



College Station, TX

City Hall
1101 Texas Ave
College Station, TX 77840

Meeting Agenda - Final - Amended

Planning and Zoning Commission Workshop

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

Thursday, December 15, 2016

6:30 PM

City Hall Council Chambers

1. Call the meeting to order.
2. Discussion of consent and regular agenda items.
3. Discussion of new development applications submitted to the City.
New Development Link: www.cstx.gov/newdev
4. [16-0801](#) Presentation, possible action, and discussion regarding the consideration of the 2016 P&Z Plan of Work (see attached)

Sponsors: Bombek
Attachments: [2016 Plan of Work](#)
5. [16-0765](#) Discussion of Minor and Amending Plats approved by Staff.
*Final Plat ~ Minor Replat ~ The Glade Phase 1, Block 2, Lots 4R & 5R ~ Case #FP2016-000040 (Paz)
*Final Plat ~ Minor Replat ~ Caprock Crossing Block 2, Lot 4A-R & Common Area 1A-R ~ Case #FPCO2016-000022 (Bullock)
6. [16-0793](#) Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
*Thursday, January 5, 2017 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 pm.
*Thursday, January 12, 2017 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:30 p.m. and Regular 7:00 p.m. (Liaison - Ross)
7. [16-0794](#) Presentation, possible action, and discussion regarding an update on the following items:
*A Comprehensive Plan Amendment for approximately 18 acres located at 1370 Sebesta Road from Suburban Commercial to General Commercial. The Planning & Zoning Commission heard this item on November 17, 2016, and voted (5-0) to recommend approval. The City Council heard this item on December 8, 2016, and voted (5-2) to approve the request.
*A Rezoning for approximately 18 acres located at 1370 Sebesta Road from GS General Suburban, R Rural and R&D Research & Development to GC General Commercial. The Planning & Zoning

Commission heard this item on November 17, 2016, and voted (5-0) to recommend approval. The City Council heard this item on December 8, 2016, and voted (5-2) to approve the request.

*A Comprehensive Plan Amendment for approximately two acres located on Corsair Circle from Suburban Commercial to General Commercial. The Planning & Zoning Commission heard this item on December 1, 2016, and voted (3-1) to recommend approval. The City Council heard this item on December 8, 2016, and voted (4-3) to approve the request.

*A Rezoning for approximately two acres located on Corsair Circle from M1 Light Industrial to GC General Commercial. The Planning & Zoning Commission heard this item on December 1, 2016, and voted (3-1) to recommend approval. The City Council heard this item on December 8, 2016, and voted (4-3) to approve the request.

*An Ordinance Amendment amending Chapter 12 of the Unified Development Ordinance, regarding fees. The Planning & Zoning Commission heard this item on December 1, 2016, and voted (4-0) to recommend approval. The City Council heard this item on December 8, 2016, and voted (7-0) to approve the request.

8. Discussion, review and possible action regarding the following meetings: Design Review Board, BioCorridor Board.

9. 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.

10. Adjourn.

The Commission may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion.

APPROVED

City Manager

I certify that the above Notice of Meeting was posted at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on December 12, 2016 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."



Legislation Details (With Text)

File #: 16-0801 **Version:** 2 **Name:** 2016 P&Z Plan of Work
Type: Updates **Status:** Agenda Ready
File created: 12/7/2016 **In control:** Planning and Zoning Commission Workshop
On agenda: 12/15/2016 **Final action:**
Title: Presentation, possible action, and discussion regarding the consideration of the 2016 P&Z Plan of Work (see attached)
Sponsors: Mark Bombek
Indexes:
Code sections:
Attachments: [2016 Plan of Work](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Presentation, possible action, and discussion regarding the consideration of the 2016 P&Z Plan of Work (see attached)

