



College Station ~
Embracing the Past, Exploring the Future

MINUTES
Regular Meeting
Planning and Zoning Commission
Thursday, April 1, 2004, at 7:00 p.m.
Council Chambers, College Station City Hall
1101 Texas Avenue
College Station, Texas

COMMISSIONERS PRESENT: Chairman Shafer, Commissioners Davis, Reynolds, Williams, Trapani, and Hall.

COMMISSIONERS ABSENT: White.

CITY COUNCIL MEMBERS PRESENT: Hazen.

CITY STAFF PRESENT: City Planner Kee, Development Manager Ruiz, Assistant Development Manager George, Senior Planner Fletcher, Staff Planners Reeves and Prochazka, Mapping Technician Griffin, Graduate Civil Engineers Thompson and Cotter, Assistant City Manager Brown, Assistant City Attorney Nemcik, Economic Development Director Foutz, Action Center Representative Kelly, and Staff Assistant Hazlett.

Chairman Shafer called the meeting to order at 7:00 P.M.

7. Public hearing, discussion and possible action to consider an amendment to the Zoning Ordinance by city initiated rezoning applying an overlay zone imposing additional requirements to properties along Krenek Tap Road for a depth of 750'. (04-41)

City Planner Key presented the Staff Report. She explained that the Commission took action last month to impose the overlay and that consideration tonight is for zoning in order to apply the overlay district. Ms. Kee displayed a photo outline of the area that it would apply. She reminded the Commission of the design regulations and items discussed at their previous meeting where they voted to add language to the UDO (Unified Development Ordinance) that will allow flexibility for existing structures when being enlarged or modified. In addition, the DRB (Design Review Board) would be allowed to approve materials other than the standard if doing so would allow the new construction to be more compatible with existing materials. At least 25% of the façade facing Krenek should contain materials meeting the standard.

Commissioner Davis clarified the fencing requirements.

Chairman Shafer opened the public hearing.

Jim Stewart, Waterwood Townhomes developer, expressed some concerns about the proposed design criteria. Ms. Kee clarified the criteria, explaining that his development would not be affected by the ordinance amendment since his development is an interior property and approved under the previous ordinance. She added that the overlay addresses the front facades of structures on Krenek Tap Road.

A brief discussion regarding signage ensued.

Chairman Shafer closed the public hearing. Commissioner Trapani motioned to approve the amendment, which was seconded by Commissioner Davis. The motioned carried 6-0.

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