



College Station, TX

Meeting Agenda Planning and Zoning Commission 1101 Texas Ave, College Station, TX 77840

*The City Council may or may not attend the Planning & Zoning Commission
Regular Meeting.*

February 6, 2020

6:00 PM

City Hall Council Chambers

1. Call to Order and Pledge of Allegiance.

2. 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.)

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 absences.

- Jeremy Osborne ~ January 16, 2020

Sponsors: Kristen Hejny

Attachments: 1. Absence Request

3.2. Consideration, discussion, and possible action to approve meeting minutes.

- January 16, 2020

Sponsors: Kristen Hejny

Attachments: 1. Minutes

3.3. Presentation, possible action, and discussion regarding a Final Plat for Mission Ranch Phase 102 on approximately 8.7 acres generally located at 3770 Rock Prairie Road West.

Sponsors: Rachel Lazo

Attachments: 1. Staff Report
2. Vicinity Aerial SAM
3. Final Plat

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

5. Informational

5.1. Discussion of new development applications submitted to the City.

- New Development Link:
www.cstx.gov/newdev

5.2. Presentation and discussion regarding and update to the 2019 Plan of Work.

Sponsors: Jade Broadnax

Attachments: 1. 2019 Plan of Work

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

- Monday, February 10, 2020 ~ City Council Meeting ~ Council Chambers ~ Workshop 5:00 P.M. & Regular 6:00 P.M. (Liaison - Guerra)
- Thursday, February 20, 2020 ~ P&Z Meeting ~ Council Chambers ~ 6:00 P.M.
- Thursday, February 27, 2020 ~ City Council Meeting ~ Council Chambers ~ Workshop 5:00 P.M. & Regular 6:00 P.M. (Liaison - Cunha)
- Thursday, March 5, 2020 ~ P&Z Meeting ~ Council Chambers ~ 6:00 P.M.

5.4. Presentation and discussion regarding an update on the following items:

- An Ordinance amending Unified Development Ordinance Section 5.2, "Residential Dimensional Standards" regarding building setbacks. The Planning & Zoning Commission heard this item on January 16, 2020, and voted (5-0) to recommend approval. The City Council heard this item on January 23, 2020, and voted (6-0) to approve the request.

5.5. Discussion and review regarding the following meetings:

- Design Review Board, BioCorridor Board, Comprehensive Plan Evaluation Committee.

6. 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.

7. 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 at College Station Hall, 1101 Texas Avenue, College Station, Texas, on January 31, 2020 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."



City of College Station
Absence Request Form
For Elected and Appointed Officers

Name Jeremy Osborne

Request Submitted on January 14, 2020

I will not be in attendance at the meeting of January 16, 2020
for the reason(s) specified: **(Date)**

Medical issue.


Signature

This request shall be submitted to the office of the City Secretary or Board Secretary one week prior to meeting date.

MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting
January 16, 2020 6:00 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

COMMISSIONERS PRESENT: Dennis Christiansen, Elizabeth Cunha, Joe Guerra, Paul Gunnels, Bobby Mirza

COMMISSIONERS ABSENT: Jeremy Osborne, Bill Mather

CITY COUNCIL MEMBERS PRESENT: Bob Brick, Dennis Maloney

CITY STAFF PRESENT: Jennifer Prochazka, Molly Hitchcock, Carol Cotter, Erika Bridges, Jason Schubert, Anthony Armstrong, Alma Guerra, Carla Robinson, Leslie Whitten, Joshua Packard, and Kristen Hejny

1. Call Meeting to Order

Chairman Christiansen called the meeting to order at 6:00 p.m.

2. **Pledge of Allegiance**

3. **Hear Citizens**

No citizens spoke.

4. **Consent Agenda**

- 4.1 Consideration, discussion and possible action to approve meeting minutes.

*January 2, 2020

- 4.2 Consideration, discussion and possible action to approve meeting absence requests.

*Bill Mather ~ January 16, 2020

- 4.3 Presentation, possible action, and discussion regarding a Final Plat for Waterford Heights Phase 2 on approximately 7.4 acres generally located north of the northeast corner of Bird Pond Road and Rock Prairie Road. Case #FP2018-000024

Commissioner Guerra motioned to approve the Consent Agenda. Commissioner Cunha seconded the motion, motion passed (5-0).

Regular Agenda

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

No items were removed.

6. **Informational**

- 6.1 Discussion of new development applications submitted to the City.

New Development Link: www.cstx.gov/newdev

There was no discussion.

- 6.2 Discussion of Minor and Amending Plats approved by Staff.

*Final Plat ~ Minor Plat ~ Scomic Subdivision ~ Case #FP2019-000004

- 6.3 Presentation and discussion regarding the 2019 P&Z Plan of Work.

