



College Station, TX

Meeting Agenda

Planning and Zoning Commission

1101 Texas Avenue, 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.

October 5, 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 21 2023

3.2. Presentation, discussion, and possible action regarding a Final Plat for Indian Lakes Subdivision Phase XL on approximately 26.549 acres, generally located east of the intersection of Chaco Canyon Drive and Winema Trail in the City of College Station Extraterritorial Jurisdiction (ETJ). Case #FP2022-000011

Sponsors: Jeff Howell

Attachments:

1. Staff Report
2. Vicinity Map, 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 8.3.G.2 'Blocks', Section 8.3.J.3 'Access Ways,' and presentation, discussion, and possible action regarding a Preliminary Plan for Midtown Reserve and Midtown City Center Subdivision on approximately 250 acres of land, generally located east of the Medical District, between Rock Prairie Road and Midtown Drive. Case #PP2023-000011.

Sponsors: Jesse Dimeolo

- Attachments:
1. Staff Report
 2. Waiver Request
 3. Block Length Waiver Exhibit
 4. Access Way Waiver Exhibit
 5. Applicants Supporting Information
 6. Vicinity Map and Aerial
 7. Preliminary Plan

- 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 PDD Planned Development District for approximately 2.805 acres located at 1115 Anderson Street, generally located at the intersection of Anderson Street and Clement Street, east of Holleman Drive. Case #REZ2023-000010 (Note: Final action of this item will be considered at the October 26th, 2023 City Council Meeting – Subject to change).

Sponsors: Gabriel Schrum

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

- 5.3. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending the Comprehensive Plan to amend the Wellborn Community Plan, to amend the planning areas and future land use descriptions 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 #CPA2023-000002. (Note: Final action on this item is scheduled for the October 12, 2023, City Council Meeting – subject to change.)

Sponsors: Michael Ostrowski

- Attachments:
1. Wellborn District Plan
 2. Chapter 2. Distinctive Places Redlines
 3. Chapter 2. Distinctive Places
 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
- 5.4. 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 boundaries as follows:
- a. From MH Middle Housing or R-4 Multi-Family to MH Middle Housing and HOO High Occupancy Overlay or R-4 Multi-Family and HOO High Occupancy Overlay for approximately 2.85 acres being The Cooner Addition, Block 1, Lots 10-19, generally located along Cooner Street;
 - b. From D Duplex or MH Middle Housing to MH Middle Housing and HOO High Occupancy Overlay for approximately 4.6 acres being The Cooner Addition, Block 1, Lots 20-30, and Block 5, Lots 1-8, generally located along Cooner Street;
 - c. From D Duplex or MH Middle Housing to MH Middle Housing and HOO High Occupancy Overlay for approximately 5.4 acres being College Vista, Block E, Lots 1-14, Block F, Lots 1-10, Block G, Lots 1-5, Block H, Lots 1-3, 4R-5R, and 6-7, generally located along Live Oak Street and Ash Street;
 - d. From D Duplex or MH Middle Housing to MH Middle Housing and HOO High Occupancy Overlay for approximately 5.11 acres being University Oaks Phase 2, Block 5, Lots 1-13, 14R1-14R2, 15A1-15A2, 16A1-16A2, 21-23, 24A1-24A2, and 25R, generally located along Dominik Drive;
 - e. From MH Middle Housing to MH Middle Housing and HOO High Occupancy Overlay for approximately 4.66 acres being Little-Knight Addition, Lots 1-18, generally located along Aurora Court, and;
 - f. From GS General Suburban or MH Middle Housing to MH Middle Housing and HOO High Occupancy Overlay for approximately 23.62 acres being all of that certain tract or parcel of land lying and being situated in the Joseph E. Scott League, Abstract No. 50, and Crawford Burnett League, Abstract No. 7, in College Station, Brazos County, Texas, including all of the W.M. Sparks Subdivision as described by plat recorded in Volume 139, Page 261, and portions of West Park Addition and West Park 2nd Addition as described by plats recorded in Volume 102, Page 198 and Volume 128, Page 574, respectively, of the Deed Records of Brazos County, Texas, as well as subsequent replats of portions of these subdivisions in an area generally bounded by Luther Street, Montclair Avenue, Grove Street, and Maryem Street;

(Note: Final action on this item is scheduled for the October 26, 2023 City Council Meeting – subject to change.)

Sponsors: Michael Ostrowski, Jeff Howell, Matthew Ellis , Robin Macias, Gabriel Schrum

Attachments:

1. Area B1, Area B2, and Area D Supporting Materials
2. Area F-G-H Supporting Materials
3. Area J Supporting Materials
4. Area Y Supporting Materials

- 5.5. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Section 6.3 “Types of Use” of the Code of Ordinances of the City of College Station, Texas, for modifications to the shared housing use in the MH Middle Housing zoning district. (Note: Final action on this item is scheduled for the October 26, 2023 City Council Meeting – subject to change.)

