



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 21, 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. September 7 2023

3.2. Presentation, discussion, and possible action regarding a Final Plat for Easton Subdivision Block 1, Lots 1 and 2 on approximately .24 acres, located at 111 Sterling Street. Case #FP2023-000006

Sponsors: Jesse Dimeolo

Attachments: 1. Staff Report
2. Vicinity, Aerial, and Small Area Map
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 waiver requests to the Unified Development Ordinance Section 8.4.A. 'Reserved Strips and Tracts Prohibited', Section 8.4.C.3.b. 'Street Projections', Section 8.4.C.7. 'Cul-de-sac', Section 8.4.E.1. 'Blocks', and presentation, discussion, and possible action regarding a Preliminary Plan for Arrowhead Village Phase 1-3 on approximately 46.6 acres of land, generally located south of the intersection of Arrington Road and Harper's Ferry Road. Case #PP2023-000009.

Sponsors: Jeff Howell

Attachments:

1. Staff Report
2. Waiver Request
3. Applicants Supporting Information
4. Vicinity Map, Aerial, and Small Area Map
5. Preliminary Plan

- 5.2. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending the Comprehensive Plan to adopt the Northeast Gateway Redevelopment Plan, to amend the planning areas description within Chapter 2. Distinctive Places, to amend the Comprehensive Plan – Planning Areas Map, to amend the Comprehensive Plan – Future Land Use & Character Map, to amend the Comprehensive Plan – Functional Classification & Context Class Map, and to amend associated maps in the Bicycle, Pedestrian, and Greenways Master Plan including the Proposed Bicycle Facilities Map and the Proposed Pedestrian Facilities Map. Case #CPA2023-000001. (Note: Final action on this item is scheduled for the September 28, 2023, City Council Meeting – subject to change.)

Sponsors: Matthew Ellis

Attachments:

1. Northeast Gateway Redevelopment Plan
2. Chapter 2. Distinctive Places Redlines
3. Chapter 2. Distinctive Places, from the Comprehensive Plan
4. Planning Areas Map, from the Comprehensive Plan
5. Future Land Use & Character Map, from the Comprehensive Plan
6. Functional Classification & Context Class Map, from the Comprehensive Plan
7. Proposed Bicycle Facilities Map, from the Bicycle, Pedestrian, and Greenways Master Plan
8. Proposed Pedestrian Facilities Map, from the Bicycle, Pedestrian, and Greenways Master Plan

- 5.3. Presentation, discussion, and possible action on the Planning and Development Services Department's Plan of Work.

Sponsors: Michael Ostrowski

Attachments:

1. PDS Plan of Work FY2023
2. 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 0.35 of an acre of land located at 710 Vassar Court from D Duplex to MF Multi-Family. The Planning & Zoning Commission heard this item on September 7, 2023 and voted (7-0) to recommend approval. The City Council heard this item on September 14, 2023 and voted (7-0) to approve the request.
- A rezoning of approximately 48 acres of land located in the Greater Southwood area creating a Restricted Occupancy Overlay. The Planning & Zoning Commission heard this item on September 7, 2023 and the vote to recommend approval failed (3-4). The City Council heard this item on September 14, 2023 and voted (6-1) to approve the request.
- An ordinance amendment regarding parking and access standards for developments in the MH Middle Housing zoning district. The Planning & Zoning Commission heard this item on September 7, 2023 and voted (7-0) to recommend approval. The City Council heard this item on September 14, 2023 and voted (7-0) to approve the request.
- An ordinance amendment creating a High Occupancy Overlay. The Planning & Zoning Commission heard this item on September 7, 2023 and voted (7-0) to recommend approval. The City Council heard this item on September 14, 2023 and voted (7-0) to approve the request.

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

- 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 12, 2023 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, October 19, 2023 ~ P&Z Meeting ~ Cancelled

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 18, 2023 at 11:00 a.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."