Assistant Director of Planning & Development Services Hitchcock presented updates on the Plan of Work including the rescheduling of items such as Impervious Cover and Impact Fees.

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

*Thursday, January 23, 2020 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:00 P.M. & Regular 6:00 P.M. (Liaison - Christiansen)

*Thursday, February 6, 2020 ~ P&Z Meeting ~ Council Chambers ~ 6:00 P.M.

*Thursday, February 13, 2020 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:00 P.M. & Regular 6:00 P.M. (Liaison - Guerra)

*Thursday, February 20, 2020 ~ P&Z Meeting ~ Council Chambers ~ 6:00 P.M.

- 6.5 Presentation and discussion regarding an update on the following items:

*A Rezoning from O Office and D Duplex to GC General Commercial for approximately one acre located at 505 Eisenhower Street. The Planning & Zoning Commission heard this item on December 5, 2019, and voted (6-0) to approve this item. The City Council heard this item on January 9, 2020, and voted (6-0) to approve the request.

*A Conditional Use Permit for three acres located at 650 William D. Fitch Parkway. The Planning & Zoning Commission heard this item on December 19, 2019, and voted (5-0) to approve the request. The City Council heard this item on January 9, 2020, and voted (6-0) to approve the request.

- 6.6 Discussion and review regarding the following meetings: Design Review Board, BioCorridor Board, Comprehensive Plan Evaluation Committee.

There was no discussion.

7. Public Hearing, presentation, discussion, and possible action regarding an ordinance amendment to Appendix A, “Unified Development Ordinance,” Section 5.2 “Residential Dimensional Standards” of the Code of Ordinances of the City of College Station, Texas, regarding building setbacks. Case #ORDA2019-000015 (Note: Final action on this item is scheduled for the Thursday, January 23, 2020 City Council Meeting – Subject to change)

Assistant Director of Planning & Development Hitchcock presented the ordinance amendment to the Commission, recommending approval.

Commissioner Guerra asked if this setback is measured to the roof overhang.

Assistant Director Hitchcock stated that this is measured to the wall only the eave is permitted to overhang by eighteen inches.

Chairman Christiansen asked for the reasoning behind this ordinance amendment.

Assistant Director Hitchcock stated that this will allow additional options for detached single-family lots and building placement. Ms. Hitchcock also stated that this will stop the need for maintenance easements encroaching onto adjacent property.

Commissioner Guerra asked for implications if one owner does not want to follow the ordinance amendment.

Assistant Director Hitchcock stated that information will be noted on the plat.

Chairman Christiansen opened the public hearing.

Veronica Morgan, Mitchell & Morgan Engineers, College Station, spoke in favor of the ordinance amendment, stating that the ordinance gives properties a more useable space.

Chairman Christiansen closed the public hearing.

Commissioner Guerra motioned to approve the ordinance amendment. Commissioner Gunnels seconded the motion, motion passed (5-0).

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.

There was no discussion.

9. Adjourn

The meeting adjourned at 6:15 p.m.

Approved:

Dennis Christiansen, Chairman
Planning & Zoning Commission

Attest:

Kristen Hejny, Admin Support Specialist
Planning & Development Services



**Final Plat
for
Mission Ranch Phase 102
FP2017-000028**

Scale	27 lots on 8.6 acres
Location	3770 Rock Prairie Road West
Property Owner	BCS Mission Ranch, LP
Applicant	McClure & Browne
Project Manager	Rachel Lazo, Senior Planner rlazo@cstx.gov
Project Overview	This plat will establish lots within the Mission Ranch Subdivision. This phase of the development will consist of 27 residential lots, and approximately 0.5 acres of common area. This is the fifth phase to be platted, with 18 phases remaining, 5 of which are currently under construction.
Preliminary Plan	The northern portion of the subdivision is part of the Great Oaks Subdivision and is vested to 2007 regulations; the southern half of this development is subject to current subdivision regulations. A Preliminary Plan was approved in 2014 and 2015 granting waivers to block length, sidewalk, single-family parking standards for platting and cluster development requirements. A revised Preliminary Plan was approved in 2017, which approved a waiver request for additional block lengths, included the addition of a tract zoned for multi-family and excluded property sold to the school district.
Public Infrastructure	Total linear feet proposed: 1,467 Streets 1,304 Sanitary Sewer Lines 1,182 Sidewalks 1,185 Water Lines 496 Storm Sewer Lines
Parkland Dedication	Parkland dedication fee-in-lieu for 27 single-family lots, totaling \$34,047, will be due prior to filing of the plat.
Traffic Impact Analysis	N/A
Compliant with Comprehensive Plan (including Master Plans) and Unified Development Ordinance	Yes
Compliant with Subdivision Regulations	Yes
Staff Recommendation	Approval