2016 Planning & Zoning Commission Plan of Work

Comprehensive Plan Items

Implementation of Adopted Plans	
<p><i>Summary:</i> Implementation of adopted master plans and neighborhood, district, and corridor plans, namely: Central College Station, Eastgate, Southside Area, Wellborn Community, and South Knoll Area neighborhood plans, and Bicycle, Pedestrian & Greenways, Parks and Recreation, Water, Waste Water, Medical District, and Economic Development master plans.</p>	<p><i>Project Dates:</i></p> <p>5/12/16: Sidewalk extension completed along Guadalupe. (South Knoll Area Plan)</p> <p>7/28/16: City Council approved Wellborn Zoning Districts (WC, WRS, & WE).</p> <p>9/30/16: Sidewalk extension completed along Langford (South Knoll Area Plan)</p> <p>11/17/16: Presentation to P&Z regarding the Comprehensive Plan Annual Review (JB) and UDO Annual Review (JPAZ)</p> <p>11/17/16: Presentation to City Council regarding the Comprehensive Plan Annual Review (JB) and UDO Annual Review (JPAZ)</p> <p>12/08/16: Construction Contract to be considered by council for sidewalk improvements along Eisenhower Street, and Live Oak Street (Eastgate Area Plan)</p> <p>12/08/16: Construction Contract to be considered by council for sidewalk improvements along San Saba (Central College Station Area Plan)</p> <p>01/19/17: Presentation to P&Z regarding an update on the Bicycle, Pedestrian & Greenways Master Plan.</p>
Staff Assigned: P&DS Staff	Anticipated Completion: on-going

Review of Adopted Plans	
<p><i>Summary:</i> After action review of adopted planning areas, specifically Northgate, BioCorridor, and Medical Districts. This may also include a tour of one of the planning areas mentioned above.</p>	<p><i>Project Dates:</i></p> <p>10/20/16: Provided an update to P&Z on Development activity in the BioCorridor (MH)</p>
Staff Assigned: Economic Development & Molly Hitchcock	Initiated: 10/20/16

Update on Wastewater Master Plan	
<p><i>Summary:</i> This plan is intended to provide a holistic look at the City's wastewater system and provide information on potential solutions and costs so that Wastewater System Capital Improvement Projects can be planned in the future by City Staff.</p>	<p><i>Project Dates:</i> 9/15/16: Provided an update to P&Z on the Wastewater Master Plan- DC</p>
Staff Assigned: Water/Wastewater	Completed: 9/15/16

Impact Fees for Water, Wastewater, and Roadways	
<p><i>Summary:</i> Engineering consultants have been engaged and impact fee studies are underway. Council recently appointed the P&Z Commission as the Impact Fee Advisory Committee (IFAC) with additional members for representation from the ETJ (water/wastewater), and Home Builders Association, as well as citizens/neighborhoods. Several presentations and findings are forthcoming to the IFAC and Council over the next few months for review and consideration. The IFAC will eventually be asked to advise the Council on Impact Fees.</p>	<p><i>Project Dates:</i> 7/21/16: IFAC began to review calculation of maximum impact fees 8/4/16: IFAC reviewed calculation of maximum impact fees for Water/Wastewater and provided comment. 9/1/16: IFAC reviewed calculation of maximum impact fees for roadways and provided comment. 9/22/16: Council adopted wastewater and water impact fees. 10/13/16: Council received an update on the IFAC's written comments regarding Roadway Impact Fees. 11/10/16: Council adopted roadway impact fees.</p>
Staff Assigned: Alan Gibbs & Dave Coleman	Completed: 9/1/16

* <u>Annexation</u> Task Force Implementation	
<p><i>Summary:</i> Implement the City's future annexation policy as identified in the revised Growth Management and Capacity chapter of the Comprehensive Plan.</p>	<p><i>Project Dates:</i></p>
Staff Assigned: Lance Simms	Anticipated Initiation: Fall 2016

Neighborhood Integrity Items

*Traffic Calming Toolkit	
<p><i>Summary:</i> Receive information regarding the current traffic calming policy, including updates as recommended by the Council Transportation and Mobility Committee. Additionally receive update on the implementation of the neighborhood parking toolbox created by the Neighborhood Transportation Task Force.</p>	<p><i>Project Dates:</i></p>
<p>Staff Assigned: Troy Rother & Jason Schubert</p>	<p>Anticipated Completion: Spring 2017</p>
Traffic Impact Analysis for Single-Family Development	
<p><i>Summary:</i> Review the Traffic Impact Analysis ordinance and consider a recommendation to require TIAs for Single-Family Residential development.</p>	<p><i>Project Dates:</i> 8/4/16: P&Z recommended approval of Single-Family TIA Ordinance Amendment 8/11/16: City Council approved Single-Family TIA Ordinance Amendment</p>
<p>Staff Assigned: Danielle Singh</p>	<p>Completed: 8/11/16</p>
Student Housing in Established Single-Family Neighborhoods	
<p><i>Summary:</i> Research best practices from other communities regarding the management of student housing in single-family neighborhoods.</p>	<p><i>Project Dates:</i></p>
<p>Staff Assigned: Tiffany Cousins</p>	<p>Anticipated Completion: March 2017</p>
Update on Landscaping Requirements for Single-Family Developments	
<p><i>Summary:</i> Provide an update on the City's landscaping requirements for single-family development and recommend adjustments as deemed necessary.</p>	<p><i>Project Dates:</i></p>
<p>Staff Assigned: Mark Bombek & Madison Thomas</p>	<p>Anticipated Completion: January 2017</p>

