



College Station, TX

Meeting Agenda
Planning and Zoning Commission
Phone: *888 475 4499 and Webinar ID: 968 2190 8100
Internet: <https://zoom.us/j/96821908100>

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

January 21, 2021

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 Commission 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

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

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

- A Rezoning for approximately five acres located at 567 Momma Bear Drive from T Townhouse to PDD Planned Development District. The Planning & Zoning Commission heard this item on December 3, 2020 and voted (5-0) to recommend approval. The City Council heard this item on January 14, 2021 and voted (7-0) to approve the request.
- A Rezoning for approximately 11 acres located at 3445 Cain Road from R-4 Multi-Family to PDD Planned Development District. The Planning & Zoning Commission heard this item on December 17, 2020 and voted (4-0) to recommend approval. The City Council heard this item on January 14, 2021 and voted (7-0) to approve the request.

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

- Thursday, January 28, 2021 ~ City Council Meeting ~ Virtual Meeting ~ See Agenda for Meeting Times (Liaison - Osborne)
- Thursday, February 4, 2021 ~ P&Z Meeting ~ Virtual Meeting ~ 6:00 p.m.
- Thursday, February 11, 2021 ~ City Council Meeting ~ Virtual Meeting ~ See Agenda for Meeting Times (Liaison - Mather)
- Thursday, February 18, 2021 ~ P&Z Meeting ~ Virtual Meeting ~ 6:00 p.m.

3.4. Discussion and review regarding the following meetings: Design Review Board, BioCorridor Board.

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. January 7 2021

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 waiver request to the Unified Development Ordinance Section 8.3.G, 'Blocks' regarding block length requirements in General Urban Context Zones and presentation, discussion, and possible action regarding a Preliminary Plan for Ascend at Harvey on approximately 12 acres, generally located on Harvey Road between Summit Crossing Lane and Boonville Road. Case #PP2020-000015

Sponsors: Jesse Dimeolo

Attachments:

1. Staff Report
2. Waiver Request
3. Applicant's Supporting Information
4. Vicinity Map and Aerial
5. Preliminary 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 on the website and at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on January 15, 2021 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."

**MINUTES
PLANNING & ZONING COMMISSION**

January 7, 2021 6:00 p.m.

Phone: *888 475 4499 and Webinar ID: 918 4694 8592

Internet: <https://zoom.us/j/91846948592>

COMMISSIONERS PRESENT: Dennis Christiansen, Bill Mather, Joe Guerra, Jeremy Osborne and Bobby Mirza

COUNCIL MEMBERS PRESENT: Bob Brick, Elizabeth Cunha and John Crompton

CITY STAFF PRESENT: Jennifer Prochazka, Michael Ostrowski, Molly Hitchcock, Carol Cotter, Alyssa Halle-Schramm, Anthony Armstrong, Alma Guerra, Debbie Stickles, Elizabeth Pedersen, Jason Schubert, Carla Robinson, Brian Binford, Venessa Garza and Kristen Hejny

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

Chairman Christiansen called the meeting to order at 6:00 p.m.

2. **Hear Visitors**

No visitors spoke.

3. **Informational Agenda**

- 3.1 Discussion of new development applications submitted to the City

New Development Link: www.cstx.gov/newdev

There was no discussion.

- 3.2 Discussion of Minor / Amending Plats approved by Staff.

- The Meadows, Phase I, Block 1, Lots 1R-1, 1R-2, 31-32 ~ Case #FP2020-000033 (Armstrong)
- Mission Ranch Subdivision, Phase 302 ~ Case #FP2020-000043 (Bridges)
- JHW Commercial Addition, Phase 2, Block 1, Lot 4 ~ Case #FPCO2020-000009 (Stickles)
- Aggieland Business Park, Phase 3D, Block 7, Lots 48R & 49R ~ Case #FPCO2020-000014 (Armstrong)
- Carter Lake Subdivision, Block 3, Lots 1R-6R ~ Case #FP2020-000051 (Stickles)

There was no discussion.