Supporting Materials

1. Vicinity Map, Aerial, and Small Area Map
2. Final Plat

VICINITY MAP



MISSION RANCH PH 102
FP2017-000028

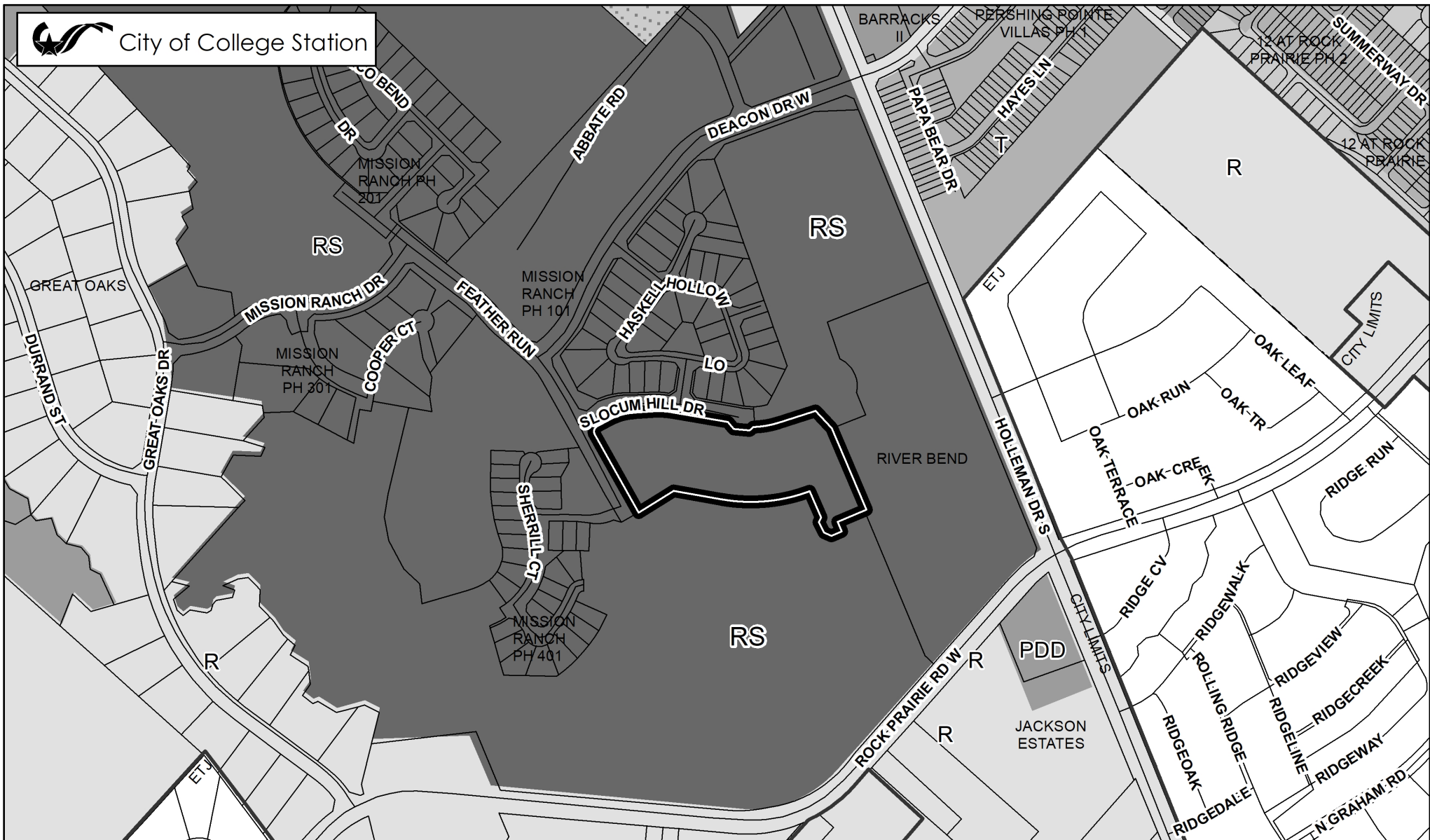
0 1.25 2.5 Miles



0 600 1,200 Feet

MISSION RANCH PH 102

Case: FINAL PLAT RESIDENTIAL
FP2017-000028



ZONING DISTRICTS (In Grayscale)

Residential		
R	Rural	MF Multi-Family
WE	Wellborn Estate	MU Mixed-Use
E	Estate	MHP Manufactured Home Pk.
WRS	Wellborn Restricted Suburban	
RS	Restricted Suburban	
GS	General Suburban	
D	Duplex	
T	Townhome	

Non-Residential

NAP	Natural Area Protected
O	Office
SC	Suburban Commercial
WC	Wellborn Commercial
GC	General Commercial
CI	Commercial Industrial
BP	Business Park
BPI	Business Park Industrial
C-U	College and University

Planned Districts

P-MUD	Planned Mixed-Use Dist.
PDD	Planned Develop. Dist.

