



College Station ~
Embracing the Past, Exploring the Future

MINUTES
Regular Meeting
Planning and Zoning Commission
Thursday, July 15, 2004, at 7:00 p.m.
Council Chambers, College Station City Hall
1101 Texas Avenue
College Station, Texas

COMMISSIONERS PRESENT: Shafer, Davis, Fedora, Hooton, Nichols, Reynolds, and White.

COMMISSIONERS ABSENT: None.

CITY COUNCIL MEMBERS PRESENT: Wareing and Berry.

CITY STAFF PRESENT: Assistant City Manager Brown, Assistant City Attorney Nemcik, Communications Director Nugent and Broadcast Media Specialist Haldeman, City Planner Kee, Development Manager Ruiz, Staff Planners Prochazka and Hitchcock, Senior Planner Fletcher, Graduate Civil Engineers Cotter and Thompson, Action Center Representative Kelley, and Staff Assistants Smith and Grace.

Chairman Shafer called the meeting to order at 7:00 p.m.

6. **Public hearing, discussion, and possible action on Rezoning in the Shenandoah Subdivision along the SH 6 frontage road from A-O Agricultural Open and A-P Administrative Professional to A-P (2.101 acres) and C-1 General Commercial (3.341 acres) and a rezoning west of Spring Creek from A-O to R-1 Single Family Residential (2.408 acres). (04-150)**

Staff Planner Hitchcock presented the Staff Report. She stated that approval is recommended and that the requests are in compliance with the recently amended Land Use Plan. Since the subject tract abuts undeveloped portions of the Crowley and Seaback tracts, Staff will recommend at time of platting that this portion of the property provide access to those properties.

There was a brief discussion regarding the possibility of uses and the areas bounding the properties. Ms. Hitchcock reported that there has been no platting for single family at present for either the Crowley or Seaback tracts.

Chairman Shafer opened the public hearing.

Mike McClure, 9262 Brookwater Circle, commented on the plans of the developer. There was a brief discussion regarding access and possible extensions. Mr. McClure explained that there will cul-de-sacs and that buffering between the A-P and residential area is required. However, because access is an issue, he pointed out the two access easements that are currently planned. Lois Brokenborough, 4113 Windswept, expressed concern about the possibility of commercial businesses being developed on the property, which is adjacent to her residence. Chairman Shafer affirmed her concerns. Ms. Hitchcock explained that Staff would not recommend access to the commercial development tract from Windswept or the alley.

Chairman Shafer closed the public hearing.

Commissioner White motioned to approve the rezoning. Commissioner Davis seconded the motion. The motion carried 7-0.

FOR: Shafer, Davis, Fedora, Hooton, Nichols, Reynolds, and White.

AGAINST: None.

ABSENT: None.