UDO Regulatory Items

Wellborn Zoning Districts	
<p><i>Summary:</i> Implement the Wellborn Community Plan by creating new or modified zoning districts as described in the Plan.</p>	<p><i>Project Dates:</i> 6/16/16: P&Z recommended approval of UDO amendment for zoning districts 7/28/16: City Council adopted UDO amendment for zoning districts</p>
Staff Assigned: Jessica Bullock	Completed: July 2016

Sign Ordinance Revisions	
<p><i>Summary:</i> Review and update the City's sign ordinance in light of the recent Supreme Court decision regarding sign regulations based upon content.</p>	<p><i>Project Dates:</i></p>
Staff Assigned: Molly Hitchcock & Rachel Lazo	Anticipated Completion: March 2017

Update on Off-Street Parking Requirements	
<p><i>Summary:</i> Provide an update on the City's off-street parking requirements. Receive Information regarding current off-street parking requirements including options that provide flexibility.</p>	<p><i>Project Dates:</i></p>
Staff Assigned: Justin Golbabai	Anticipated Completion: February 2017

*Research Multi-Family Zoning Options	
<p><i>Summary:</i> Research the ability to provide multi-family zoning for market rate units (conventional multi-family) vs. rental by bedroom (student multi-family).</p>	<p><i>Project Dates:</i></p>
Staff Assigned: Jessica Bullock & Mark Bombek	Anticipated Completion: February 2017

On-Going Items

Pre-Application Conference Overview	
<p><i>Summary:</i> Provide an update on the Pre-Application Conference process.</p>	<p><i>Project Dates:</i> 07/07/16 Provide an overview of the PAC Process and provide an update on the PAC survey.</p>
Staff Assigned: Mark Bombek	Completed: 7/7/16

Quarterly Review of Pre-Application Conference Surveys	
<p><i>Summary:</i> Provide an update on the survey results from the Pre-Application Conference process.</p>	<p><i>Project Dates:</i> 11/17/16: Provided an update on the status of the PAC meeting process and implementation of the PAC Survey. Presentation at P&Z Workshop. (MB)</p>
Staff Assigned: Mark Bombek	Anticipated Completion: on-going

Economic Development Updates	
<p><i>Summary:</i> Receive regular updates from the Economic Development Department regarding the vision and implementation of the commercialization of TAMU research-related output, including examples of successful efforts elsewhere. Additionally, receive an update on the recent announcement regarding plans for the TAMU System Riverside Campus revitalization effort.</p>	<p><i>Project Dates:</i> 6/16/2016 Economic development efforts and land availability for commercial uses, Presentation at P&Z Workshop. 11/17/16: Provided a quarterly update on Economic Development efforts and land availability for commercial uses. Presentation at P&Z Workshop. (NR)</p>
Staff Assigned: Economic Development	Anticipated Initiation: June 2016



Legislation Details (With Text)

File #: 16-0765 **Version:** 1 **Name:** Minor/Amending Plats
Type: Updates **Status:** Agenda Ready
File created: 11/17/2016 **In control:** Planning and Zoning Commission Workshop
On agenda: 12/15/2016 **Final action:**
Title: Discussion of Minor and Amending Plats approved by Staff.
*Final Plat ~ Minor Replat ~ The Glade Phase 1, Block 2, Lots 4R & 5R ~ Case #FP2016-000040 (Paz)
*Final Plat ~ Minor Replat ~ Caprock Crossing Block 2, Lot 4A-R & Common Area 1A-R ~ Case #FPCO2016-000022 (Bullock)

