



College Station ~  
Embracing the Past, Exploring the Future

**MINUTES**  
**Regular Meeting**  
**Planning and Zoning Commission**  
**Thursday, February 5, 2004, at 7:00 p.m.**  
**Council Chambers, College Station City Hall**  
**1101 Texas Avenue**  
**College Station, Texas**

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**8. Public hearing, discussion, and possible action on a Rezoning of 4506 State Highway 6 South, consisting of 9.22 acres, from A-O Agricultural Open to 3.61 acres of C-1 General Commercial and 5.61 acres of C-2 Commercial Industrial. (04-04)**

Staff Planner Prochazka presented the Staff Report. She stated that the applicant is requesting the rezoning in order to develop the property for C-1 and C-2 uses and that staff recommends approval of the rezoning. She added that the property and the surrounding area were designated as Retail Regional by an amendment to Comprehensive Plan on January 8, 2004. Ms. Prochazka added that the land use study concluded that both C-1 and C-2 uses would be appropriate in this area because of the location of the property and the adjacent uses.

Chairman Shafer opened the public hearing.

Don Jones, representing the applicant and residing at 804 Berry Creek, spoke in favor of the rezoning.

The potential buyer explained that he owns a small growing business and desires to open one in this area with a show room and office space.

Chairman Shafer closed the public hearing.

Commissioner Trapani motioned to approve the rezoning. Commissioner Reynolds seconded the motion.

Commissioner Hall expressed concern about placing a C-1 district within an A-O district. Chairman Shafer pointed out that as the Land Use Plan evolves the zoning districts in this area will become more amicable.

Since there were no further comments, Chairman Shafer called for the vote. The motion to approve the rezoning carried by a vote of 5-0.

FOR: Shafer, Trapani, Davis, Reynolds and Hall.  
AGAINST: None.  
ABSENT: Williams and White.