- 3.3 Presentation and discussion of potential alternatives to address the symptoms of over-occupancy. (Note: Discussion of this item is scheduled for the January 14, 2021 City Council Meeting – subject to change.)

Staff Planner Broadnax presented this item to the Commission requesting discussion on the options.

Chairman Christiansen asked about the RNC and its effectiveness in the City of Bryan.

Staff Planner Broadnax explained the City of Bryan has stated that the RNC has acted as more of a deterrent.

There was general discussion.

Commissioner Mather asked for the City's recourse on offenders at the end of the day.

Staff Planner Broadnax stated that each violation can be finable per day until coming into compliance.

Commissioner Mather asked if an existing rental home wanted to put in a circle drive, that would require an additional street connect and not violate impervious cover, is this possible.

Staff Planner Broadnax if circle drives are an option that Commission or Council would like to pursue, engineering would look at existing requirements and review permitting for the driveway.

City Engineer Cotter stated that the City does allow for circle driveways, the restriction being the total width of pavement at the connection to the street.

Commissioner Mather expressed concerns for the Rental Registration process being a viable tool.

Commissioner Guerra suggested the City considering a permitting process for landlords who are not in compliance.

City Attorney Robinson added information on the City's other recourse for egregious violators. Ms. Robinson stated that if an individual is fined and fines are not paid, it can be reported to the state and penalties could happen at that level.

Chairman Christiansen opened the item for public input.

Fred Dupriest, Southside Neighborhood, spoke in support of the occupancy restriction.

Shawn Keene, spoke in opposition of the occupancy restrictions, citing concerns for slowing the expansion for new housing, and hurting low income students.

Chairman Christensen closed the item for public input.

Commissioner Mather asked for the definition of over occupancy being utilized by the City.

Staff Planner Broadnax stated that the use of "over occupancy" is the reflection of the general public expression of what they view of over occupancy.

Commissioner Mather stated that the City needs a good definition of over occupancy.

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

- Thursday, January 14, 2021 ~ City Council Meeting ~ Virtual Meeting ~ See Agenda for Meeting Times (Liaison – Mirza)
- Thursday, January 21, 2021 ~ P&Z Meeting ~ Virtual Meeting ~ 6:00 p.m.
- Thursday, January 28, 2021 ~ City Council Meeting ~ Virtual Meeting ~ See Agenda for Meeting Times (Liaison – Osborne)
- Thursday, February 4, 2021 ~ P&Z Meeting ~ Virtual Meeting ~ 6:00 p.m.

There was no discussion.

3.5 Discussion and review regarding the following meetings: Design Review Board, BioCorridor Board.

There was no discussion.

Consent Agenda

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

- December 17, 2020

4.2 Presentation, discussion, and possible action regarding a Final Plat for Millstone Estates on approximately 34 acres, generally located west of 1&GN Road, northeast of Pratt Road and northwest of Straub Road in the College Station Extraterritorial Jurisdiction. Case #FP2020-000007

4.3 Presentation, discussion, and possible action regarding a Final Plat for Williams Creek Lake Estates Subdivision Phases 2A, 2B, and 2C on approximately 16.4 acres, generally located at the intersection of Rock Prairie Road and Williams Lake Drive. Case #FP2017-000027

4.4 Presentation, discussion, and possible action regarding a Final Plat for M.D. Wheeler Phase 2 on approximately 17 acres, generally located north of the intersection of Barron Road and the State Highway 6 northbound frontage road. Case #FP2020-000018

4.5 Presentation, discussion, and possible action regarding a Final Plat for Pershing Pointe Villas Subdivision Phase 1, Block 4, Lots 1R-14R and Common Area 7R being a replat of Pershing Pointe Villas Subdivision Phase 1, Block 4, Lots 1-14 and Common Area 7 and Pershing Pointe Villas Subdivision Phase 2A, Block 4, Common Area 11 on approximately 1.4 acres, generally located east of Holleman Drive South and south of Deacon Drive West. Case #FP2020-000042

Commissioner Osborne motioned to approve Consent Agenda Items #4.1 – 4.3 and 4.5. Commissioner Guerra seconded the motion, motion passed (4-0).

