



College Station ~
Embracing the Past, Exploring the Future

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

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

COMMISSIONERS ABSENT: Davis.

COUNCIL MEMBERS PRESENT: None.

CITY STAFF PRESENT: Assistant City Manager Brown, Economic Development Director Foutz, Development Manager Ruiz, City Planner Kee, Staff Planners Prochazka and Boyer, Senior Planner Fletcher, Graduate Civil Engineers Cotter and Thompson, Assistant City Attorney Nemcik, Action Center Representative Kelley, Planning Intern Perez, and Staff Assistant Hazlett.

AGENDA ITEM NO. 5: Public hearing, discussion, and possible action on an ordinance Rezoning 6.99 acres south of Harvey Mitchell Parkway from R-1 Single Family Residential to C-1 General Commercial. (04-143)

Staff Planner Prochazka presented the Staff Report. She stated that the applicant is requesting the rezoning in order to develop the property with a retail market and a 20,000 square foot drive-thru restaurant/banquet hall, adding that Staff recommends the Commission table the request to allow staff to update the OV Overlay zone to include regulations that more clearly address the aesthetics of this gateway to the City Center. However, Ms. Prochazka said that if the Commission wishes to approve the zoning, Staff recommends that they do so with the addition of the existing OV Overlay zone on the property. Because of its proximity to the proposed City Center project, Staff is recommending the addition of the OV Overlay for additional restrictions on color, signage, and setbacks. The current OV zone does not regulate building materials, architectural articulation, or the location of the building and parking in relation to the site. Ms. Prochazka pointed out that the C-1 zoning district allows a restaurant of the proposed size with a drive-thru. Additionally, the articulation requirements have been met by the applicant. Ms. Prochazka explained that the Land Use Plan designates the property as Planned Development, which emphasizes the need to consolidate properties and masterplan the area to ensure appropriate placement of different uses. The creation of the intersection of the Dartmouth extension and Harvey Mitchell Parkway makes commercial zoning on this property a valid concept from a planning perspective. As additional properties are zoned for general commercial development in this area, there may be more pressure to rezone the remaining tracts in the area to a general commercial classification. In closing, Ms. Prochazka reported on the responses received regarding concerns about traffic, lighting and noise.

Chairman Shafer opened the public hearing.

Veronica Morgan, Mitchell and Morgan, 511 University Drive, made a presentation in favor of the request. She displayed a concept plan, pointed out the alignment and explained that the applicant is willing to finance and construct a portion of Dartmouth and requests oversize participation. She also pointed out the access points on the proposed site. Ms. Morgan stated that the applicant has met the intent of the corridor regarding aesthetics through his submitted proposal. She added that this is an

appropriate use for the property and that development policies also support the proposal. The flag and pennant restrictions in the C-1 zoning district along with the concerns regarding a drive isle were the only concerns Ms. Morgan expressed.

Kenny Cotten, the applicant, spoke in favor of the rezoning. He briefly explained the nature of the family owned business. His son, Kenny Cotten, Jr., pointed out the water features and other possible specialty shops and amenities planned for the site.

George Ball, 3800 State Highway 6 South, representing the property owner, spoke in favor of the project, asking the Commission to consider granting the C-1 zoning change to development the property owner, the developer, and also the City of College Station.

Chairman Shafer closed the public hearing.

Commissioner Hall motioned to rezone the property to C-1 with the recommendation by Staff for the overlay zone. Commissioner White seconded the motion.

Commissioner Hall stated that the character of the applicant and his attitude in working with the staff is commendable. He added that the business can be very favorable for other businesses to come to College Station. He said that concern with this property has always been in regards to drainage. However, the recent weather has shown that it can handle this type of development.

Commissioner White stated that he too was impressed with the good job of applicant and was looking forward to the possibility of having a quality establishment at this important gateway of the city.

Commissioner Reynolds concurred.

Commissioner Hall also remarked that a family owned business is more respectful of their neighbors.

Chairman Shafer agreed with all the comments. He stated that he appreciates the applicants differences from other applicants and his desire to connect with Texas A&M University. He added that his good-faith efforts are commendable and that the plans for a farm patch and other establishments of sorts are complimentary businesses and will represent an area that in the future will be a destination. He supports the motion.

Chairman Shafer called the question. The motion to approve the rezoning with the addition of the existing OV Overlay zone on the property. The motion carried 4-0.

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