Design Districts

WPC	Wolf Pen Creek Dev. Cor.
NG-1	Core Northgate
NG-2	Transitional Northgate
NG-3	Residential Northgate

Overlay Districts

OV	Corridor Ovr.
RDD	Redevelopment District
KO	Krenek Tap Ovr.
NPO	Nbrhd. Prevailing Ovr.
NCO	Nbrhd. Conservation Ovr.
HP	Historic Preservation Ovr.

Retired Districts

R-1B	Single Family Residential
R-4	Multi-Family
R-6	High Density Multi-Family
C-3	Light Commercial
RD	Research and Dev.
M-1	Light Industrial
M-2	Heavy Industrial

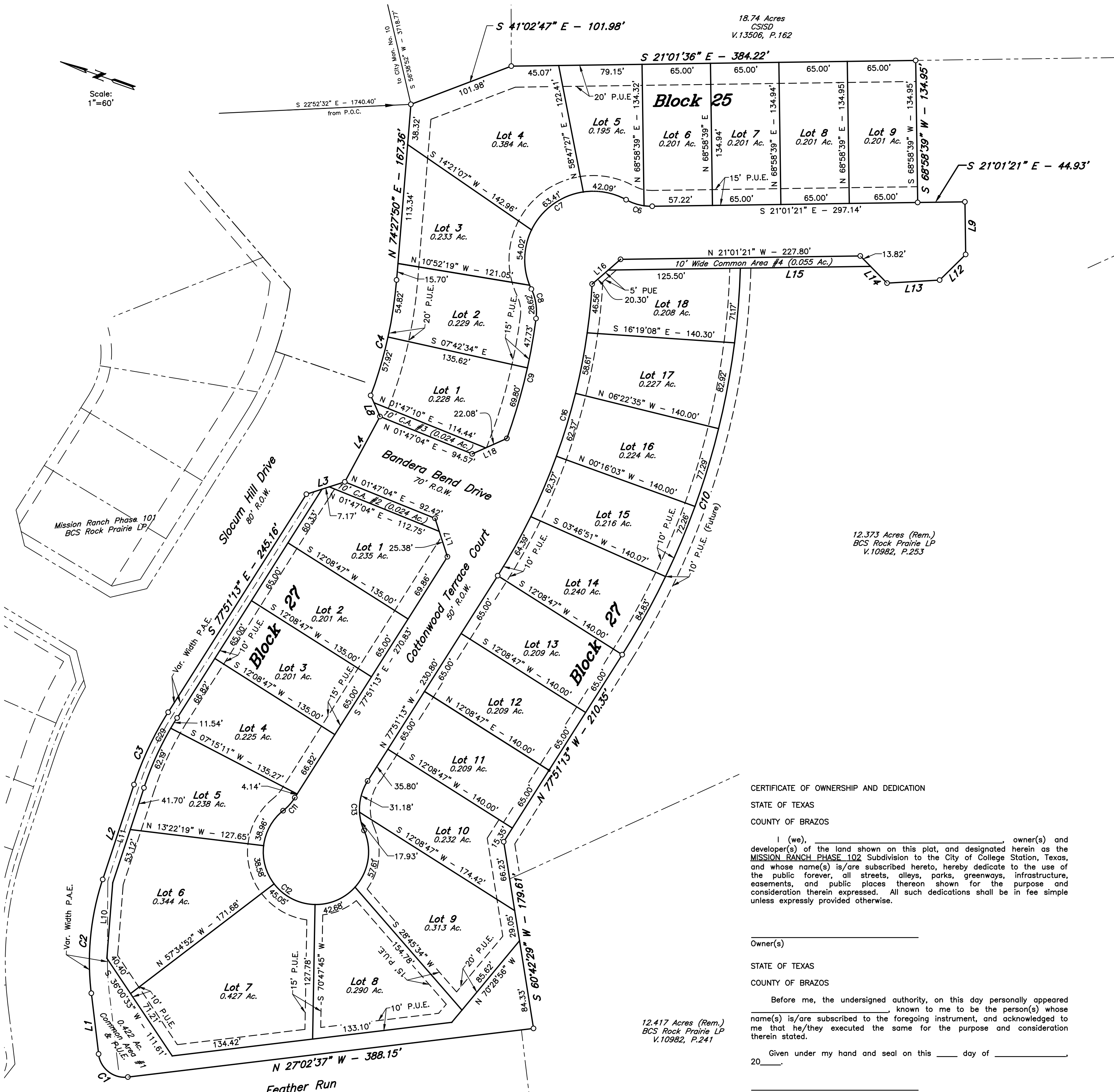


0 600 1,200 Feet

MISSION RANCH PH 102

Case: FP2017-000028

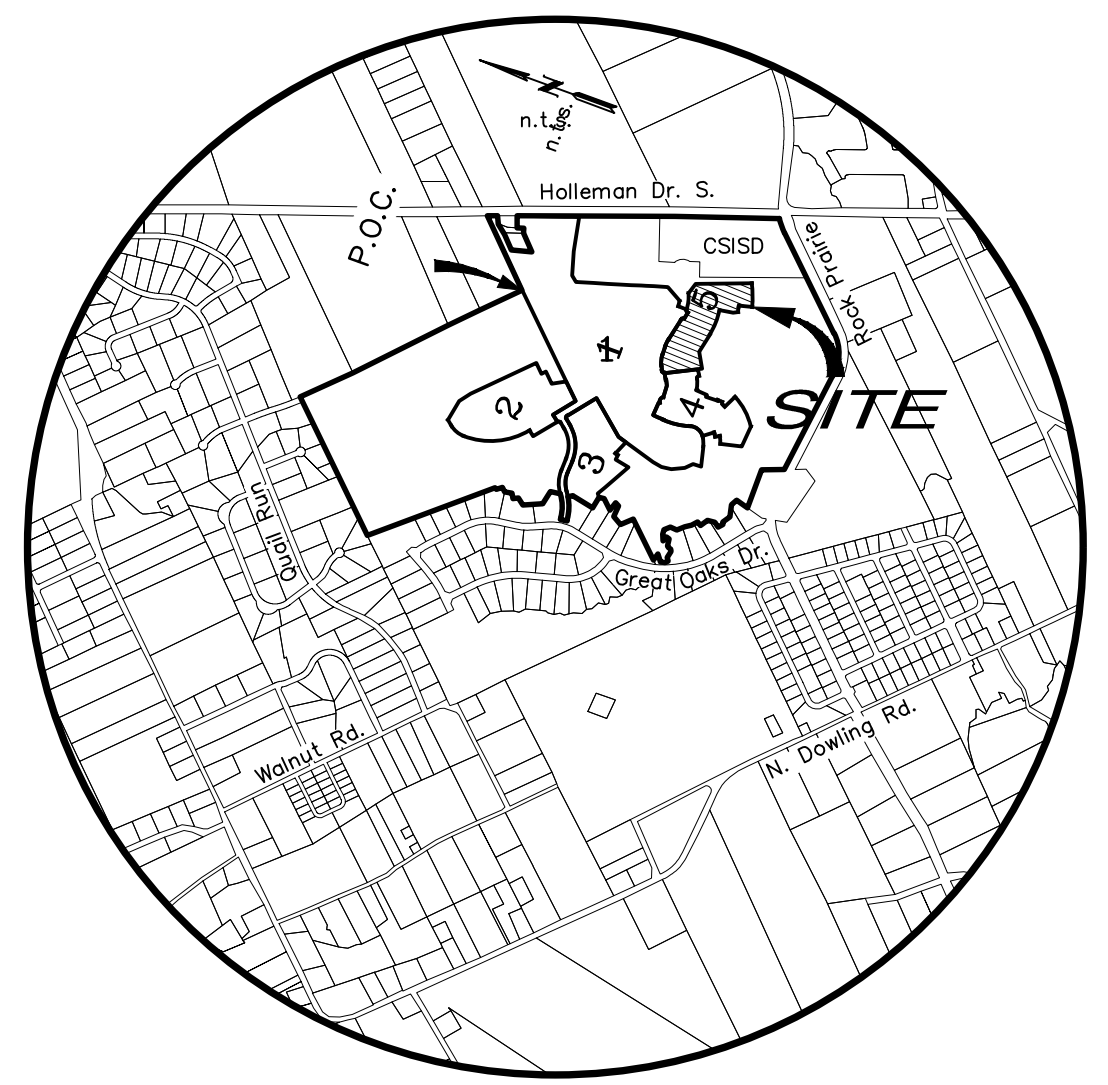
FINAL PLAT RESIDENTIAL



- GENERAL SURVEYOR NOTES:
1. ORIGIN OF BEARING SYSTEM: Monuments found on the northwest line of the 132.901 acre BCS Rock Prairie, LP tract recorded in Volume 10982, Page 82 (record bearing of N 44°59'54" E) was used as the BASIS OF BEARINGS shown on this plat.
 2. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0305E & 48041C0325E, Maps Revised May 16, 2012, this property is not located in a Special Flood Hazard Area..
 3. Proposed Land Use: RS Zone: 27 Lots (0.243 Acre Average Size (10,592 SF))
 4. Right-of-Way Acreage = 1.61 acres Common Area = 0.48 Acres
 5. Lot Density = 2.59 DU/Acre
 6. Common Areas and all sidewalks and trails in the Common Areas, shall be owned & maintained by Homeowner's Association.
 7. Each lot will provide a minimum of two (2) trees of at least two inches (2") in caliper or one (1) tree of four inch (4") caliper per Ordinance No. 3222.
 8. Water Service for this subdivision will be provided by Wellborn Water S.U.D.