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

Item #4.4 was removed from the Consent agenda for discussion.

Commissioner Guerra asked for clarification on the applicant or developer's responsibility to have the infrastructure in place or provide surety bond. Mr. Guerra also asked regarding the bridge or bridge class closure, if the developer is required to build all of the bridge or half of the roadway portion.

Engineering Services & Construction Inspections Manager Armstrong explained that the developer is required to build the deceleration lane and approximately 580 feet of the roadway to make it to the floodplain area, the bridge culvert and crossing is not included in the requirements.

Commissioner Osborne motioned to approve Consent Agenda Item #4.4. Commissioner Guerra seconded the motion, motion passed (5-0).

6. **Regular Agenda**

- 6.1 Public Hearing, presentation, discussion, and possible action on the FY2020 Comprehensive Plan Unified Development Ordinance Annual Review. (Note: Discussion of this item is scheduled for the January 14, 2021 City Council Meeting – subject to change.)

Long Range Planning Administrator Halle-Schramm presented the Annual Review to the Commission, recommending approval.

Chairman Christiansen opened the public hearing.

No one spoke.

Chairman Christiansen closed the public hearing.

Commissioner Mather motioned to recommend approval of the Annual Update. Commissioner Guerra seconded the motion, motion passed (5-0).

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.

There was general discussion regarding a 2021 Commission retreat.

Chairman Christiansen stated that there will be a retreat, at a later date.

8. **Adjourn**

The meeting adjourned at 7:36 p.m.

Approved:

Dennis Christiansen, Chairman
Planning & Zoning Commission

Attest:

Kristen Hejny, Admin Support Specialist
Planning & Development Services



**Preliminary Plan
for
Ascend at Harvey
PP2020-000015**

Scale	Two multi-family lots on approximately 12 acres of land
Location	Located between Summit Crossing Lane and Boonville Road, west of Harvey Road.
Applicant	Jones & Carter
Project Manager	Jesse DiMeolo, Staff Planner jdimeolo@cstx.gov
Project Overview	This preliminary plan is for a multi-family residential development along a major thoroughfare leading into the city. Due to the current configuration of Summit Crossing Lane and the public ROW extension of Sara Lane, a waiver is requested to the requirement of an additional break to the block length along Harvey Road. Preliminary site plan layouts show street connections to the development being made on Summit Crossing Lane and the new extension of Sara Lane.
Parkland Dedication	Parkland dedication fees will be paid prior to the issuance of building permits for the multi-family apartments at a rate of \$687 per bedroom.
Traffic Impact Analysis	The Preliminary Plan is in conformance with the TIA that was completed with the rezoning in 2018.
Compliant with Comprehensive Plan (including Master Plans) and Unified Development Ordinance	Yes
Compliant with Subdivision Regulations	Yes, with the exception of the waiver request related to UDO Section 8.3.G Block Length requirements in General Urban Context Zones.
Staff Recommendation	Staff recommends approval of the waiver and the Preliminary Plan.

Supporting Materials

1. Waiver Request
2. Applicant's Supporting Information
3. Vicinity Map and Aerial
4. Copy of Preliminary Plan

The proposed Preliminary Plan is in compliance with the applicable Subdivision Regulations contained in the UDO except for the following waiver request:

LEGEND

- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- PROPOSED PARKING LOT
- PROPOSED DRIVE
- PROPOSED DRIVE ALLEY

SCALE: 1" = 10'

PROJECT LOCATION

VICINITY MAP

1440 LF

DHI COLLEGE STATION

11/11/2011

JONES & CARTER

Exhibit A

WAIVER TO SUBDIVISION

REGULATIONS

DHI COLLEGE STATION

1) That there are special circumstances or conditions affecting the land involved such that strict application of the provisions of this chapter will deprive the applicant of the reasonable use of his land;

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street connections to the development being made on Summit Crossing Lane and the new extension of Sara Lane.

