



College Station, TX

Meeting Agenda Planning and Zoning Commission College Station City Hall

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

August 6, 2020

6:00 PM

City Hall Council Chambers

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

2. Hear Visitors.

Speaker Protocol: An individual who wishes to address the Commission regarding any item on the Regular Agenda, shall register with the Commission Secretary 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 4 p.m. To submit written comments to the Commission, email khejny@cstx.gov and they will be distributed to the Commission. 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 three (3) minute mark, the Commission Secretary will announce that the speaker must conclude their remarks.

3. Informational Agenda

3.1. Discussion of new development applications submitted to the City.
New Development Link: www.cstx.gov/newdev

3.2. Discussion of Minor / Amending Plats approved by staff:

- Lakeview Acres Phase II, Block 1, Lots 1A & 2A ~ Case #FPCO2020-000007 (Rodriguez)
- Chimney Hill Retail Plaza Block 1, Lot 2R1A ~ Case #FPCO2020-000002 (Lazo)
- Brewster Pointe Subdivision Phase I, Block 1, Lot 1R & Common Area 1R and Block 3, Lot 1A-R ~ Case #FP2019-000025 (Lazo)

3.3. Presentation and discussion regarding an update on items heard:

- A Rezoning for approximately seven acres located at 14565 & 14575 FM 2154 from R Rural to PDD Planned Development District. The Planning & Zoning Commission heard this item on March 5, 2020, and voted (7-0) to recommend approval. The City Council heard this item on July 9, 2020, and voted (6-0) to approve the request.

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

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

- Thursday, August 13, 2020 ~ City Council Meeting ~ Virtual Meeting ~ See Agenda for Meeting Times (Liaison - Mather)
- Thursday, August 20, 2020 ~ P&Z Meeting ~ Virtual Meeting ~ 6:00 p.m.
- Thursday, August 27, 2020 ~ City Council Meeting ~ Virtual Meeting ~ See Agenda for Meeting Times (Liaison - Christiansen)
- Friday, August 28, 2020 ~ City Council / P&Z Joint Meeting ~ 9:00 a.m. ~ CSU Meeting & Training Facility, 1601 Graham Road
- Thursday, September 3, 2020 ~ P&Z Meeting ~ Virtual Meeting ~ 6:00 p.m.

4. 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.

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

Attachments: 1. July 2 2020

4.2. Presentation, discussion, and possible action regarding an extension of Preliminary Plan approval for the Antioch Community Church subdivision, generally located between Holleman Drive South and Towers Parkway. Case #PP2018-000010

Sponsors: Jesse Dimeolo

Attachments: 1. Staff Report
2. Vicinity Map, Aerial, Small Area Map
3. Approved Preliminary Plan for Antioch Community Church
4. Antioch Community Church PP extension letter

4.3. Presentation, discussion, and possible action regarding a Final Plat for Winding Creek Estates Phase 2 on approximately 21.8 acres generally located east of the intersection of Stousland Road and Rolling Meadow Drive, in the College Station Extraterritorial Jurisdiction. Case #FP2019-000011

Sponsors: Ciarra Greer

Attachments: 1. Staff Report
2. Vicinity Map, Aerial, Small Area Map
3. Final Plat

- 4.4. Presentation, discussion, and possible action regarding a Final Plat for Winding Creek Estates Phase 3 on approximately 24.9 acres generally located northeast of the intersection of Stousland Road and Rolling Meadow Drive, in the College Station Extraterritorial Jurisdiction. Case #FP2019-000017

Sponsors: Ciarra Greer

Attachments: 1. Staff Report
2. Vicinity, Aerial, Small Area Map
3. Final Plat

5. Regular Agenda

- 5.1. 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 T Townhouse to PDD Planned Development District on approximately 4 acres located at 3914 Alamosa Street, generally located west of Harvey Road and South of Summit Crossing Lane. Case # REZ2020-000005 (Note: Final action of this item will be considered at the August 27, 2020 City Council Meeting – Subject to change).

Sponsors: Jesse Dimeolo

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

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

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 July 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."