 9. The trail system will be placed in an access easement or common area where it is located outside of the right-of-way.
 10. All distances shown along curves are arc lengths.
 11. Mission Ranch Phase 5 is a cluster development. Minimum setback standards for RS-Restricted Suburban apply along the perimeter (Lots 4-9, Block 25). All detached structures within the phase must be separated by a minimum of 10 feet.
 12. This phase is subject to city wide impact fees at the time of building permit issuance.
 13. Monumentation: Unless otherwise indicated, all lot corners are marked with 1/2" Iron Rods.

- Indicates 1/2" Iron Rod set
● Indicates 1/2" Iron Rod found
⊙ PK Nail Control Monuments set in Asphalt
Pvmt., at Ⓢ Intersections and the Ⓢ radius of culdesacs.

13. Abbreviation:
- Cm.A - Common Area
 - H.O.A. - Homeowner's Association
 - P.O.B. - Point of Beginning
 - P.O.C. - Point of Commencing
 - P.U.E. - Public Utility Easement
 - P.D.E. - Public Drainage Easement
 - V.W.P.D.E. - Variable Width Public Drainage Easement



VICINITY MAP

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	90°00'00"	25.00'	39.27'	25.00'	N 17°57'23" E	35.36'
C2	25°06'30"	250.00'	109.56'	55.67'	N 75°30'38" E	108.68'
C3	14°04'54"	310.00'	76.19'	38.29'	S 84°53'40" E	76.00'
C4	15°49'39"	408.13'	112.74'	56.73'	N 82°24'32" E	112.38'
C6	29°35'31"	50.00'	25.82'	13.21'	N 6°13'36" W	25.54'
C7	144°11'30"	65.00'	163.58'	201.19'	N 63°31'35" W	123.70'
C8	32°47'27"	50.00'	28.62'	14.71'	S 60°46'23" W	28.23'
C9	12°35'13"	535.00'	117.53'	59.00'	N 83°27'43" E	117.29'