- 2) That the waivers are necessary for the preservation and enjoyment of a substantial property right of the applicant;**

This property is located within a Multi-Family zoning district. Due to the special conditions listed above, including the extension of Sara Lane, and their impact on the property and ability to develop this tract, the waiver request is necessary for the preservation and enjoyment of the property owner's right to develop the property.

- 3) The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering this chapter; and**

The granting of the waiver for this development will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area.

- 4) That the granting of the waivers will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.**

This waiver will not have a negative impact on the orderly subdivision of other land in the area. Any of the surrounding property that has yet to be developed will be designed and assessed through the City planning process to insure safe and efficient traffic circulation.

Preliminary Plan Waiver of Subdivision Regulations

Project Name: DHI Communities Preliminary Plan
Applicant Info: Alex Pfefferkorn, PE, CFM
Jones|Carter
DATE: November 25, 2020
ENCLOSURE: Exhibit A: Waiver to Subdivision Regulations

PRELIMINARY PLAN REQUESTED WAIVERS TO SUBDIVISION REGULATIONS

A. Requested Waiver: Block Length, UDO 12.8.3.G Block Length General Urban 900 LF.

Location: Harvey Road, from Summit Crossing Lane to Sara Lane.

Requested Block Length: 1,440 LF

1. *There are special circumstances or conditions affecting the land involved such that strict application of the subdivision regulation will deprive the applicant of the reasonable use of its land:*
 - i. Strict application of the block length would result in the proposed Sara Lane not lining up with the existing Sara Lane across Harvey Road.
2. *The Waiver is necessary for the preservation and enjoyment of substantial property right of applicant:*
 - i. Granting the requested waiver benefits an efficient development layout and allows the proposed Sara Lane to align with existing Sara Lane across Harvey Road.
3. *The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or the city administering subdivision regulations:*
 - i. No detrimental impact on public or property is anticipated.
 - ii. Additionally, the surrounding undeveloped property will be designed and vetted through the City planning and platting process to insure safe vehicle access and circulation.
4. *The granting of the waiver will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of the Unified Development Ordinance:*
 - i. There is no anticipated detrimental impact on the orderly subdivision of other land in the area.

