

**MINUTES**  
**Planning and Zoning Commission**  
**CITY OF COLLEGE STATION, TEXAS**  
**CITY HALL COUNCIL CHAMBERS**

**1101 Texas Avenue**

**September 18, 2003**

**7:00 P.M.**

**COMMISSIONERS PRESENT:** Shafer, Davis, Trapani, Williams and Hall.

**COMMISSIONERS ABSENT:** Reynolds and White.

**COUNCIL MEMBERS PRESENT:** Mears.

**STAFF MEMBERS PRESENT:** Development Services Director Templin, City Planner Kee, Assistant City Attorney Nemcik, Senior Planner Battle, Staff Planners Fletcher, Hitchcock and Prochazka, Planning Intern Harrell, Transportation Planner Fogle, Graduate Civil Engineers Cotter and Thompson, Assistant City Engineer McCully, Staff Assistants Smith and Hazlett.

**AGENDA ITEM NO. 6: Public hearing, discussion, and possible action on a Rezoning for Kenneth Schick Tract 7, consisting of 5.22 acres generally located along the south side of Southwest Parkway near the southeast corner of Southwest parkway and FM 2154, from A-O and C-1 to R-4 and A-O. (03-200)**

In the presentation of this item, Staff Planner Prochazka explained that the applicant wishes to develop the property as an apartment complex while preserving the portion of the floodplain currently zoned as A-O as greenspace. She added that Staff recommends approval of the rezoning. Ms. Prochazka described the surrounding properties and parklands and reported that the rezoning is in compliance with the Land Use Plan and surrounding land uses on the plan. The applicant has gone before the Parks and Recreation Board for discussion. However, no action by the Parks and Recreation Board has been taken at this time. Ms. Prochazka stated that there would be a portion of this tract dedicated to the City to fulfill the Parkland Dedication requirement for the multifamily development on the subject property and Tract 9 of the Kenneth Schick Addition. The subject property will be adjacent to other parkland.

Chairman Shafer opened the public hearing.

Lee Adams, Municipal Development Group, stated that all of the A-O zoning district would be donated to the greenways and that all floodplain studies have been completed.

Chairman Shafer closed the public hearing.

Commissioner Trapani motioned to approve the rezoning which was seconded by Commissioner Davis.

Commissioner Trapani commented that the rezoning meets the Comprehensive Plan and the Land Use Plan and is consistent with the area. Chairman Shafer agreed and was pleased to see the two zonings will be applied, being appreciative for residents and parklands at the floodplain.

Chairman Shafer called the questions. The motion to approve the rezoning carried by a vote of 5-0.

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

AGAINST: None.

ABSENT: White and Reynolds.