



College Station, TX

Meeting Agenda
Planning and Zoning Commission
Internet: <https://zoom.us/j/93604536872>
Phone: *888 475 4499 and Meeting ID: 936 0453 6872

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

November 19, 2020

6:00 PM

City Hall Council Chambers

***The City uses a third-party vendor to help host the meeting and if the call-in number is not functioning access will be through the internet link only.**

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 Council through the use of a translator may speak for six (6) minutes. At the (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:

- Midtown City Center Subdivision, Phase 301 ~ Case #FPMU2020-000002 (Armstrong)
- Castlegate II Subdivision Section 208 ~ Case #FP2020-000041 (Pedersen)

Sponsors:

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

- Monday, November 23, 2020 ~ City Council Meeting ~ Virtual Meeting ~ See Agenda for Meeting Times (Liaison - Christiansen)
- Thursday, December 3, 2020 ~ P&Z Meeting ~ Virtual Meeting ~ 6:00 p.m.
- Thursday, December 10, 2020 ~ City Council Meeting ~ Virtual Meeting ~ See Agenda for Meeting Times (Liaison - Guerra)
- Thursday, December 17, 2020 ~ P&Z Meeting ~ Virtual Meeting ~ 6:00 p.m.

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

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. November 5 2020

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

6. Regular Agenda

- 6.1. Presentation, discussion, and possible action regarding a discretionary item in the Unified Development Ordinance Section 8.8, 'Requirements for Park Land Dedication' regarding land dedication of floodplains and a presentation, discussion, and possible action regarding a Preliminary Plan for M.D. Wheeler Phase 2, 3, & 4 on approximately 37 acres, generally located at 4111 State Highway 6 South. Case# PP2020-000013.

Sponsors: Jesse Dimeolo

Attachments: 1. Staff Report
2. Discretionary item
3. Vicinity Map and Aerial
4. Preliminary Plan

- 6.2. 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 PDD Planned Development District to SC Suburban Commercial on approximately 4.5 acres of land located at 412 William D. Fitch Parkway. Case #REZ2020-000010 (Note: Final action of this item will be considered at the December 10, 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. Applicants Supporting Information

- 6.3. 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 R Rural to WC Wellborn Commercial on approximately 1.8 acres of land located at 14999 FM 2154. Case #REZ2020-000008 (Note: Final action of this item will be considered at the December 10, 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

- 6.4. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, "Unified Development Ordinance," Section 11.2, "Defined Terms," of the Code of Ordinances of the City of College Station, Texas, regarding the definitions of "related" and "family". Case #ORDA2020-000004. (Final action on this item is scheduled for the December 10, 2020 City Council Meeting - Subject to change.)

Sponsors: Jade Broadnax

Attachments:

1. Memo
2. Sec._11.2.____Defined_Terms. Redline

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 November 13, 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."