Sponsors: Michael Ostrowski

Attachments: 1. Section 6.3 Types of Use redlines

- 5.6. 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 boundaries as follows:
- a. From GS General Suburban to MH Middle Housing and HOO High Occupancy Overlay for approximately 2.02 acres being Lincoln Place Phase 2, Block C, Lots 1-16 and 17R, generally located along Lincoln Avenue;
 - b. From D Duplex to MH Middle Housing and HOO High Occupancy Overlay for approximately 4.12 acres being Timber Ridge Addition Phase 1, Block 2, Lots 13-24, Block 3, Lots 12-22, generally located along University Oaks Boulevard;
 - c. From D Duplex to MH Middle Housing and HOO High Occupancy Overlay for approximately 6.71 acres being Parkway Plaza Phase 5, Block 1, Lots 1-15, Block 2, Lots 1-12, generally located along Pine Ridge Drive;
 - d. From GS General Suburban or D Duplex to MH Middle Housing and HOO High Occupancy Overlay for approximately 19.34 acres being Autumn Chase, Block 1, Lots 1-7, Brentwood Section Two, Block 4, Lots 1-30, Block 5, Lots 1-23, Block 6, Lots 1-4, and Brentwood Section Three Subdivision, generally located along Cornell Drive, Brentwood Drive, and Southwest Parkway;
 - e. From D Duplex to MH Middle Housing and HOO High Occupancy Overlay for approximately 5.8 acres being Ashford Square Subdivision Replat, Volume 3202, Page 61, generally located along Ashford Drive;
 - f. From D Duplex to MH Middle Housing and HOO High Occupancy Overlay for approximately 8.15 acres being Pecan Tree Estates Phase One Subdivision and Pecan Tree Estates Phase Two Subdivision, save and except 0.687 acres labeled “Park,” generally located along Oney Hervey Drive;
 - g. From GS General Suburban or T Townhouse to MH Middle Housing and HOO High Occupancy Overlay for approximately 28.4 acres being University Heights Phase 1 Subdivision, save and except Common Area 4, and University Heights Phase 2 and 3 Subdivision, generally bounded by Paloma Ridge Drive, Feather Run, Davidson Drive, and Holleman Drive South;
 - h. From R Rural to MH Middle Housing and HOO High Occupancy Overlay for approximately 8.8 acres being Las Palomas Subdivision, generally bounded by Abbate Road, Feather Run, Kenyon Drive, and Holleman Drive South;
 - i. From T Townhouse to MH Middle Housing and HOO High Occupancy Overlay for approximately 12.85 acres being The Barracks II Phase 111 Subdivision, and The Barracks II Phase 112, Block 38, Lots 1-24, Block 39, Lots 1-10, Common Area 13 and Parkland 12, generally bounded by Towers Parkway, Goldilocks Lane, and Cain Road;
 - j. From T Townhouse to MH Middle Housing and HOO High Occupancy Overlay for approximately 18.83 acres being Pershing Pointe Villas Phase 1 Subdivision, Volume 14370, Page 149, and Pershing Pointe Villas Phase 2A Subdivision, generally bounded by Deacon Drive West, Towers Parkway, Oak Crest, and Holleman Drive South, and;

- k. From GS General Suburban or T Townhouse to MH Middle Housing and HOO High Occupancy Overlay for approximately 55.49 acres being The Barracks Phase 1 Subdivision, The Barracks Phase 2 Subdivision, Williamsgate Phase 1 Subdivision, Buena Vida Subdivision, 12 at Rock Prairie Phase 1 Subdivision, 12 at Rock Prairie Phase 2 Subdivision, and 12 at Rock Prairie Phase 3 Subdivision, generally bounded by Rock Prairie Road West, Towers Parkway, Deacon Drive West, and General Parkway;

(Note: Final action on this item is scheduled for the October 26, 2023 City Council Meeting – subject to change.)

Sponsors: Michael Ostrowski, Jeff Howell, Matthew Ellis , Robin Macias, Jesse Dimeolo, Gabriel Schrum

Attachments:

1. Area E Supporting Materials
2. Area I Supporting Materials
3. Area M Supporting Materials
4. Area P-Q-R-S-T Supporting Materials
5. Area W Supporting Materials
6. Area Z Supporting Materials
7. Area HH and Area II Supporting Materials
8. Area JJ-KK, Area LL, and Area MM Supporting Materials

- 5.7. 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 boundaries as follows:

