



College Station, TX

Meeting Agenda

Planning and Zoning Commission

1101 Texas Ave, College Station, TX 77840

Internet: www.microsoft.com/microsoft-teams/join-a-meeting

Meeting ID: 257 325 334 510 | Passcode: iAGMTc

Phone: 833-240-7855 | Phone Conference: 771 141 369#

The City Council may or may not attend this meeting.

September 7, 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. August 17 2023

3.2. Presentation, discussion, and possible action regarding a Final Plat for Midtown Reserve Subdivision Phases 109 and 112 on approximately 19.5 acres, located generally on the south side of Rock Prairie Road, across from Harris Drive. Case #FP2022-000010

Sponsors: Jesse Dimeolo

Attachments:

1. Staff Report
2. Vicinity, Aerial, and Small Area Maps
3. Final Plat

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 waivers to the Unified Development Ordinance Section 8.3.G.2 'Blocks' and Unified Development Ordinance Section 8.3.J 'Access Ways', and presentation, discussion, and possible action regarding a final plat for Woodway West Phase 1 Subdivision Lot 1R, Block 2 being a replat of Woodway West Phase 1 Subdivision Lot 1, Block 2 on approximately 28.949 acres, generally surrounded by Holleman Drive West, Marion Pugh Drive, Luther Street West and Jones Butler Road. Case #FP2023-000009

Sponsors: Robin Macias

Attachments:

1. Staff Report
2. Vicinity, Aerial, and Small Area Map
3. Final Plat
4. Subdivision Waiver Request
5. Applicant's Supporting Information

- 5.2. Public Hearing, presentation, discussion, and possible action 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 boundary from GS General Suburban to GS General Suburban and ROO Restricted Occupancy Overlay on approximately 48.31 acres of land, being 103 lots within Southwood Sections 1; 2; 2A; 6; 7; 9; and 10 Subdivisions and Camelot Addition Section 2 Subdivision, generally located between Southwest Parkway and Guadalupe Drive. Case #REZ2023-000061 (Note: Final action of this item will be considered at the September 14, 2023 City Council meeting – Subject to change).

Sponsors: Gabriel Schrum

Attachments:

1. Vicinity, Aerial, and Small Area Map
2. Rezoning Map
3. Background Information
4. Future Land Use Map
5. Original Subdivision Plats
6. Applicant's Supporting Information
7. Petition Committee Members
8. Neighborhood Meeting Materials
9. Petition Signatures

- 5.3. Public Hearing, presentation, discussion, and possible action 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 boundary from D Duplex to MF Multi-Family for approximately 0.35 acres located at Lincoln Place Phase 2, Block C, Lot 22, generally located at 710 Vassar Court. Case #REZ2023-000063 (Note: Final action of this item will be considered at the September 14, 2023 City Council Meeting – Subject to change).

Sponsors: Jesse Dimeolo

Attachments:

1. Vicinity, Aerial, and Small Area Map
2. Rezoning Exhibit
3. Background Information
4. Applicant's Supporting Information
5. Rezoning Map
6. Future Land Use Map

- 5.4. Public Hearing, presentation, discussion, and possible action 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 boundary from M-1 Light Industrial to SC Suburban Commercial for approximately 0.9663 acres located at 1601 Sebesta Road, generally located on the north side of Sebesta Road across from Foxfire Drive. Case #REZ2023-000065 (Note: Final action of this item will be considered at the September 28, 2023 City Council Meeting – Subject to change).

Sponsors: Anthony Armstrong

- Attachments:
1. Vicinity, Aerial, and Small Area Map
 2. Future Land Use Map
 3. Rezoning Map
 4. Rezoning Exhibit
 5. Background Information
 6. Applicant's Supporting Information

- 5.5. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Article 5.2 "Residential Zoning District Dimensional Standards," Article 7.3 "Off-Street Parking Standards," and Article 7.4 "Access Management and Circulation," of the Code of Ordinances of the City of College Station, Texas, regarding parking and access standards for developments in the MH Middle Housing zoning district. Case #ORDA2023-000005. (Note: Final action on this item is scheduled for the September 14, 2023 City Council Meeting – subject to change.)

Sponsors: Michael Ostrowski

- Attachments:
1. Sec. 5.2. Residential Zoning District Dimensional Standards redlines
 2. Sec. 7.3. Off-Street Parking Standards redlines
 3. Sec. 7.4. Access Management and Circulation redlines

- 5.6. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Section 1.10 "Transitional Provisions," Section 4.1 "Establishment of Districts," Section 5.10 "Overlay Districts," and Section 6.3 "Types of Use" of the Code of Ordinances of the City of College Station, Texas, for the creation of the HOO High Occupancy Overlay. Case #ORDA2023-000004. (Note: Final action on this item is scheduled for the September 14, 2023 City Council Meeting – subject to change.)

Sponsors: Michael Ostrowski

- Attachments:
1. Section 1.10 Transitional Provisions redlines
 2. Section 4.1 Establishment of Districts redlines
 3. Section 5.10 Overlay Districts redlines
 4. Section 6.3 Types of Use redlines

- 5.7. Presentation, discussion, and possible action on the PDS Plan of Work.

Sponsors: Michael Ostrowski

- Attachments:
1. PDS Plan of Work FY2023
 2. Draft PDS Plan of Work FY2024

6. Informational Agenda

- 6.1. Discussion of new development applications submitted to the City.
New Development Link: www.cstx.gov/newdev
- 6.2. Presentation and discussion on MH Middle Housing rezoning requests.

Sponsors: Michael Ostrowski

Attachments: None

6.3. Presentation and discussion regarding an update on items heard:

- A rezoning of approximately 0.4 of an acre of land located at 217 Richards Street from GC General Commercial to GS General Suburban. The Planning & Zoning Commission heard this item on August 3, 2023 and voted (5-1) to recommend approval. The City Council heard this item on August 24, 2023 and voted (7-0) to approve the request.
- A rezoning of approximately 33 acres of land located at 5900 Rock Prairie Road from PDD Planned Development District to PDD Planned Development District. The Planning & Zoning Commission heard this item on August 17, 2023 and voted (5-0) to recommend approval. The City Council heard this item on August 24, 2023 and voted (7-0) to approve the request.
- A rezoning of approximately 0.09 of an acre of land located at 213 Holleman Drive East from GC General Commercial to WPC Wolf Pen Creek. The Planning & Zoning Commission heard this item on August 17, 2023 and voted (5-0) to recommend approval. The City Council heard this item on August 24, 2023 and voted (7-0) to approve the request.
- A conditional use permit for ground-floor multi-family on approximately 1 acre of land located at 213 Holleman Drive East. The Planning & Zoning Commission heard this item on August 17, 2023 and voted (5-0) to recommend approval. The City Council heard this item on August 24, 2023 and voted (7-0) to approve the request.

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

- Thursday, September 14, 2023 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, September 21, 2023 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, September 28, 2023 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, October 5, 2023 ~ P&Z Meeting ~ Council Chambers 6:00 p.m.
- Thursday, October 19, 2023 ~ P&Z Meeting ~ for discussion

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

- None

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 September 1, 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."