



College Station ~  
Embracing the Past, Exploring the Future

**MINUTES**  
**Regular Meeting**  
**Planning and Zoning Commission**  
**Thursday, March 4, 2004, at 7:00 p.m.**  
**Council Chambers, College Station City Hall**  
**1101 Texas Avenue**  
**College Station, Texas**

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COMMISSIONERS PRESENT: Shafer, White, Hall, Davis, Williams and Reynolds.

COMMISSIONERS ABSENT: Trapani.

CITY COUNCIL MEMBERS PRESENT: None.

CITY STAFF PRESENT: Assistant City Manager Brown, Development Services Director Templin, City Planner Kee, Development Manager Ruiz, Senior Planner Fletcher, Staff Planners Prochazka and Reeves, Planning Intern Harrell, Transportation Planner Fogle, Graduate Civil Engineers Cotter and Thompson, Assistant City Attorney Nemcik, Fire Marshall Hurt, Building Official Simms, Center Representative Kelley and Staff Assistant Hazlett.

Chairman Shafer called the meeting to order at 7:04 p.m.

**9. Public hearing, discussion, and possible action on a Rezoning for Stephen-Anderson consisting of approximately 211.5 acres generally located on Greens Prairie Road just east of Rock Prairie Road. (04-32)**

Staff Planner Reeves presented the Staff Report. She pointed out that the subject property is shown on the Land Use Plan as Single Family Low Density. Therefore, Staff recommends approval since the zone change would be in compliance with the Land Use Plan. The flood plain area was pointed out and the Commission encouraged protection of the greenway and floodplain areas. Discussion ensued regarding the minimum lot sizes.

Chairman Shafer opened the public hearing.

Dave Lund, 17141 Rock Prairie Road raised issues regarding the down stream drainage, utilities and paving Rock Prairie Road.

Kenneth Bonnet, 17155 Rock Prairie Road, spoke on issues of concern regarding the lack of city services and infrastructure to the current residents in the subject area. He also requested the paving of Rock Prairie Road.

The time limitation in the annexation policy for providing city services to annexed areas was discussed and the current law explained.

Development Services Director Templin stated that Staff has looked into the concerns of the residents and explained his findings. Assistant City Attorney Nemcik concurred that Mr. Bonnet's property is serviced by Wellborn Water and Bryan Electric and that the City of College Station has no legal authority concerning those services. Mr. Templin added that the current

plan does not include an access on Rock Prairie Road. Also, if the properties were annexed prior to the most recent annexation, there would not be city utility service. Assistant City Attorney Nemcik interjected that generally speaking, the area is not within the city's water or electric service area.

Chairman Shafer thanked Staff for the clarifications and others for comments and concerns which have been noted. He stated that this seems to be a situation where we have to see how this evolves in terms of this particular development and what opportunities it does provide to extend services as we go forward.

Joe Schultz, 3208 Innsbrook Circle, the project engineer, stated that as part of the platting procedure, a sewer report is required, which is a general design of the sewer system, whether or not the sewer is constructed. Therefore, sewer will be studied for this tract. He added that Wellborn Water Supply has a 16" line on Greens Prairie Road and told the applicant that they would be able to provide fire protection to meet city standards and that all water lines would be built to city standards. The applicant is evaluating access to the site. In closing, Mr. Schultz stated that because Rock Prairie Road is an existing road, in general, private developers do not pave existing roads.

Mr. Lund interjected that Lick Creek Park now has a paved entranceway and parking which encourages additional traffic and requested that consideration be made in regards to paving Rock Prairie Road.

Chairman Shafer closed the public hearing.

Commissioner Davis motioned to approve the rezoning. Commissioner Williams seconded the motion. The motion carried 6-0.

FOR: Shafer, Hall, Davis, Reynolds, Williams and White.

AGAINST: None.

ABSENT: Trapani.