- a. From GS General Suburban or T Townhouse to MH Middle Housing for approximately 15.5 acres being The Dobrovolny Subdivision and Holleman Ridge Subdivision, generally bounded by Anderson Street, Holleman Drive, and Charles Court;
- b. From GS General Suburban or T Townhouse to MH Middle Housing for approximately 9.73 acres being Lemon Tree Addition, Block 1, Lots 1-11, Block 2, Lot 1, Block 3, Lots 1-11, and Parkway Plaza Phase 4, Block 3, Lots 1-14, Block 4, Lots 1-9, generally bounded by Anderson Street, Cedar Run, and Lemon Tree Lane;
- c. From D Duplex to MH Middle Housing for approximately 7.03 acres being Brentwood Section Five, Block 1, Lots 1-16 and Block 4, Lots 1-11, generally located along Colgate Circle and Stanford Circle;
- d. From T Townhouse to MH Middle Housing for approximately 6.85 acres being Eastmark Phase II, Block E, Lots 1R-5R and Lots 16-40, generally located along Kalanchoe Court, Camelia Court, and Azalea Court;
- e. From T Townhouse to MH Middle Housing for approximately 7.4 acres being Krenek Crossing Subdivision, Volume 6187, Page 138, generally located along Nelson Lane, Thornton Court, and Camp Court;
- f. From GS General Suburban to MH Middle Housing for approximately 3.87 acres being Chalet Village Subdivision, Volume 420, Page 91, generally located along Swiss Court and Chalet Court;
- g. From R Rural or D Duplex to MH Middle Housing for approximately 43.6 acres being Steeplechase Phase One Subdivision, Steeplechase Phase Two Subdivision, and Steeplechase Phase Three Subdivision, generally bounded by Navarro Drive, FM 2154, Balcones Drive, and Welsh Avenue;
- h. From GS General Suburban, R-1B Single Family Residential, or D Duplex to MH Middle Housing for approximately 38.1 acres being Steeplechase Phase Five Subdivision,

Steeplechase Phase Six Subdivision, Southwood Valley Section 23 Subdivision, Volume 525, Page 647, and West Ridge, Block 5, Lots 1A-1B, 2A-2B, 3A-3B, 4A-4B, 5A-5B, 6A-6B, 7A-7B, 8A-8B, 9A-9B, 10A-10B, 11A-11B, 12A-12B, 13A-13B, 14A-14B, 15A-15B, 16A-16B, 17A-17B, 18A-18B, 19A-19B, 20A-20B, 21A-21B, 22A-22B, 23A-23B, 24A-24B, and 25A-25B, generally bounded by Deacon Drive, FM 2154, Navarro Drive, and Welsh Avenue;

- i. From D Duplex to MH Middle Housing for approximately 14.6 acres being Southwood Valley Section 22B, Block 47, Lots 1-14, Block 48, Lots 1-15 and 20-34, Block 49, Lots 14-29, and Southwood Valley Section 22C, Block 45, Lots 21A-21B, 22A-22B, 23A-23B, 24A-24B, 25A-25B, 26A-26B, 27A-27B, 28A-28B, Block 47, Lots 25A-25B, 26A-26B, 27A-27B, 28A-28B, 29A-29B, 30A-30B, 31A-31B, and 32A-32B, generally bounded by Deacon Drive, Welsh Avenue, Navarro Drive, and Pedernales Drive, and;
- j. From D Duplex to MH Middle Housing for approximately 3.7 acres being Southwood Valley Section 10A, Block 37, Lots 7-12, and Southwood Valley Section 2, Block 2, Lots 13-26, generally bounded by Hawk Tree Drive, Rio Grande Boulevard, Airline Drive, and Southwood Drive;

(Note: Final action on this item is scheduled for the October 26, 2023 City Council Meeting – subject to change.)

Sponsors: Michael Ostrowski, Jeff Howell, Matthew Ellis, Robin Macias, Jesse Dimeolo, Gabriel Schrum

Attachments:

- 1. Area L and Area N Supporting Materials
- 2. Area U Supporting Materials
- 3. Area V Supporting Materials
- 4. Area X Supporting Materials
- 5. Area BB Supporting Materials
- 6. Area DD, Area EE, and Area FF Supporting Materials
- 7. Area GG Supporting Materials

- 5.8. 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 MH Middle Housing and HOO High Occupancy Overlay for approximately 0.23 acres generally located at 701-703 Turner Street. Case #REZ2023-000016 (Note: Final action of this item will be considered at the October 26, 2023 City Council Meeting - Subject to change).

Sponsors: Robin Macias

Attachments:

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

6. Informational Agenda

- 6.1. Discussion of new development applications submitted to the City.
New Development Link: www.cstx.gov/newdev
- 6.2. Discussion of Minor / Amending Plats approved by Staff:

- Cornerstone Commercial, Section One, Block 1, Lot 2-BR1 & Lot 2-BR2 ~ Case #FPCO2023-000007
- Cobb Addition, Block 1, Lots 1 & 2 ~ Case #FP2023-000017

Sponsors: Jesse Dimeolo, Robin Macias

6.3. Presentation and discussion on MH Middle Housing rezoning requests.

Sponsors: Michael Ostrowski

Attachments: None

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

- Thursday, October 12, 2023 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, October 19, 2023 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, October 26, 2023 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, November 2, 2023 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.

6.5. Presentation and discussion regarding an update on items heard.

- A Comprehensive Plan Amendment to adopt the Northeast Gateway Redevelopment Plan. The Planning & Zoning Commission heard this item on September 21, 2023 and voted (5-0) to recommend approval. The City Council heard this item on September 28, 2023 and voted (7-0) to approve the request.
- A rezoning of approximately one acre of land located at 1601 Sebesta Road from M-1 Light Industrial to SC Suburban Commercial. 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 28, 2023 and voted (6-0) to approve the request.

6.6. 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 29, 2023 at 5:00 p.m.



Deputy 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."