VICINITY MAP

DHI COMMUNITIES
PP2020-000015

Legend

- City Limits
- 5 mile Extra Territorial Jurisdiction

0 1.25 2.5 Miles





0 425 850
Feet

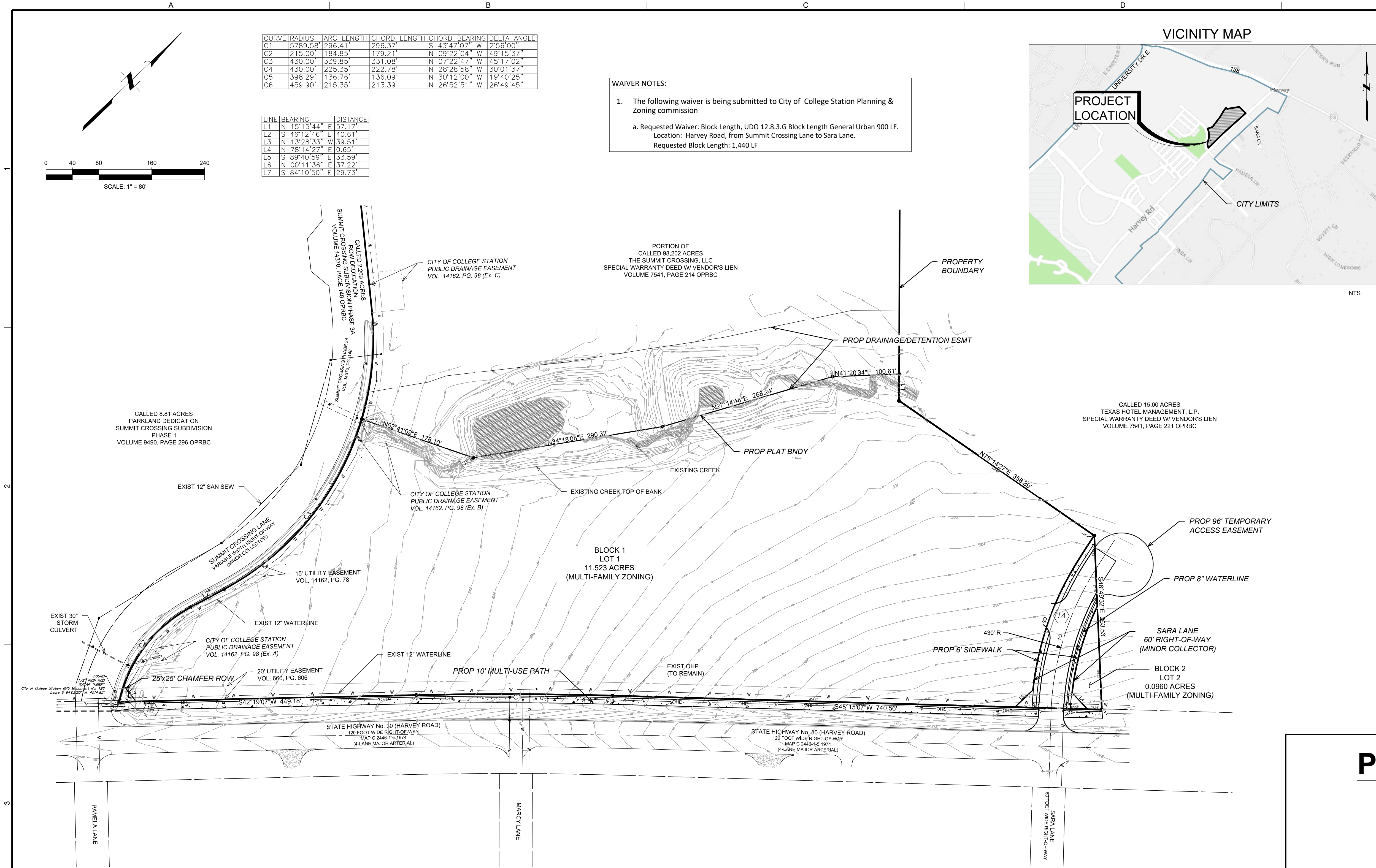
DHI COMMUNITIES

Case:
PP2020-000015

PRELIMINARY PLAN

© 2021 Jones | Carter

K:\1618\1618-0006-00 12 Acre College Station Apartments\2 Design Phase\CAD\Preliminary Plan\PERLIMPLAN.dwg jlm: January 06, 2021



- NOTES:
- Bearings shown hereon are based on the Texas Coordinate System of 1983, Central Zone (4203).
 - Determination of the ownership, location, or development of minerals related to the Subject Tract fall outside the scope of this survey. Such matters should be directed by the client to an expert consultant.
 - This survey does not provide a determination concerning wetlands, fault lines, toxic waste or any other environmental issues. Such matters should be directed by the client or prospective purchaser to an expert consultant.
 - The surveyor has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown hereon.
 - Elevations shown hereon are based on the City of College Station GPS control monument No. 126, established in 1994, elevations re-evaluated and republished August 2011 as CS94 - 126: Published Elevation = (NAVD 1988, GEOID 09) 286.21'
 - Control points and Benchmarks set as shown hereon.
 - Visible improvements/utilities were located with this survey; no subsurface probing, excavation or exploration was performed for this survey. Underground utilities may exist which are not shown hereon.