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Discussion of Minor and Amending Plats approved by Staff.
*Final Plat ~ Minor Replat ~ The Glade Phase 1, Block 2, Lots 4R & 5R ~ Case #FP2016-000040 (Paz)
*Final Plat ~ Minor Replat ~ Caprock Crossing Block 2, Lot 4A-R & Common Area 1A-R ~ Case #FPCO2016-000022 (Bullock)



Legislation Details (With Text)

File #: 16-0793 **Version:** 1 **Name:** Upcoming Meetings
Type: Updates **Status:** Agenda Ready
File created: 11/29/2016 **In control:** Planning and Zoning Commission Workshop
On agenda: 12/15/2016 **Final action:**
Title: Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
*Thursday, January 5, 2017 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 pm.
*Thursday, January 12, 2017 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:30 p.m. and Regular 7:00 p.m. (Liaison - Ross)

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
*Thursday, January 5, 2017 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 pm.
*Thursday, January 12, 2017 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:30 p.m. and Regular 7:00 p.m. (Liaison - Ross)



Legislation Details (With Text)

File #:	16-0794	Version:	1	Name:	Updates on Items Heard
Type:	Updates	Status:			Agenda Ready
File created:	11/29/2016	In control:			Planning and Zoning Commission Workshop
On agenda:	12/15/2016	Final action:			

Title: Presentation, possible action, and discussion regarding an update on the following items:
 *A Comprehensive Plan Amendment for approximately 18 acres located at 1370 Sebesta Road from Suburban Commercial to General Commercial. The Planning & Zoning Commission heard this item on November 17, 2016, and voted (5-0) to recommend approval. The City Council heard this item on December 8, 2016, and voted (5-2) to approve the request.
 *A Rezoning for approximately 18 acres located at 1370 Sebesta Road from GS General Suburban, R Rural and R&D Research & Development to GC General Commercial. The Planning & Zoning Commission heard this item on November 17, 2016, and voted (5-0) to recommend approval. The City Council heard this item on December 8, 2016, and voted (5-2) to approve the request.
 *A Comprehensive Plan Amendment for approximately two acres located on Corsair Circle from Suburban Commercial to General Commercial. The Planning & Zoning Commission heard this item on December 1, 2016, and voted (3-1) to recommend approval. The City Council heard this item on December 8, 2016, and voted (4-3) to approve the request.
 *A Rezoning for approximately two acres located on Corsair Circle from M1 Light Industrial to GC General Commercial. The Planning & Zoning Commission heard this item on December 1, 2016, and voted (3-1) to recommend approval. The City Council heard this item on December 8, 2016, and voted (4-3) to approve the request.
 *An Ordinance Amendment amending Chapter 12 of the Unified Development Ordinance, regarding fees. The Planning & Zoning Commission heard this item on December 1, 2016, and voted (4-0) to recommend approval. The City Council heard this item on December 8, 2016, and voted (7-0) to approve the request.

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Presentation, possible action, and discussion regarding an update on the following items:
 *A Comprehensive Plan Amendment for approximately 18 acres located at 1370 Sebesta Road from Suburban Commercial to General Commercial. The Planning & Zoning Commission heard this item on November 17, 2016, and voted (5-0) to recommend approval. The City Council heard this item on December 8, 2016, and voted (5-2) to approve the request.
 *A Rezoning for approximately 18 acres located at 1370 Sebesta Road from GS General Suburban, R Rural and R&D Research & Development to GC General Commercial. The Planning & Zoning Commission heard this item on November 17, 2016, and voted (5-0) to recommend approval. The City Council heard this item on December 8, 2016, and voted (5-2) to approve the request.
 *A Comprehensive Plan Amendment for approximately two acres located on Corsair Circle from Suburban Commercial to General Commercial. The Planning & Zoning Commission heard this item on December 1, 2016, and voted (3-1) to recommend approval. The City Council heard this item on December 8, 2016, and voted (4-3) to approve the request.

*A Rezoning for approximately two acres located on Corsair Circle from M1 Light Industrial to GC General Commercial. The Planning & Zoning Commission heard this item on December 1, 2016, and voted (3-1) to recommend approval. The City Council heard this item on December 8, 2016, and voted (4-3) to approve the request.

*An Ordinance Amendment amending Chapter 12 of the Unified Development Ordinance, regarding fees. The Planning & Zoning Commission heard this item on December 1, 2016, and voted (4-0) to recommend approval. The City Council heard this item on December 8, 2016, and voted (7-0) to approve the request.