



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 7, 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** [17-0702](#) Consideration, possible action, and discussion on Absence Requests from Meetings.

*Casey Oldham ~ December 7, 2017

*Bill Mather ~ December 7, 2017

Attachments:

[Casey Oldham](#)

[Bill Mather](#)

- 4.2** [17-0713](#) Consideration, possible action, and discussion to approve meeting minutes.

*November 16, 2017 ~ Workshop

*November 16, 2017 ~ Regular

Sponsors:

Hejny

Attachments: [November 16 2017 Workshop](#)
 [November 16 2017 Regular](#)

- 4.3 [17-0722](#) Presentation, possible action, and discussion regarding a Preliminary Plan for Southern Pointe Subdivision consisting of 1,994 single-family lots, two commercial lots, one urban lot, a school, proposed fire station site, and parkland lots on approximately 553 acres located at 17529 State Highway 6 South, generally located north of Peach Creek Cut-Off Road and west of Pipeline Road in the City's Extraterritorial Jurisdiction, more generally known as Texas World Speedway. Case #PP2017-000011

Sponsors: Paz

Attachments: [Application](#)
 [Staff Report - Southern pointe](#)
 [SAM & Aerial](#)
 [Phasing Exhibit](#)
 [Preliminary Plan](#)

- 4.4 [17-0703](#) Presentation, possible action, and discussion regarding a Preliminary Plan for Aggieland Business Park consisting of 24 lots on approximately 50 acres generally located west of the intersection of Dynasty Drive and FM 60 Raymond Stotzer Parkway, in the City's Extraterritorial Jurisdiction. Case #PP2017-000023

Sponsors: Thomas

Attachments: [Staff Report](#)
 [Vicinity Map & Aerial](#)
 [Application](#)
 [Preliminary Plan](#)

- 4.5 [17-0707](#) Presentation, possible action, and discussion regarding a Development Plat for The Dairy Barn Subdivision consisting of one residential lot on approximately 1 acre located at 17801 FM 2154 in the City's Extraterritorial Jurisdiction. Case # DVPL2017-000006

Sponsors: Broadnax

Attachments: [Staff Report](#)
 [Vicinity Map, Aerial, and Small Area Map](#)
 [Application](#)
 [Plat](#)

- 4.6 [17-0708](#) Presentation, possible action, and discussion regarding a Preliminary Plan for JHW Commercial Addition consisting of two commercial lots on approximately two acres located at 100 Graham Road. Case #

PP2017-000019

Sponsors:

Broadnax

Attachments:

[Staff Report](#)

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

[Application](#)

[Preliminary Plan](#)

4.7 [17-0709](#)

Presentation, possible action, and discussion regarding a Final Plat for Indian Lakes Phase 33 consisting of 11 estate lots on 20.54 acres located on the south side of Anasazi Bluff Drive in the College Station Extraterritorial Jurisdiction. Case #FP2017-000026

Sponsors:

Helton

Attachments:

[Staff Report](#)

[Vicinity, Aerial & SAM](#)

[Application](#)

[Final Plat](#)

Regular Agenda

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

6. [17-0725](#)

Public hearing, presentation, possible action, and discussion 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 boundaries from R Rural to GC General Commercial and NAP Natural Areas Protected on approximately 2.259 acres of land located at 4075 State Highway 6 South. Case # REZ2017-000029 (Note: Final action of this item will be considered at the January 11, 2018 City Council meeting - subject to change).

Sponsors:

Lazo

Attachments:

[Staff Report](#)

[Background Information](#)

[Vicinity Aerial & SAM](#)

[Application](#)

[Rezoning Map](#)

7. [17-0704](#)

Public hearing, presentation, possible action, and discussion 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 boundaries from R-4 Multi-Family to GC General Commercial for approximately 5 acres located at 3635 Kenyon Drive generally located between Paloma Ridge Drive and Kenyon Drive along Holleman Drive South. Case # REZ2017-000030 (Note: Final action of this item will be considered at the January 11, 2018 City Council meeting - subject to change).

Sponsors:

Thomas

Attachments:

[Staff Report](#)

[University Heights Background Info](#)

[Vicinity, Aerial & SAM](#)

[Application](#)

[Rezoning Map](#)

8. [17-0710](#)

Public hearing, presentation, possible action, and discussion 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 boundaries from O Office to PDD Planned Development District on approximately 1.47 acres being a portion of Lot 1R, Block 3, Spring Creek Gardens Subdivision Phase 3, and being generally located at 4320 Decatur Drive. Case #REZ2017-000025 (Note: Final action of this item will be considered at the January 11, 2018 City Council meeting- subject to change.)

Sponsors:

Helton

Attachments:

[Staff Report](#)

[Background Information](#)

[Vicinity, Aerial & SAM](#)

[Application](#)

[Zoning Map](#)

[PDD Concept Plan](#)

[Bulk Variance List](#)

9. 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.

10. 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 December 1, 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."