



# College Station, TX

City Hall  
1101 Texas Ave  
College Station, TX 77840

## Meeting Agenda - Final

### Planning and Zoning Commission Workshop

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

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**Thursday, September 20, 2018**

**6:00 PM**

**City Hall Council Chambers**

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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](http://www.cstx.gov/newdev)
4. [18-0624](#) Presentation, possible action, and discussion regarding the consideration of the 2018 P&Z Plan of Work.  
**Sponsors:** Golbabai  
**Attachments:** [2018 Plan of Work](#)
5. [18-0632](#) Presentation, possible action, and discussion regarding the 2018 Annual Conference of the Texas Chapter of the American Planning Association.  
**Sponsors:** Golbabai
6. [18-0620](#) Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:  
\*Thursday, September 27, 2018 ~ City Council Meeting ~ Council Chambers ~ Workshop 5:00 p.m. Regular 6:00 p.m. (Liaison - Mather)  
\*Thursday, October 4, 2018 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. Regular 7:00p.m.  
\*Monday, October 8, 2018 ~ City Council Meeting ~ Council Chambers ~ Workshop 5:00 p.m. Regular 6:00 p.m. (Liaison - Osborne)  
\*Thursday, November 1, 2018 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. Regular 7:00 p.m.
7. [18-0621](#) Presentation, possible action, and discussion regarding an update on the following items:  
\*A Rezoning for approximately 147 acres to amend the terms of the PDD Planned Development District for the the Joint Research Valley BioCorridor Development Project. The Planning & Zoning Commission heard this item on September 6, 2018, and voted (5-2) to recommend approval. The City Council heard this item on September 13, 2018, and voted (7-0) to approve the amendment that free-standing

multifamily be allowed on property between the future Atlas Pear Road extension and Turkey Creek Road, and with direction that the remaining requests be brought before the BioCorridor Board for recommendation.

\*An Ordinance amending Section 7.3.H, "Number of Off-Street Parking Spaces Required". The Planning & Zoning Commission heard this item on August 16, 2018, and voted (4-1) to recommend approval. The City Council heard this item on September 13, 2018, and voted (6-1) 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.

I certify that the above Notice of Meeting was posted at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on September 14, 2018 at 5:00 p.m.

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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](mailto: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.”**

## 2018 Planning & Zoning Commission Plan of Work

### Comprehensive Plan Items

<b>UDO &amp; Comprehensive Plan Annual Review</b>	
<p><i>Summary:</i> Review of adopted UDO amendments and a summary of the implementation of adopted master plans and <a href="#">neighborhood, district, and corridor plans</a>, namely: <a href="#">Central College Station</a>, <a href="#">Eastgate</a>, <a href="#">Southside Area</a>, <a href="#">Wellborn Community</a>, and <a href="#">South Knoll Area</a> neighborhood plans, and <a href="#">Bicycle, Pedestrian &amp; Greenways</a>, <a href="#">Parks and Recreation</a>, Water, Waste Water, <a href="#">Medical District</a>, and <a href="#">Economic Development</a> master plans.</p>	<p><i>Project Dates:</i></p>
Staff Assigned: P&DS Staff	Anticipated Completion: On-Going

<b>2018 Existing Conditions Report</b>	
<p><i>Summary:</i> Develop and adopt the 2018 Existing Conditions Report in preparation of the 10-Year Comprehensive Plan Update</p>	<p><i>Project Dates:</i></p>
Staff Assigned: Justin Golbabai, P&DS Staff	Anticipated Completion: Fall 2018

<b>10-Year Comprehensive Plan Update</b>	
<p><i>Summary:</i> Begin the first phases of updating the 2009 Comprehensive Plan. This phase will include forming a joint City Council-P&amp;Z Comprehensive Plan Subcommittee, selecting consultants, and planning for community outreach efforts.</p>	<p><i>Project Dates:</i></p>
Staff Assigned: Justin Golbabai, P&DS Staff	Anticipated Initiation:

<b>Bicycle, Pedestrian and Greenways Master Plan Update</b>	
<p><i>Summary:</i> Bring additional updates to the Planning and Zoning Commission as the Master Plan update moves forward.</p>	<p><i>Project Dates:</i> 4/19/18: P&amp;Z Commission recommended approval of a Comprehensive Plan Amendment updating the Bicycle, Pedestrian, and Greenways Master Plan. 5/14/18: City Council adopted the Comprehensive Plan Amendment updating the Bicycle, Pedestrian, and Greenways Master Plan.</p>
Staff Assigned: Venessa Garza	Completed: May 14, 2018

