



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 21, 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

[19-0627](#)

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

*November 7, 2019

Attachments:

[November 7 2019](#)

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 [19-0628](#) Discussion of Minor and Amending Plats approved by Staff.
*Final Plat ~ Minor Plat ~ Greek Village Phase 1, Block 3, Lot 1R ~ Case #FP2019-000023

Sponsors:

Gray

- 6.3 [19-0637](#) Presentation and discussion regarding the Planning and Zoning Commission 2019 Plan of Work.

Sponsors:

Hovde

Attachments:

[2019 Plan of Work](#)

- 6.4 [19-0629](#) Presentation and discussion regarding the P&Z Calendar of Upcoming Meetings:
*Monday, November 25, 2019 ~ City Council Meeting ~ Council Chambers ~ Workshop 5:00 P.M. & Regular 6:00 P.M. (Liaison - Osborne)
*Thursday, December 5, 2019 ~ P&Z Meeting ~ Council Chambers ~ 6:00 P.M.
*Tuesday, December 10, 2019 ~ City Council Meeting ~ Council Chambers ~ Workshop 5:00 P.M. & Regular 6:00 P.M. (Liaison - Mather)
*Thursday, December 19, 2019 ~ P&Z Meeting ~ Council Chambers ~ 6:00 P.M.

- 6.5 [19-0630](#) Presentation and discussion regarding an update on the following items:
*A Rezoning from R Rural to SC Suburban Commercial and NAP Natural Areas Protected on approximately 1.6 acres located at the intersection of Graham Road and Longmire Drive. The Planning & Zoning Commission heard this item on October 3, 2019, and voted (6-0) to recommend approval. The City Council heard this item on November 14, 2019, and voted (7-0) to approve the request.
*A Comprehensive Plan Amendment from Urban to General Commercial on approximately three acres located on the south side of Harvey Mitchell Parkway South. The Planning & Zoning Commission heard this item on October 17, 2019, and voted (5-0) to recommend approval. The City Council heard this item on November 14, 2019, and voted (7-0) to approve the request.
*A Rezoning from T Townhouse to GC General Commercial with OV Corridor Overlay on approximately 2.3 acres located on the south side of Harvey Mitchell Parkway South. The Planning & Zoning Commission heard this item on October 17, 2019, and voted (5-0) to recommend

approval. The City Council heard this item on November 14, 2019, and voted (7-0) to approve the request.

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

7. [19-0592](#) Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Chapter 12, "Unified Development Ordinance," 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 for approximately 3 acres being a portion of Jackson Estates Phase One, Block 1, Lot 1 generally located southwest of the intersection of Rock Prairie Road West and Holleman Drive South. Case #REZ2019-000011 (Note: Final action on this item is scheduled for the November 25, 2019 City Council meeting - subject to change).

Sponsors:

Broadnax

Attachments:

[Staff Report](#)

[Background Information](#)

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

[Rezoning Exhibit](#)

[Applicant's Supporting Information](#)

[Concept Plan](#)

[Landscape Plan](#)

8. [19-0611](#) Public Hearing, presentation, discussion, and possible action regarding an ordinance amending the Comprehensive Plan Future Land Use and Character Map from Suburban Commercial to General Commercial for approximately 1.8 acres, for the property located at 12925 and 12965 FM 2154. Case #CPA2019-000008 (Note: Final action of this item will be considered at the December 10, 2019 City Council Meeting - Subject to change.)

Sponsors:

Lazo

Attachments:

[Staff Report](#)

[Background Information](#)

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

[Comprehensive Plan Amendment Exhibit](#)

[Applicant Supporting Information](#)

[Comprehensive Plan Amendment Map](#)

9. [19-0615](#) Public Hearing, presentation, discussion and possible action 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 C-3 Light Commercial and R Rural to SC Suburban Commercial and GC General Commercial on approximately 1.5 acres of land, located at 12965 FM 2154. Case #REZ2019-000015 (Note: Final action of this item will be considered at the December 10, 2019 City Council Meeting - Subject to change.)

Sponsors:

Lazo

Attachments:

[Staff Report](#)

[Background Information](#)

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

[Rezoning Exhibit](#)

[Applicant Supporting Information](#)

[Rezoning Map](#)

10. [19-0612](#) Public Hearing, presentation, discussion, and possible action regarding the annexation of approximately four acres on the southwest side of the City, generally located on the east side of Wellborn Road between Barron Cut-Off Road and McCullough Road. Case #ANNX2019-000002 (Note: Final action of this item will be considered at the December 10, 2019 City Council Meeting - Subject to change.)

Sponsors:

Hitchcock

Attachments:

[Memo](#)

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

[Draft Annexation Service Agreement](#)

11. [19-0614](#) Public Hearing, presentation, discussion and possible action regarding the Annual Review of the Comprehensive Plan and the Annual Review of the Unified Development Ordinance. (Note: Final action of this item will be considered at the December 10, 2019 City Council meeting-subject to change.)

Sponsors:

Hovde

Attachments:

[P&Z Memo](#)

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 November 15, 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."