](#)

Public hearing, presentation, possible action, and discussion regarding an ordinance amending Appendix A, "Unified Development Ordinance," Section 1.6, "Relationship to the Comprehensive Plan," of the Code of Ordinances of the City of College Station, Texas to recognize locational flexibility to ensure consistency among various City master plan components and clarify that plan depictions may be updated as development occurs. Case #ORDA2017-000015 (Note: Final action of this item will be considered at the November 20, 2017 City Council meeting- subject to change.)

Sponsors:

Schubert

Attachments:

[Memo](#)

[Ordinance Redline](#)

15. 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.

16. 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.

APPROVED

City Manager

I certify that the above Notice of Meeting was posted at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on November 13, 2017 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."