



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

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.

10. Public hearing, discussion, and possible action regarding an Amendment to Article 8, Subdivision Design & Improvements and Article 11, Terms of the City's Unified Development Ordinance. (04-35)

Development Manager Ruiz presented the Staff Report. Ms. Ruiz explained that the purpose of the amendment is to align the requirements of the zero lot line construction with the City's UDO and the International Residential Code (IRC). In their current state, contradictions and discrepancies in the overall requirements occur. As a result, Staff worked closely with the development community, the Construction Standards Board and the Fire Marshal to draft language that clarifies the requirements for zero lot line construction. In closing, Ms. Ruiz reported that an amendment to the IRC will go before the Construction Standards Board on March 8, 2004 for a recommendation going to the City Council for consideration on March 25, 2004.

Chairman Shafer opened the public hearing.

Since there were no further comments, Chairman Shafer closed the public hearing.

Commissioner Williams motioned to approve the amendment. Commissioner Davis seconded the motion, which carried by a vote of 6-0.

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