



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 21, 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** [17-0754](#) Consideration, possible action, and discussion to approve meeting minutes.

*December 7, 2017 ~ Workshop

*December 7, 2017 ~ Regular

Sponsors:

Hejny

Attachments:

[December 7 2017 Workshop](#)

[December 7 2017 Regular](#)

- 4.2** [17-0760](#) Presentation, possible action, and discussion regarding a Final Plat for Creek Meadows Section 7, Phase 4 consisting of 32 lots and 1 common area on approximately 8.95 acres generally located northeast of the intersection of Greens Prairie Trail and Creek Meadow Boulevard. Case #FP2017-000001

Sponsors:

Gray

Attachments:

[Staff report](#)

[Vicinity Map and Aerial](#)

[Final Plat Application](#)

[Final Plat](#)

4.3 [17-0761](#)

Presentation, possible action, and discussion regarding a Final Plat for Creek Meadows Section 1C, Phase 2 consisting of 30 single-family lots and 3 common areas on approximately 8.9-acres generally located north of the intersection of Greens Prairie Road and Creek Meadows Boulevard North. Case #FP2017-000006

Sponsors:

Gray

Attachments:

[Staff report](#)

[Vicinity Map and Aerial Map](#)

[Application](#)

[Final Plat](#)

4.4 [17-0762](#)

Presentation, possible action, and discussion regarding a Final Plat for Creek Meadows Section 1C, Phase 4 consisting of 30 single-family lots on approximately 5.6-acres generally located northeast of the intersection of Greens Prairie Road and Creek Meadows Boulevard North. Case #FP2017-000008

Sponsors:

Gray

Attachments:

[Staff Report](#)

[Vicinity Map and Aerial](#)

[Application](#)

[Final Plat](#)

4.5 [17-0755](#)

Presentation, possible action, and discussion regarding a Final Plat for Brewster Pointe Subdivision Phase 1 consisting of 67 single-family lots and 3 common areas on approximately 20 acres located at 3451 Barron Cut-Off Road. Case #FP2016-000038

Sponsors:

Lazo

Attachments:

[Brewster Pointe](#)

[Application](#)

[Final Plat](#)

4.6 [17-0747](#)

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 & Small Area Map](#)

[Application](#)

[PP2017-000019 Preliminary Plan](#)

4.7 [17-0749](#)

Presentation, possible action, and discussion regarding a Preliminary Plan for Carter Creek Condos consisting of one lot on approximately 5.95 acres located at 1451 Associates Avenue. Case #PP2017-000021

Sponsors:

Broadnax

Attachments:

[Staff Report](#)

[Application](#)

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

[Copy of Preliminary Plan](#)

Regular Agenda

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

6. [17-0756](#)

Public hearing, presentation, possible action, and discussion regarding an ordinance amendment to Appendix A, "Unified Development Ordinance", Section 9.2 "Nonconforming Uses", Section 9.3 "Nonconforming Structures", and Section 7.10.C.4 "Building Materials" of the Code of Ordinances of the City of College Station, Texas to permit increased flexibility for non-conforming uses and structures. Case# ORDA2017-000013 (Note: Final action on this item will be considered at the January 11, 2018 City Council meeting - subject to change.)

Sponsors:

Golbabai

Attachments:

[Memo](#)

[UDO UDO Amendment Sec. 9.2, 9.3](#)

[UDO Amendment Sec. 7.10.C.4](#)

7. [17-0706](#)

Public hearing, presentation, possible action, and discussion regarding the 2017 Annual Review of the Comprehensive Plan and the Annual Review of the Unified Development Ordinance.

Sponsors:

Hovde and Paz

Attachments:

[P&Z Memo](#)

[Comp Plan and UDO Review 2017](#)

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 December 15, 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."