## Neighborhood Integrity Items

<b>Neighborhood Conservation Overlay and Student Housing in Established Single-Family Neighborhoods Community Meeting</b>	
<p><i>Summary:</i>            Conduct a community outreach meeting to obtain neighborhood, developer, and community feedback on potential options to provide more options and flexibility to the Neighborhood Conservation Overlay (NCO), as well as obtain feedback on other options to manage student housing in single-family neighborhoods, such as more flexibility for Accessory Dwelling Units (ADUs) and changing the off-street parking and drainage requirements. Report findings to P&amp;Z and Council for direction on possible ordinance amendments.</p>	<p><i>Project Dates:</i>            4/30/18: Two community meeting to be held discussing possible changes to accessible living quarters, single-family on-site parking, single-family height protection, the Neighborhood Conservation Overlay, and a middle housing zoning district. An online survey covering these same topics will also open from April 30<sup>th</sup> – May 14<sup>th</sup>.            6/21/18: Anticipated P&amp;Z Presentation of neighborhood workshop survey results for accessory living quarters, single-family on-site parking, and single-family height protection (LS &amp; PAZ).            6/28/18: Anticipated City Council Presentation of neighborhood workshop survey results for accessory living quarters, single-family on-site parking, and single-family height protection (LS &amp; PAZ).            7/5/18: P&amp;Z Presentation of neighborhood workshop survey results for the neighborhood conservation overlay and middle housing (JG).            7/12/18: City Council Presentation of neighborhood workshop survey results for the neighborhood conservation overlay and middle housing (JG).            8/2/18: Ordinance amendment presentation to P&amp;Z Commission on SF Height Protection (LS).            8/9/18: Follow-up City Council Presentation of neighborhood workshop survey results for the neighborhood conservation overlay and middle housing (JG).            8/16/18: Anticipated ordinance amendments to P&amp;Z for Single-Family Parking (RL).  <b>10/4/18: Anticipated revised ordinance amendment presentation to P&amp;Z Commission on SF Height Protection (MH).</b>            10/4/18: Anticipated ordinance amendments to P&amp;Z for Accessory Living Quarters (RL).            10/4/18: Anticipated ordinance amendment presentation to P&amp;Z Commission on revisions to the Neighborhood Conservation Overlay (JG).  <b>10/25/18: Anticipated ordinance amendment presentation to City Council on SF Height Protection (MH).</b>            10/25/18: Anticipated ordinance amendments to City Council for Accessory Living Quarters and Single-Family Parking (RL).            10/25/18: Anticipated ordinance amendment presentation to P&amp;Z Commission on revisions to the Neighborhood Conservation Overlay (JG).</p>
<p>Staff Assigned: Justin Golbabai, Jenifer Paz, Lance Simms, Molly Hitchcock, Rachel Lazo</p>	<p>Anticipation Initiation: April 30, 2018</p>

## UDO Regulatory Items

<b>Evaluation of UDO Regulations</b>	
<p><i>Summary:</i> Continue review of UDO requirements that add minimal value as identified by staff and consider opportunities to reduce regulations and streamline processes.</p>	<p><i>Project Dates:</i></p>
<p>Staff Assigned: P&amp;DS Staff</p>	<p>Anticipated Initiation:</p>

<b>Sign Ordinance Revisions</b>	
<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>
<p>Staff Assigned: Molly Hitchcock, Rachel Lazo &amp; Legal</p>	<p>Anticipated Completion: Winter 2018</p>

<b>Non-Residential Landscaping Requirements</b>	
<p><i>Summary:</i> Adopt an ordinance updating the city's landscaping requirements (including streetscaping and buffer standards) and include options for water-conserving landscaping.</p>	<p><i>Project Dates:</i> 5/17/18: P&amp;Z Commission consideration of an ordinance amendment updating the City's landscaping requirements. 6/14/18: City Council adopted an ordinance amendment updating the City's landscaping requirements.</p>
<p>Staff Assigned: Rachel Lazo and Jade Broadnax</p>	<p>Completed: June 14, 2018</p>

## On-Going Items

<b>Economic Development Updates</b>	
<p><i>Summary:</i> Receive regular updates from the Economic Development Department. Receive a presentation and discussion on "fast-tracking" reviews for Economic Development projects that have a significant economic impact.</p>	<p><i>Project Dates:</i> 4/19/18: Economic Development update given on Spring Creek Business Park (JP). 8/16/18: Economic Development Update</p>
<p>Staff Assigned: Economic Development</p>	<p>Anticipated Completion: On-Going</p>

<b>Planning Performance Measures</b>	
<i>Summary:</i> Develop and regularly report on the “top three” performance indicators.	<i>Project Dates:</i>
Staff Assigned: Justin Golbabai	Anticipated Completion: On-Going

<b>Semi-Annual Review of Pre-Application Conference Surveys</b>	
<i>Summary:</i> Provide an update on the survey results from the Pre-Application Conference process.	<i>Project Dates:</i> 6/7/18: Provide an update on the status of the PAC meeting process and implementation of the PAC survey. (JG)
Staff Assigned: Justin Golbabai	Anticipated Completion: On-Going

<b>Impact Fees</b>	
<i>Summary:</i> Provide a semi-annual update on impact fees, to include impact fee collections and planned projects.	<i>Project Dates:</i> 5/3/18: P&Z Presentation on the Impact-Fee Semi-Annual Report. 5/24/2018: City Council Presentation the Impact-Fee Semi-Annual Report. 11/1/18: Anticipated P&Z Presentation on the Impact-Fee Semi-Annual Report.
Staff Assigned: Carol Cotter	Anticipated Completion: On-Going

## Educational/Informational Items

<b>City of Bryan Update</b>	
<i>Summary:</i> Hear a presentation from the City of Bryan to discuss areas of mutual concern and partnership opportunities across jurisdictional boundaries.	<i>Project Dates:</i>
Staff Assigned:	Anticipated Completion: Fall 2018