



College Station, TX

Meeting Agenda

Planning and Zoning Commission

Phone: 346 248 7799 and Enter Meeting ID: 991 6488 4655

Internet: <https://zoom.us/j/99164884655>

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

May 7, 2020

6:00 PM

1101 Texas Ave, College
Station, TX 77840

1. Call to Order, Pledge of Allegiance, Consider Absence Request.

Speaker Protocol: An individual who wishes to address the Planning & Zoning Commission regarding any item on the agenda shall register with Planning & Development Services prior to 4 p.m. on the day of the meeting. To register the individual must provide a name and phone number by calling 979.764.3751 or emailing khejny@cstx.gov prior to the start of the meeting. To submit written comments to the Commission email khejny@cstx.gov and they will be provided at the meeting. Upon being called to speak an individual must state their name and city of residence, including the state of residence if the city is located out of state. Speakers are encouraged to identify their College Station neighborhood or geographic location. Each speaker's remarks are limited to three (3) minutes. Any speaker addressing the Commission through the use of a translator may speak for six (6) minutes. At the (3) minute mark the Commission Liaison will announce that the speaker must conclude their remarks.

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. March 5 2020

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.

- Tower Point Subdivision, Phase 3, Block 3, Lot 23 ~ Case #FPCO2019-000022
- Edelweiss Business Center, Block 1, Lot 9R ~ Case #FPCO2020-000003

Sponsors: Ciarra Greer, Rachel Lazo

5.3. Discussion of Final Plats approved with a P&Z Commission Certificate of No Action Taken.

- Indian Lakes Phase 35 ~ Case #FP2017-000036
- Mission Ranch Phase 302 ~ Case #FP2019-000019

Sponsors: Rachel Lazo

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

Sponsors: Alyssa Halle-Schramm

Attachments: 1. 2019 Plan of Work

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

- An Ordinance Amendment amending Appendix A, "Unified Development Ordinance," Section 6.5, "Accessory Uses," and Section 11.2, "Defined Terms," relating to impervious cover. The Planning and Zoning Commission heard this item on February 20, 2020, and voted (4-3) to recommend approval. The City Council heard this item on March 9, 2020, and voted (4-2) to approve the request.
- An Ordinance Amendment amending Appendix A, "Unified Development Ordinance," Section 3.3, "Zoning Map Amendment (Rezoning)," Section 7.2.D, "Required Yards (Setbacks)," and Section 8.3.H.2, "Platting and Replatting within Older Residential Subdivisions" regarding the Neighborhood Conservation Overlay (NCO). The Planning and Zoning Commission heard this item on March 5, 2020, and voted (6-1) to recommend approval with a condition that one or two members of the petition committee have to be residents of the subdivision. The City Council heard this item on March 9, 2020, and voted (6-0) to approve the request without the recommended condition.
- A Rezoning for approximately 15 acres generally located at Creek Meadow Boulevard and Victoria Avenue, from PDD Planned Development District to PDD Planned Development District. The Planning and Zoning Commission heard this item on February 20, 2020, and voted (7-0) to recommend approval. The City Council heard this item on March 9, 2020, and voted (6-0) to approve the request.

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

- Thursday, May 14, 2020 ~ City Council Meeting ~ Council Chambers ~ Workshop 5:00 P.M. & Regular 6:00 P.M. (Liaison - Christiansen)
- Thursday, May 21, 2020 ~ P&Z Meeting ~ Council Chambers ~ 6:00 P.M.
- Thursday, May 28, 2020 ~ City Council Meeting ~ Council Chambers ~ Workshop 5:00 P.M. & Regular 6:00 P.M. (Liaison - Guerra)
- Thursday, June 4, 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. Presentation, discussion and possible action on a Semi-Annual Report - System-Wide Impact Fees for Water, Wastewater, and Roadway. (Note: Final action on this item will be considered at the May 28, 2020 City Council Meeting - Subject to change.)

Sponsors: Carol Cotter

Attachments:

1. Semi-Annual Report
2. Future Land Use Map
3. Impact Fee Service Area Map Water
4. Impact Fee Service Area Map Wastewater
5. Impact Fee Service Area Map Roadway

6.2. Presentation, discussion and possible action regarding an ordinance amending Chapter 107, "Impact Fees", Article II, "System-Wide Impact Fees", adding Section 107-74, "Update of Plan and Revision of Fees", relating to revision of System-Wide Impact Fees, of the Code of Ordinances of the City of College Station, Texas. (Note: Final action on this item will be considered at the May 14, 2020 City Council Meeting - Subject to change.)

Sponsors: Carol Cotter

Attachments:

1. Staff Memo
2. Proposed Section 107-74 Update of plan and revision of fees.

6.3. Public Hearing, presentation, discussion, and possible action regarding an Ordinance amending Chapter 107, "Impact Fees", Article II, "System-Wide Impact Fees", Section 107-73, "System-Wide Roadway Impact Fees", of the Code of the City of College Station, Texas, to revise the roadway impact fee collection rate. (Note: Final action on this item will be considered at the May 28, 2020 City Council Meeting - Subject to change.)

Sponsors: Carol Cotter

Attachments:

1. Staff Memo
2. Roadway Impact Fee Service Area Map
3. Comparison Cities' Roadway Impact Fee Collection Rates

- 6.4. Public Hearing, presentation, discussion and possible action regarding an Impact Fee Credit Policy. (Note: Final action on this item will be considered at the May 14, 2020 City Council Meeting - Subject to change.)

Sponsors: Carol Cotter

Attachments: 1. Staff Memo
2. Draft Impact Fee Credit Policy

- 6.5. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending the College Station Comprehensive Plan by amending the Thoroughfare Plan in the College Station Extraterritorial Jurisdiction by modifying the alignment of a future minor arterial to the northeast between Koppe Bridge Road and Clay Pit Road and by removing a future minor collector between the Meadow Creek Subdivision and Minter Springs Road. Case #CPA2020-000001 (Note: Final action on this item will be considered at the May 14, 2020 City Council Meeting - Subject to change.)

Sponsors: Jason Schubert

Attachments: 1. Staff Report
2. Vicinity Map
3. Thoroughfare Plan Amendment Exhibit
4. Background Information

- 6.6. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending the College Station Comprehensive Plan by adopting the updated Economic Development Master Plan. Case #CPA2020-000003 (Note: Final action on this item will be considered at the May 14, 2020 City Council Meeting - Subject to change.)

Sponsors: Aubrey Nettles

Attachments: 1. Memo
2. Ordinance
3. Economic Development Master Plan May 2020

- 6.7. 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 boundary from R Rural and PDD Planned Development District to BP Business Park on approximately 6 acres of land located at 8822 & 8850 Burgess Lane. Case #REZ2020-000004 (Note: Final action on this item will be considered at the May 14, 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. Rezoning Map

6.8. 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 R Rural, O Office, and C-3 Light Commercial to GC General Commercial on approximately 15 acres of land located at 95 North Dowling Road B, 101 North Dowling Road A & B, 103 North Dowling Road, and 107 North Dowling Road. Case #REZ2019-000016 (Note: Final action of this item will be considered at the May 28, 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. Rezoning Map

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 of the City of College Station at 5:00 p.m. on May 1, 2020.



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.”