



College Station, TX

Meeting Agenda
Planning and Zoning Commission
1101 Texas Ave, College Station, TX 77840
Internet: <https://us06web.zoom.us/j/82263295691>
Phone: 888 475 4499 and Webinar ID: 822 6329 5691

The City Council may or may not attend this meeting.

July 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. July 6 2023

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

5. Regular Agenda

5.1. Presentation, discussion, and possible action regarding waiver requests to the Unified Development Ordinance Section 8.3.G, 'Blocks,' Section 8.3.K 'Sidewalks,' and Section 8.3.J 'Access Ways' and presentation, discussion, and possible action regarding a Preliminary Plan for Lakeside at Millican Reserve Subdivision on approximately 123 acres, generally located on

Millican Creek Trail north of FM 2154 in the College Station Extraterritorial Jurisdiction. Case #PP2022-000013

Sponsors: Jesse Dimeolo

Attachments:

1. Staff Report
2. Waiver Request
3. Block Exhibit
4. Applicants Supporting Information
5. Millican Reserve Development Plan
6. Vicinity, Aerial, and Small Area Maps
7. Preliminary Plan

- 5.2. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A “Unified Development Ordinance,” Article 1 “General Provisions,” Article 2 “Development Review Bodies,” Article 3 “Development Review Procedures,” Article 4 “Zoning Districts,” Article 5 “District Purpose Statements and Supplemental Standards,” Article 6 “Use Regulations,” Article 7 “General Development Standards,” Article 8 “Subdivision Design and Improvements,” Article 9 “Nonconformities,” Article 10 “Enforcement,” and Article 11 “Definitions,” of the Code of Ordinances of the City of College Station, Texas, regarding formatting and content edits to the Unified Development Ordinance. Case# ORDA2022-000011. (Note: Final action on this item is scheduled for the August 10, 2023 City Council Meeting – subject to change.)

Sponsors: Matthew Ellis

Attachments:

1. UDO Clean-up Redlines
2. UDO Clean-up Clean

- 5.3. Public Hearing, presentation, discussion, and possible action regarding amendments to the Unified Development Ordinance Sections 5.8.B Northgate Districts, 7.2 General Provisions, and 7.3 Off-Street Parking Standards to modify off-street parking and bicycle parking requirements. Case# ORDA2023-000003. (Note: Final action on this item is scheduled for the August 10 City Council Meeting – subject to change.)

Sponsors: Jesse Dimeolo

Attachments:

1. Section 5.8. - Redlines
2. Section 7.2 - Redlines
3. Section 7.3 - Redlines

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:

- Indian Oaks, Block 1, Lot 6R-1 & 7R ~ Case #FP2022-000039
- 7-11 Ranch, Phase 2, Lot 106-R ~ Case #FPCO2022-000009

Sponsors: Jeff Howell

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

- 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.
- Thursday, August 10, 2023 ~ City Council Meeting ~ Council Chambers ~ Open Meeting

- Thursday, August 17, 2023 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.

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

- Design Review Board Meeting ~ July 14, 2023 ~ Waiver to the Unified Development Ordinance Section 7.10.C.3.a "Horizontal Façade Articulation" for 1500 Holleman Drive East

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 July 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."