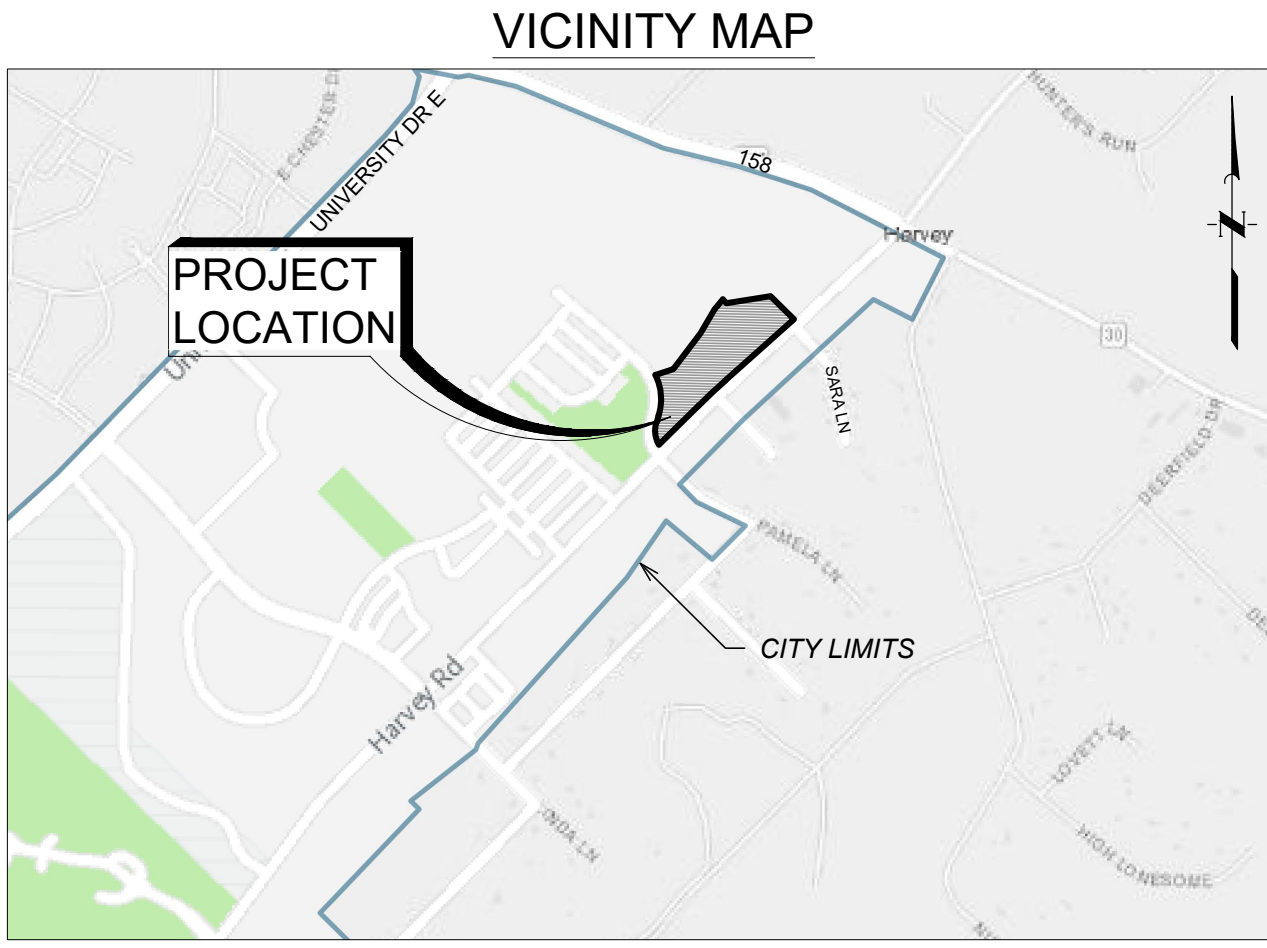
- ONE CALL UTILITY LOCATION SERVICE was performed for this survey to locate and mark all utilities. Texas811, a one-call notification center, was contacted on March 19, 2020 to provide notification to utility facility owners/operators to locate their underground utilities, as indicated by ticket number 2057917419. Facility owners/operators are required to mark the utilities within 48 hours of the contact date. Jones|Carter located any marked lines on 3/26/2020.
- According to Map No. 48041C0220F of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Brazos County, dated 4/2/2014, the subject tract lies within zone(s): Unshaded Zone "X", defined as areas determined to be outside the 500-year flood plain; and Unshaded Zone "D", defined as areas in which flood hazard are undetermined, but possible. Zone "A" shown hereon.
- Proposed Land Use
Multi-Family:
- Block 1 Lot 1, 11.523 Acres
- Block 2 Lot 2, 0.0960 Acres
ROW Dedication:
- 1A, 0.3212 Acres
- 1B, 0.0070 Acres

