



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, December 5, 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

- 4.1 [19-0665](#) Consideration, discussion and possible action to approve meeting absences.

*Casey Oldham ~ December 5, 2019

Attachments: [Casey Oldham](#)

- 4.2 [19-0653](#) Consideration, discussion and possible action to approve meeting minutes.

*November 21, 2019

Attachments: [November 21 2019](#)

- 4.3 [19-0648](#) Presentation, discussion, and possible action regarding a Final Plat for Midtown City Center Phase 301 on approximately 14.3 acres,

generally located on the east side of Town Lake Drive, approximately 100 feet south of McQueeney Drive. Case #FPCO2019-000021

Sponsors:

Chafin

Attachments:

[Staff Report](#)

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

[Final Plat](#)

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 [19-0645](#) Presentation and discussion regarding the Planning and Zoning Commission 2019 Plan of Work.

Sponsors:

Golbabai

Attachments:

[2019 Plan of Work](#)

6.3 [19-0647](#) Presentation, discussion and possible action regarding the proposed Neighborhood Conservation Overlay (NCO) Process Handbook.

Sponsors:

Broadnax and Constantino

Attachments:

[Memo](#)

[Neighborhood Conservation Overlay Process Handbook](#)

[NCO Process Timeline](#)

[Proposed future NCO amendments](#)

6.4 [19-0654](#) Presentation and discussion regarding the P&Z Calendar of Upcoming Meetings:

*Tuesday, December 10, 2019 ~ City Council Meeting ~ Council Chambers ~ Workshop 5:00 P.M. & Regular 6:00 P.M. (Liaison - Osborne)

*Thursday, December 19, 2019 ~ P&Z Meeting ~ Council Chambers ~ 6:00 P.M.

*Thursday, January 2, 2019 ~ P&Z Meeting ~ Council Chambers ~ 6:00 P.M.

*Thursday, January 9, 2019 City Council Meeting ~ Council Chambers ~ Workshop 5:00 P.M. & Regular 6:00 P.M. (Liaison - Cunha)

6.5 [19-0657](#) Presentation and discussion regarding an update on the following

items:

*A Rezoning for approximately three acres located at the southwest intersection of Rock Prairie Road West and Holleman Drive South from PDD Planned Development District and R Rural to PDD Planned Development District. The Planning & Zoning Commission heard this item on November 21, 2019, and voted (6-0) to recommend approval. The City Council heard this item on November 25, 2019, and voted (5-0) to approve the request.

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

7. [19-0643](#) 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 O Office and D Duplex to GC General Commercial on approximately 1.1 acres of land recorded as College Heights Addition Block C, Lots 1-6 and public alley. Case # REZ2019-000014 (Note: Final action of this item will be considered at January 9, 2020 City Council Meeting - Subject to change.)

Sponsors:

Hovde

Attachments:

[Staff Report](#)

[Background Information](#)

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

[Rezoning Exhibit](#)

[Applicant's Supporting Information](#)

[Rezoning Map](#)

8. 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.

9. 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 27, 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."