



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.

March 5, 2020

6:00 PM

City Hall Council Chambers

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. February 20 2020

3.2. Presentation, possible action, and discussion regarding a Final Plat for Midtown Reserve Phase 103 on approximately 1.16 acres, generally located at the southwest corner of Town Lake Drive and McQueeney Drive. Case #FP2020-000005

Sponsors: Rachel Lazo

Attachments: 1. Staff Report
2. Vicinity Aerial and Small Area Maps
3. Final Plat

4. Consideration, discussion, and possible action 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. Discussion of Minor and Amending Plats approved by Staff.

- Final Plat ~ Minor Plat ~ Carter Lake Subdivision Block 2, Lot 8-R ~ Case #FP2019-000032
- Final Plat ~ Minor Plat ~ Emerald Ridge Estates Phase II Block 1, Lot 1 ~ Case #FP2019-000033

Sponsors: Ciarra Greer, Jade Broadnax

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

Sponsors: Alyssa Halle-Schramm

Attachments: 1. 2019 Plan of Work

5.4. Presentation and discussion regarding Engineering updates including the B/CS Unified Design Guidelines and College Station's Municipal Separate Storm Sewer System (MS4) Permit.

Sponsors: Erika Bridges

5.5. Presentation and discussion regarding an update from the Texas Department of Transportation (TxDOT) on the upcoming widening of SH 6 between SH 21 and SH 40.

Sponsors: Doug Marino, Mark Poage

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

- Monday, March 9, 2020 ~ City Council Meeting ~ Council Chambers ~ Workshop 5:00 P.M. & Regular 6:00 P.M. (Liaison - Mather)
- Thursday, March 19, 2020 ~ P&Z Meeting ~ Council Chambers ~ Special Workshop 4:00 P.M. & Regular 6:00 P.M.
- Thursday, March 26, 2020 ~ City Council Meeting ~ Council Chambers ~ Workshop 5:00 P.M. & Regular 6:00 P.M. (Liaison - Osborne)
- Thursday, April 2, 2020 ~ P&Z Meeting ~ Council Chambers ~ 6:00 P.M.

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

6. Regular Agenda

- 6.1. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, "Unified Development Ordinance," Section 3.3 "Zoning Map Amendment (Rezoning)," Section 4.1 "Establishment of Districts," Section 5.11 "Single-Family Overlay Districts," Section 7.2.D "Required Yards (Setbacks)," and Section 8.3.H.2 "Platting and Replatting within Older Residential Subdivisions" of the Code of Ordinances of the City of College Station, Texas, regarding the Neighborhood Conservation Overlay (NCO). Case #ORDA2019-000014. (Final action on this item is scheduled for the March 9, 2020 City Council Meeting- subject to change).

Sponsors: Jade Broadnax

Attachments:

1. Memo
2. NCO Document
3. Section 3.3 NCO Redlines
4. Section 4.1 NCO Redlines
5. Section 5.11 NCO Redlines
6. Section 7.2 NCO Redlines
7. Section 8.3 NCO Redlines

- 6.2. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix "A", "Unified Development Ordinance," 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 PDD Planned Development District on approximately 7 acres of land generally located at 14565 and 14575 FM 2154. Case # REZ2019-000018 (Note: Final action on this item is scheduled for the March 26, 2020 City Council meeting - subject to change)

Sponsors: Rachel Lazo

Attachments:

1. Staff Report
2. Background Information
3. Vicinity Aerial and Small Area Maps
4. Rezoning Exhibit
5. Applicant Supporting Information
6. Rezoning Map
7. Concept Plan

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 at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on February 28, 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."