TITLE COMMITMENT NOTES:

10(c), Right-of-Way Easement from E. U. Peters, et ux to The City of Bryan, acknowledged May 1, 1937, recorded in Volume 98, page 90, Deed Records of Brazos County, Texas. This is a blanket easement and cannot be shown hereon.

10(d), Right-of-Way Easement from Chester A. Jones, et ux to The City of Bryan, dated April 2, 1937, recorded in Volume 98, page 184, Deed Records of Brazos County, Texas. This is a blanket easement and cannot be shown hereon.

10(e), Right-of-Way Easement from O. C. Cooper to Wixon Water Supply Corporation, dated September 25, 1971, recorded in Volume 309, page 670, Deed Records of Brazos County, Texas. Said easement is 20' in width, centered on the pipes as installed and cannot be located.



LEGEND	
	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	RIGHT OF WAY
	EXISTING CONTOUR
	LOT LINE
	PROPOSED PUBLIC UTILITY EASEMENT (PUE)
	EXISTING PUBLIC UTILITY EASEMENT (PUE)
	PROPOSED PUBLIC DRAINAGE EASEMENT (PDE)
	EXISTING PUBLIC DRAINAGE EASEMENT (PDE)
	PROPOSED PRIVATE DRAINAGE EASEMENT
	EXISTING PRIVATE DRAINAGE EASEMENT
	PROPOSED ACCESS EASEMENT (PAE)
	EXISTING ACCESS EASEMENT (PAE)
	EXISTING ACCESS EASEMENT TO BE ABANDONED
	EXISTING CURB AND GUTTER
	EXISTING SIDEWALK
	PROPOSED SIDEWALK/MULTI-USE PATH
	FLOW ARROWS
	EXISTING STORM PIPE
	EXISTING JUNCTION BOX
	EXISTING STORM INLET
	PROPOSED WATERLINE
	EXISTING WATERLINE
	EXISTING FIRE HYDRANT
	EXISTING GATE VALVE
	EXISTING OVERHEAD POWER
	EXISTING SANITARY SEWER LINE
	EXISTING SANITARY SEWER, MANHOLE
	EXISTING GASLINE
	ROW DEDICATION (ACRES)

ROW DEDICATION	ACREAGE	USES
1A	0.3212	ROW DEDICATION - SARA LANE
1B	0.0070	ROW DEDICATION - 25' X 25'

NOT FOR RECORD

PRELIMINARY PLAN

COLLEGE STATION
BRAZOS COUNTY, TEXAS
ASCEND AT HARVEY
A SUBDIVISION OF 11.94 ACRES
2 LOTS
BLOCK 1, LOT 1
BLOCK 2, LOT 2
ROW DEDICATION 1A, 1B

JANUARY 2021

OWNER/DEVELOPER: DHI COMMUNITIES
150 VENTURE DRIVE #100
COLLEGE STATION, TX 77845

SURVEYOR: JONES | CARTER
Texas Board of Professional Land Surveying Firm Registration No. 13060-07
Texas Board of Professional Engineers Firm Registration No. 4-439
150 Venture Drive, Suite 100 • College Station, Texas 77845 • 409.753.8000

ENGINEER: JONES | CARTER
Texas Board of Professional Engineers Firm Registration No. 4-439
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337