C10	30°42'01"	725.00'	388.47'	199.02'	S 86°47'46" W	383.84'
C11	19°07'33"	50.00'	16.69'	8.42'	N 68°17'27" W	16.61'
C12	255°24'05"	50.00'	222.88'	64.69'	S 6°25'43" E	79.12'
C13	56°16'32"	50.00'	49.11'	26.74'	N 74°00'31" E	47.16'
C16	28°49'21"	585.00'	294.28'	150.33'	S 87°44'06" W	291.19'
C29	14°04'54"	300.00'	73.73'	37.05'	N 84°53'40" W	73.55'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 62°57'23" E	58.16'
L2	N 88°03'53" E	94.83'
L3	S 38°02'05" E	38.40'
L4	S 81°55'34" E	70.42'
L8	N 46°10'08" E	21.89'
L9	S 68°58'39" W	50.00'
L10	N 74°15'15" E	71.90'
L11	N 88°03'53" E	94.83'
L12	N 64°44'32" W	34.64'
L13	N 23°34'04" W	50.14'
L14	N 25°18'53" E	22.35'
L15	N 21°01'21" W	123.67'
L16	S 61°13'33" E	35.79'
L17	N 51°57'55" E	38.40'
L18	S 44°13'48" E	35.98'

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS

COUNTY OF BRAZOS

I (we), _____ owner(s) and developer(s) of the land shown on this plat, and designated herein as the MISSION RANCH PHASE 102 Subdivision to the City of College Station, Texas, and whose name(s) is/are subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Owner(s) _____

STATE OF TEXAS

COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this ____ day of _____, 20____.

Notary Public, Brazos County, Texas

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS

COUNTY OF BRAZOS

I, Karen McQueen, County Clerk, in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the ____ day of _____, 20____, in the Official Records of Brazos County, Texas in Volume _____, Page _____.

Witness my hand and official Seal, at my office in Bryan, Texas.

