



College Station ~
Embracing the Past, Exploring the Future

MINUTES
Regular Meeting
Planning and Zoning Commission
Thursday, May 20, 2004, at 7:00 p.m.
Council Chambers, College Station City Hall
1101 Texas Avenue
College Station, Texas

AGENDA ITEM NO. 7: Public hearing, discussion, and possible action on an Amendment to the Comprehensive Plan – Land Use Plan for 70.48 acres located between SH 6 and Decatur Drive, south of Southern Plantation Drive, from Single-Family (SF) Residential Medium Density to a combination of SF Residential Medium Density, SF Residential High Density, Retail Neighborhood, and Retail Regional. (04-113)

Staff Planner Hitchcock presented the Staff Report for both Agenda Items No.'s 7 and 8 since they are related and pertain to the same subject property.

Ms. Hitchcock reported that the applicant for the rezoning also requested the Comprehensive Plan Amendment to change the Land Use Plan for the property. She stated that when reviewing the Land Use Plan request, Staff saw the need to consider the larger area between Highway 6 and Decatur and Shenandoah and the Crowley Tract. Although the current Land Use Plans shows single-family medium density for this area, the existing zoning does not promote this type of growth. Except for the Korean Church and the office of Mike Lane (KTH Commercial Subdivision), the area is unplatted. Ms. Hitchcock explained that Staff is only proposing changes to the Land Use Plan. She pointed out how this proposal may or may not affect the Comprehensive Plan.

Additionally, Ms. Hitchcock stated that the amendment is for a mix of single-family densities and commercial intensities. While the proposed changes to the plan do not meet the objective of avoiding strip commercial, the plan does provide for more orderly, compatible development than may occur under the existing zoning and Staff feels the proposed changes are appropriate and recommends approval of both the amendment and the rezoning request. In closing, Ms. Hitchcock pointed out a change to the intensity of a portion of the property than originally submitted by the property owner. She stated that Staff is in support of the change.

Commissioner Davis asked, in light of the recent TXDOT ruling regarding driveway cuts onto State Highways, how many cuts will be on the frontage road for the commercial land and how will the traffic be routed? Ms. Hitchcock pointed out that there are existing driveway cuts already and explained that Staff required access easements across the properties that have platted at this point to control the amount of driveways in the area.

Commissioner White asked if TXDOT has to approve the driveway cuts on the frontage road. Graduate Civil Engineer Thompson stated that TXDOT receives a copy and makes comments on all properties that Development Services receives for platting. We also make comments on these plats, looking at the access issues and ensuring that the UDO requirements are met as well as TXDOT requirements. He pointed out that ramp design and relocations are being made in this area. He added that if something changes in the use intensity, TXDOT would come back with further comments and/or requirements. Commissioner Hall expressed some concern regarding the potential increase in traffic on a connector street and creating a commercial strip where both roads are residential type thoroughfares.

Commissioner White opened the public hearing.

The developer, Wallace Phillips, 4490 Castlegate Drive pointed out the commercial and residential areas with the dividing buffer, explaining that the residential traffic will enter off Decatur, which will go around the PDDH area and connect into Arrington. He added that there would be approximately 2 years before this connection is completed.

Commissioner White closed the public hearing.

Commissioner Trapani motioned to approve the amendment. Commissioner Williams seconded the motion, which carried by a vote of 5-0.

FOR: White, Trapani, Davis, Hall, and Williams.

AGAINST: None.

ABSENT: Shafer and Reynolds.

AGENDA ITEM NO. 8: Public hearing, discussion, and possible action on a Rezoning from A-O Agricultural Open to PDD Planned Development District (9.698 acres) and C-1 General Commercial (3.838 acres) for Spring Creek CS Development, generally located 1/2 mile north of Greens Prairie Road, adjacent to land in the Castlegate Master Development Plan. (04-112)

Commissioner Trapani motioned to approve the rezoning, which was seconded by Commissioner Williams. The motion carried, 5-0.

FOR: White, Trapani, Davis, Hall, and Williams.

AGAINST: None.

ABSENT: Shafer and Reynolds.