



College Station ~
Embracing the Past, Exploring the Future

MINUTES
Regular Meeting
Planning and Zoning Commission
Thursday, September 2, 2004, at 7:00 p.m.
Council Chambers, College Station City Hall
1101 Texas Avenue
College Station, Texas

COMMISSIONERS PRESENT: Shafer, Fedora, Nichols, and Davis.

COMMISSIONERS ABSENT: White, Hooton, and Reynolds.

COUNCIL MEMBERS PRESENT: Maloney and Lancaster.

CITY STAFF PRESENT: Development Services Director Dunn, City Planner Kee, Development Manager Ruiz, Assistant Development Manager George, Senior Planner Fletcher, Staff Planners Prochazka, Boyer, and Hitchcock, Assistant City Engineer Gibbs, Graduate Civil Engineers Thompson and Cotter, Transportation Planner Fogle, City Attorney Cargill and Assistant City Attorney Nemcik, Assistant City Manager Brown, Action Center Representative Wolf, and Staff Assistant Hazlett.

7. Public hearing, discussion, and possible action on an ordinance to rezone 67.69 acres south of Royal Adelaide Dr. and west of future Pebble Creek Parkway and 76.8 acres south of Royal Adelaide Dr. and east of future Pebble Creek Parkway from A-O Agricultural Open to R-1 Single Family Residential. (04-183)

Staff Planner Hitchcock presented the Staff Report. Staff recommends approval of the rezoning with the condition that any FEMA-designated floodplain remains A-O. The request is to continue the single-family residential development of Pebble Creek. Undeveloped lands and Lick Creek Park surround the subject tract. The request complies with the Land Use Plan with the exception of some land at the perimeter, which is identified as Floodplain/Streams.

Discussion regarding the A-O requirements and the city's request in keeping the greenways classified as such. Ms. Hitchcock added that the parkland dedication requirement has been met and that that applicant has expressed an interest in developing a private park area.

Chairman Shafer opened the public hearing.

Jessica Jimmerson, representing Mr. Davis Young, Pebble Creek Development, spoke in favor of the rezoning. She stated that there is a need in the area for a park and that Mr. Davis wants to provide that amenity. In addition, she stated that Mr. Davis was not aware of the A-O recommendation for the floodplain area and requested that it be zoned R-1, Single Family instead, which would give him more flexibility in his layout design. Further discussion about the greenways and the A-O designation ensued, followed by a brief discussion regarding hike and bike trails. Transportation Planner Fogle stated that one is planned to go through Alum Creek but nothing more is planned at this time.

Anna Elliot, Crestwick Court, expressed concerns regarding flooding. Chairman Shafer explained that this concern and others would be addressed at the time of platting.

Chairman Shafer closed the public hearing.

Commissioner Davis motioned to approve the rezoning as recommended by staff, leaving the floodplain designation as A-O. Commissioner Nichols seconded the motion. The motion carried 4-0.

FOR: Shafer, Davis, Nichols, and Fedora.

AGAINST: None.

ABSENT: White, Hooton, and Reynolds