County Clerk
Brazos County, Texas

CERTIFICATE OF CITY ENGINEER

I, _____ City Engineer of the City of College Station, Texas, hereby certify that this Subdivision Plat conforms to the requirements of the Subdivision Regulations of the City of College Station.

City Engineer
City of College Station

CERTIFICATE OF PLANNING AND ZONING COMMISSION

I, _____ Chairman of the Planning and Zoning Commission of the City of College Station, hereby certify that the attached plat was duly approved by the Commission on the ____ day of _____, 20____.

Chairman

CERTIFICATE OF SURVEYOR AND/OR ENGINEER

STATE OF TEXAS

COUNTY OF BRAZOS

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.

Kevin R. McClure, R.P.L.S. No. 5650

FINAL PLAT

MISSION RANCH
PHASE 102

27 LOTS
LOTS 1-9, BLOCK 25
LOTS 1-18, BLOCK 27 & Common Areas 1-4

8.655 ACRES

JAMES ERWIN SURVEY, A-119
CRAWFORD BURNETT SURVEY, A-7
COLLEGE STATION, BRAZOS COUNTY, TEXAS

FEBRUARY 2018
SCALE: 1" = 60'

Owner:
BCS Mission Ranch, LP
1700 Research Pkwy Ste 110
College Station, Tx 77845
979-260-7000

Surveyor:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

MB

2019 Planning & Zoning Commission Plan of Work

Comprehensive Plan Items

UDO & Comprehensive Plan Annual Review	
<i>Summary:</i> Review of adopted UDO amendments and a summary of the implementation of adopted master plans and neighborhood, district, and corridor plans, namely: Southside Area, Wellborn Community, and South Knoll Area neighborhood plans, and Bicycle, Pedestrian & Greenways, Parks and Recreation, Water, Waste Water, Medical District, and Economic Development master plans.	<i>Project Dates:</i> 11/21/19: P&Z presentation on the UDO & Comprehensive Plan Annual Review. 12/10/19: City Council presentation on the UDO & Comprehensive Plan Annual Review.
Staff Assigned: Lauren Hovde	Completed: December 10, 2019

10-Year Comprehensive Plan Update	
<i>Summary:</i> Begin the first phases of updating the 2009 Comprehensive Plan. This phase will include forming a Comprehensive Plan Evaluation Committee, creating a communications and outreach plan and a public participation plan, hosting public input work sessions and online activities, conducting informational interviews, creating a public input and stakeholder outreach report and a best practices report, conducting an analysis of the existing land use and transportation situation, building and testing alternative scenarios for land use and transportation, and developing and adopting a final 10-Year Evaluation and Appraisal Report.	<i>Project Dates:</i> 6/4/19: First visit to College Station for Planning Next and the first meeting of the CPEC. 7/8 -7/10 & 8/26-8/28/19: Second and third visits to College Station for Planning Next/Kimley-Horn and the second and the third meetings of the CPEC. Visits will focus primarily around conducting stakeholder interviews. 9/23-9/25/19: Held four identical Focus on the Future Workshops around the city to receive community input in the Comprehensive Plan update process. 9/26-10/16/19: Focus on the Future Survey available on the Next 10 website. 10/9: Planning staff conducted a come-and-go mapping activity exercise at Texas A&M. 10/30/19: Public and Stakeholder Engagement Summary Report developed detailing the results from the stakeholder interviews, public workshops, and online survey from over 600 participants. Fourth meeting of the CPEC held to discuss this report and recommend potential areas for scenario planning.
Staff Assigned: Justin Golbabai, P&DS Staff	Anticipated Completion: June 2020

Neighborhood Integrity Items

Single Family Overlays	
<i>Summary:</i> Adopt an ordinance amending the City's Single Family Overlays, including the Neighborhood Conservation Overlay (NCO).	<i>Project Dates:</i> 7/25/19: Discussion with City Council regarding the NCO Overlay District and related standards. 12/5/19: P&Z Workshop presentation on the NCO handbook and ordinance amendment. 12/10/19: City Council presentation on the NCO handbook and ordinance amendment. 3/5/19: Anticipated ordinance amendment regarding the NCO to P&Z Commission. 3/12/19: Anticipated ordinance amendment regarding the NCO to City Council.
Staff Assigned: Jade Broadnax	Anticipated Completion: March 12, 2020

Middle Housing Zoning District	
<i>Summary:</i> Adopt an ordinance to create a middle housing zoning district.	<i>Project Dates:</i>
Staff Assigned: TBD	Anticipated Completion: Winter 2020

