



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.

September 19, 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. September 5 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 waiver requests to the Unified Development Ordinance Section 8.4.C.3.a., 'Street Projections', Section 8.4.C.7. 'Cul-de-sac', Section 8.4.E.1. 'Blocks', Section 8.4.F.3. 'Lots' and presentation, discussion, and possible action regarding a Preliminary Plan for Saddle Creek II Subdivision on approximately 96.5 acres of land,

Generally located east of the intersection of Saddle Creek Drive and Prairie Dawn Trail, on the west side of FM 2154 in the city's extraterritorial jurisdiction (ETJ). Case #PP2024-000013.

Sponsors: Jeff Howell

Attachments:

1. Staff Report
2. Waiver Requests
3. Applicant's Supporting Information
4. Vicinity, Aerial, and Small Area Maps
5. Preliminary Plan

5.2. Presentation, discussion, and possible action regarding the September 2024 Small Area Plan Audit.

Sponsors: Ashley Klein

Attachments: 1. September-2024-Small-Area-Plan-Audit

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 an update on items heard:

- A comprehensive plan amendment amending the Thoroughfare Plan and the Bicycle, Pedestrian, and Greenways Master Plan to remove the future extension of Balcones Drive between the Jones Crossing Development and Welsh Avenue. The Planning & Zoning Commission heard this item on August 15, 2024 and voted (6-0) to recommend denial. The City Council heard this item on September 12, 2024 and voted (6-1) to deny the request.
- A rezoning of approximately 1.10 acres generally for the properties located along Gilbert Street and Turner Street from GS General Suburban or D Duplex to MH Middle Housing and HOO High Occupancy Overlay. The Planning & Zoning Commission heard this item on August 15, 2024 and voted (6-0) to recommend approval. The City Council heard this item on September 12, 2024 and voted (5-2) to approve the request.
- A rezoning of approximately 18.66 acres generally for the properties located along Park Place and Boardwalk Court from GS General Suburban or PDD Planned Development District to MH Middle Housing and HOO High Occupancy Overlay or MH Middle Housing and HOO High Occupancy Overlay and NAP Natural Areas Protected. The Planning & Zoning Commission heard this item on August 15, 2024 and voted (6-0) to recommend approval. The City Council heard this item on September 12, 2024 and voted (5-2) to deny the request.

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

- Thursday, September 26, 2024 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, October 3, 2024 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Monday, October 7, 2024 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, October 17, 2024 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.

6.4. 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 16, 2024 at 4:00 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."