



College Station ~  
Embracing the Past, Exploring the Future

**MINUTES**  
**Regular Meeting**  
**Planning and Zoning Commission**  
**Thursday, August 19, 2004, at 7:00 p.m.**  
**Council Chambers, College Station City Hall**  
**1101 Texas Avenue**  
**College Station, Texas**

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

**COMMISSIONERS ABSENT:** None.

**CITY COUNCIL MEMBERS PRESENT:** Happ and Maloney.

**CITY STAFF PRESENT:** Development Services Director Dunn, Economic Development Director Foutz, Assistant City Manager Brown, City Planner Kee, Development Manger Ruiz, Assistant Development Manager George, Assistant City Attorney Nemcik, Senior Planner Fletcher, Transportation Planner Fogle, Graduate Civil Engineers Cotter and Thompson, Public Works Director Smith, Staff Planners Prochazka, Hitchcock, Reeves, and Boyer, Planning Intern Perez, Action Center Representative Wolf, and Staff Assistant Hazlett.

**Chairman Shafer called the meeting to order at 7:05 p.m.**

- 8. Public hearing, discussion, and possible action on an Ordinance amending the Comprehensive Plan by amending the Land Use Plan and Thoroughfare Plan for a 1,282.09-acre tract located east of SH 6 between the Pebble Creek Subdivision and the College Station City Limits. (04-158)**

The Commission reconvened at 10 p.m.

Senior Planner Fletcher presented the Staff Report. He stated that Staff recommends approval of the amendment. A graphic display of the current Thoroughfare Plan and Land Use Plan were displayed. He pointed out the subject area. He explained the proposed Thoroughfare Plan. He stated that there is a spine corridor servicing the entire development that ultimately will reach Peach Creek Road. TxDOT's proposed changes show a grade separation opposite Nantucket Drive associated with the freeway construction, frontage road improvement, and the entry and exit ramp reconfiguration. The minor arterial would benefit from the proximity of the grade separation opposite Nantucket. Mr. Fletcher pointed out that there was a change in the Land Use Plan on the original proposal in regards to densities. The reason for the change is the inclusion of conservation subdivision design principals with the preservation of creeks and natural habitat areas, green spaces and trail systems. He added that the Land Use Density is measured over the gross parcel. There is also a neighborhood retail component proposed for the middle of the development. Staff met regarding related issues such as greenways that are being preserved and mitigation sites being proposed. There is a strong inclination to preserve the natural component along the creek. Staff also met regarding utilities and is working in concert with consultants on water and wastewater regional master plan. This will be implemented through the Thoroughfare Plan.

There was some discussion regarding the minor arterial off the interchange at Nantucket. Mr. Fletcher answered concerns regarding the building of the roads and the grade separation. He stated that the Thoroughfare Plan would reflect that, should it be approved tonight. He added that it would also be indicated on the plat.

Transportation Planner Fogle interjected information regarding the on and off ramp. He pointed it out on the graphic that was displayed.

Mr. Fletcher stated that the other item of issue is the demonstration by Staff that this should be a minor arterial through the development. The applicant prefers a major collector. He stated that there needs to be some type of regional east-west mobility in this area more substantial than a major collector, which over time, would not be adequate as the developments build out.

Mr. Fogle pointed out that Staff is looking at traffic information provided by the applicant that a minor arterial is not warranted by the traffic. However, the fact that neighboring developments would be traveling through this area to get to State Highway 6 supports Staff's recommendation.

Mr. Fletcher stated that there would be approximately 1400 units at build-out for this development with a lower density than Pebble Creek, which includes a mix of dwelling unit types. He pointed out several access points for the development.

Mr. Fletcher summarized Staff's recommendations for the Thoroughfare Plan.

Chairman Shafer opened the public hearing.

The applicant, Paul Clarke, spoke in favor of the project. He identified the ramp and stated that when he met with TxDOT, he agreed to a ramp that would lead to State Highway 6, providing an egress from the development, which is a minor change. He spoke briefly of the design for the Highway 6 widening. He pointed out that this is College Station's largest master plan community. It is the only one ever suggested under the new UDO (Unified Development Ordinance). Mr. Clarke stated that the development has six ingresses and egresses throughout the development and will potentially relieve some of the problems associated with Pebble Creek. He addressed the recent trend of taking arterials through a development rather than around them. He stated that the emphasis should be to use the existing infrastructure in the ETJ to widen these roads. Traffic should be routed around neighborhoods and not through them. He pointed out overpasses and the fact that the roads are not lining up with anything. He asked that the road be a major collector based on their studies. He prefers not to have a county arterial run through the development.

Chairman Shafer asked Mr. Clarke to clarify the difference between a major arterial and a minor collector. Mr. Clarke stated that Staff recommends raised median with curbs. He does not want that at this time because of the possible destruction of the habitat. He stated that he wants to keep the habitat close to the right-of-ways. He made further comments regarding the minor collector.

Brian Bochner, 5111 Bellerive Bend Drive, stated that whatever is decided should be coordinated with the southern part of Pebble Creek and asked the Commission not to recommend approval until the issues are resolved through meetings with the staff and residents of Pebble Creek.

Thor Hoppess, 5101 Spanish Bay, stated that there is an opportunity to solve a serious issue in the southeast part of College Station with providing the inlets for the development and working a way to connect to Pebble Creek Parkway. The issue with Spearman and Congressional can be eliminated by tying in to what Mr. Clarke wants to do on the very south and what the Pebble Creek residents want to do on the very north end, and particularly if Pebble Creek Parkway is tied in going north and angling back toward State Highway 6. This is an opportunity to provide an answer and open the pathway.

Chairman Shafer closed the public hearing.

Commissioner Nichols asked Staff to clarify what the impact would be on Nantucket. Mr. Fogle addressed the questions. He stated that it would not be detrimental to that development. He pointed out ingress and egress points. He stated that, while the Staff does not like to see

arterials splitting the middle of a development either, it would be an advantage having the interchange there to provide for regional mobility.

Mr. Fletcher clarified the request including the revisions made during the final meeting with the applicant.

Mr. Fogle explained the differences between a major collector and minor arterial.

Some discussion regarding the 90' cross-section ensued. He also explained the difference between the county and city requirements regarding roadways, public utilities, and right-of-ways.

Chairman Shafer interjected that design is critical at this stage of the development. He commented on the minor arterial and stated that he would support another cross section possibly without curb and gutter that would make it a different kind of major arterial and would tie into everything else that is located in that area.

Mr. Fogle stated that the city is willing to work with the developer to preserve the natural environment. Mr. Fletcher justified the classification and clarified the proposal. The applicant and Staff agree on the Land Use Plan issues.

Commissioner Davis motioned to approve the Land Use Plan as proposed, with Staff recommendations. Commissioner Hooton seconded the motion. The motion carried 7-0.

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

AGAINST: None.

ABSENT: None.

Mr. Fogle clarified the details regarding the applicant's preference for a major collector as opposed to a minor arterial. He stated that the cross section issue will be handled at the time of platting.

Commissioner Nichols motioned to approve the Thoroughfare Plan per Staff's recommendation, specifying that the major collector be classified as a minor arterial with direction to the Staff to work on the planning stage with the developer to protect the habitat and to be creative in designing the cross section in such a way that it will accommodate the arterial needs but also the habitat needs as best as possible. Commissioner White seconded the motion.

Chairman Shafer concurred with the points Commissioner Nichols made in his motion, but also encouraged the Staff to work with the applicant in making the project an acceptable design.

Chairman Shafer called the question. The motion to approve carried by a vote of 6-1.

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

AGAINST: Reynolds.

ABSENT: None.