UDO Regulatory Items

Evaluation of UDO Regulations	
<i>Summary:</i> Continue the review of UDO requirements that add minimal value as identified by staff and consider opportunities to reduce regulations and streamline processes.	<i>Project Dates:</i> 7/18/19: Ordinance amendment regarding the replatting of non-conforming lots/building plots to P&Z Commission. 8/8/19: Ordinance amendment regarding the replatting of non-conforming lots/building plots to City Council. 1/16/20: Ordinance amendment to P&Z Commission regarding providing flexibility with the application of side setbacks in zero lot line developments. 1/23/20: Ordinance amendment to City Council regarding providing flexibility with the application of side setbacks in zero lot line developments. 2/20/20: Ordinance amendment regarding lot coverage to P&Z Commission. 3/12/20: Ordinance amendment regarding lot coverage to City Council.
Staff Assigned: P&DS Staff	Anticipated Initiation: On-going

Sign Ordinance Revisions	
<i>Summary:</i> Review and update the City's sign ordinance in light of the recent Supreme Court decision regarding sign regulations based upon content.	<i>Project Dates:</i> 8/28/19: Public meeting held to receive input on the City's draft sign ordinance.
Staff Assigned: Molly Hitchcock, Rachel Lazo & Legal	Anticipated Completion: Winter 2020

Off-Street Parking Requirements	
<i>Summary:</i> Explore the option of eliminating off-street parking requirements.	
Staff Assigned: TBD	Anticipated Completion: Winter 2020

Notification Process	
Explore increasing the 200-foot notification distance, including an option that varies the notification based on density (such as using thoroughfare classification area designations).	12/19/19: P&Z Workshop presentation on the 200-foot notification distance.
Staff Assigned: Jade Broadnax	Completed: December 19, 2019

On-Going Items

Economic Development Updates	
<i>Summary:</i> Receive regular updates from the Economic Development Department.	<i>Project Dates:</i> 9/5/19: Economic development update presented to P&Z.
Staff Assigned: Economic Development	Anticipated Completion: On-Going

Development Performance Measures	
<i>Summary:</i> Present performance indicators annually. Include pre- and post-application surveys and begin the process of gathering development benchmark data from peer cities.	<i>Project Dates:</i> 12/19/19: P&Z Workshop presentation on the Planning Performance Measures and Surveys.
Staff Assigned: Alaina Chafin	Completed: December 19, 2019

Impact Fees	
<i>Summary:</i> Provide a semi-annual update on impact fees, to include impact fee collections and planned projects.	<i>Project Dates:</i> 5/16/19: Semi-Annual update on impact fees (CC). 11/7/19: Semi-Annual Report update on impact fees (CC). 2/21/20: P&Z and City Council special workshop presentation on a proposed impact fee credit policy.
Staff Assigned: Carol Cotter	Anticipated Completion: On-Going

Educational/Informational Items

Regional Mobility Authority and University Drive Improvements	
Provide an update on plans for a new Regional Mobility Authority, the potential improvements along University Drive, and a potential TIF for the surrounding area.	11/7/19: Presentation on the Regional Mobility Authority and University Drive improvements.
Assigned: Dennis Christiansen (P&Z)	Completed: November 7, 2019

Greens Prairie and Arrington Road Improvements	
Provide an update on the plans for improvements to Greens Prairie Road and Arrington Road.	7/18/19: Presentation on plans for improvements to Greens Prairie Road and Arrington Road.
Staff Assigned: Jason Schubert	Completed: July 18, 2019

Railroad Crossings	
Provide an update on staff's interactions with Union Pacific to include College Station's plans for its railroad crossings, future grade separated crossings, and Union Pacific's plans long-term plans for double tracking.	6/20/19: Presentation on railroad crossings.
Staff Assigned: Jason Schubert	Completed: June 20, 2019

Planning for Alternative Transportation Modes	
Provide an educational presentation on what is being done to make the city less auto-dependent and encourage alternative modes of transportation such as walking, bicycling, and transit.	9/19/19: Presentation on the City's effort for planning for Alternative Transportation Modes.
Staff Assigned: Venessa Garza & Jason Schubert	Completed: September 19, 2019

Engineering Updates	
Provide an update on potential updates to the B/CS Unified Design Guidelines and College Station's Municipal Separate Storm Sewer System (MS4) Permit.	
Staff Assigned: TBD	Anticipated Completion: Spring 2020

Texas Legislative Update	
Provide an update on planning related bills and laws that came out of the 2019 State of Texas legislative session.	10/3/19: Presentation on planning and development related bills that came out of the 2019 State of Texas Legislative Session.
Staff Assigned: Brian Piscacek	Completed: October 3, 2019

Roundabout Policy	
Provide an educational presentation on the City's roundabout policy.	8/1/19: Presentation on the City's roundabout policy.
Staff Assigned: Troy Rother	Completed: August 1, 2019