



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: 279 783 445 779 | Passcode: RtFGtJ

Phone: 833-240-7855 | Phone Conference ID: 291 547 031#

The City Council may or may not attend this meeting.

June 20, 2024

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. June 6 2024

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 a waiver request to the Unified Development Ordinance Section 8.3.E.4.b 'Adequate Street Access,' and presentation, discussion, and possible action regarding a Preliminary Plan for Greens Prairie Reserve

Subdivision on approximately 233 acres of land, generally located southeast of Greens Prairie Road and west of Arrington Road and the city limits. Case #PP2024-000004.

Sponsors: Jesse Dimeolo

Attachments:

1. Staff Report
2. Waiver request
3. Applicants Supporting Information
4. Vicinity Map and Aerial
5. Preliminary Plan

- 5.2. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending the Comprehensive Plan Future Land Use and Character Map from Urban Residential to General Commercial for approximately three acres, generally located at 116 and 120 Morgan's Lane. Case #CPA2023-000004 (Note: Final action of this item will be considered at the June 27, 2024 City Council Meeting - Subject to change.)

Sponsors: Jesse Dimeolo

Attachments:

1. Vicinity, Aerial, and Small Area Maps
2. Background Information
3. Applicants Supporting Information
4. Comprehensive Plan Exhibit
5. Comprehensive Plan Amendment Map

- 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 boundaries from GS General Suburban to GC General Commercial and NAP Natural Areas Protected on approximately six acres located in Lake View Acres, Lots 14-15 (Front 209' of) and Lake View Acres Lot 15 (300' of), generally located at 110, 116, and 120 Morgan's Lane. Case #REZ2024-000006 (Note: Final action of this item will be considered at the June 27, 2024 City Council Meeting – Subject to change).

Sponsors: Jesse Dimeolo

Attachments:

1. Vicinity, Aerial, and Small Area Maps
2. Background Information
3. Applicants Supporting Information
4. Rezoning Exhibit
5. Future Land Use Map
6. Rezoning 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 boundaries from R Rural to GS General Suburban and T Townhouse on approximately seven acres located in the Needham Estates, Block 1, Lots 1-7 and in A005401, R Stevenson (ICL), Tract 90, more generally located at 2542 and 2522 Barron Road. Case #REZ2024-000008 (Note: Final action of this item will be considered at the June 27, 2024 City Council Meeting – Subject to change).

Sponsors: Jesse Dimeolo

Attachments:

1. Vicinity, Aerial, and Small Area Maps
2. Background Information
3. Applicants Supporting Information
4. Rezoning Exhibit

5. Future Land Use Map
6. Rezoning Map

- 5.5. 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 PDD Planned Development District to MH Middle Housing with a HOO High Occupancy Overlay for approximately 2 acres being The Barracks II Phase 400 Block 36, Lot 27, generally located at the south corner of Tang Cake Drive and Old Wellborn Road. Case # REZ2024-000015 (Note: Final action of this item will be considered at the July 11, 2024 City Council Meeting – Subject to change).

Sponsors: Jesse Dimeolo

Attachments:

1. Vicinity, Aerial and Small Area Maps
2. Background Information
3. Rezoning Exhibit
4. Applicants Supporting Information
5. Existing Future Land Use Map
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. Presentation and discussion regarding a joint meeting with the City of Bryan Planning & Zoning Commission.

Sponsors: Molly Hitchcock

Attachments: None

- 6.3. Presentation, discussion, and possible action on potential amendments to the Unified Development Ordinance regarding Planned Development Districts.

Sponsors: Jeff Howell

Attachments: None

- 6.4. Presentation and discussion on MH Middle Housing rezoning requests.

Sponsors: Anthony Armstrong

Attachments: None

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

- Thursday, June 27, 2024 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, July 11, 2024 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, July 18, 2024 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, July 25, 2024 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, August 1, 2024 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.

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

- None

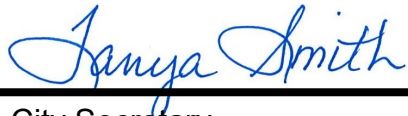
7. Discussion and possible action on future agenda items.

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 June 14, 2024 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."