



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

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.

7. Public hearing, discussion, and possible action on an Ordinance amending the Comprehensive Plan by amending the Land Use Plan and the Thoroughfare Plan for an area generally described as Pebble Creek Subdivision. (04-138)

Senior Planner Fletcher presented the Staff Report. Mr. Fletcher displayed a copy of the Comprehensive Plan and described in depth the details of the ordinance and amendments, which involves four parcels of land. He stated that Staff recommends amending the Land Use Plan designations for the four parcels as requested. Staff also recommends approval of the request to amend the Thoroughfare Plan for the Spearman Drive realignment. However, Staff does not support the request to amend Congressional Drive, but rather recommends that it should remain on the Plan as is. In conclusion, Mr. Fletcher summarized the proposed changes for the benefit of the audience.

Some discussion regarding street alignment ensued as well as other alternative access ways. Staff pointed out that traffic concerns would be addressed at the time of the rezonings. In addition, it was noted that with the current Spearman alignment, the R-1 zoning district would be affected by significant buffer standards through the UDO (Unified Development Ordinance).

Chairman Shafer opened the public hearing.

The following people spoke during the time of the public hearing:

Jessica Jimmerson, Planning and Land Use Solutions, asked the Commission's approval of all six items presented. She stated that changes over time in the market and with different codes and ordinances that apply to the tract have been instrumental in causing the situation with the Congressional alignment. She stated that the applicant is asking that the Congressional connection be removed from the Thoroughfare Plan.

The applicant, Davis Young, 806 Coral Ridge East, commented on each of the four parcels as follows:

Parcel 1 – No market to build more of that type of infrastructure as shown on land use plan; Parcel 2 – A destination office center for professional businesses; not visible from roadway or the residents that back up to it; Parcel 3 - No plans for development at this time; Parcel 4 – Not desirable to market as residential; Spearman is not beneficial for development; Congressional extension could be negative; There are issues with the oil pad site on the property; adjacent to city's business park; Supported as commercial on city's land use plan; Potential to open neighborhood to safety issues.

Ron Edmonds, a resident on Birdie Court, expressed concern regarding the amount of easement between a subdivision and office buildings. He does not want the backside of a mall from the backside of his home.

Ron Kaiser, 4601 Colonial Circle, outlined his reasons for opposing the changes in the Land Use Plan. He pointed out that notification letters are not sent to property owners regarding items going before the Design Review Board for consideration.

Ted Hopgood, 4600 Oakmont Circle spoke in support of the applicant's proposal.

Sharon Kelly, 4600 Slice Court, expressed concerns regarding traffic flow, dispersing, and safety. She suggested a traffic study for Spearman.

Rick Dusold, 4602 Oakmont Circle, expressed zoning district concerns. He encouraged the Commission to keep in mind the applicant's plans when the zonings are submitted for consideration and approval.

Emil Ogden, 4600 Spyglass Court, spoke in favor of the applicant's proposal.

Davis Young interjected that the zoning ordinance has a building height requirement based on the distance from the homes in the subdivision. In addition, the fact that Spearman runs directly behind the homes adds additional buffering between the two. He stated that he plans to allow the native buffer to remain. He added that the office buildings would be small 5,000 square feet buildings unlike the large ones in a typical business park.

Larry Bicket, 800 Four Court, expressed concerns regarding traffic funneling and safety. He stated that a traffic light at Lakeway and Greens Prairie is needed.

Doug Hess, 802 Fore Court, stated that he paid a premium for his property because of the lack of flow-through traffic. He expressed concern regarding drainage problems with the extension of Spearman as well as traffic concerns with egress and ingress related to Greens Prairie.

Pat Bruner, 801 Fore Court, is also concerned with the amount of traffic for the area and stated that options to relieve traffic in and out of Pebble Creek should be considered.

(No name) Objected to the extension of Pebble Creek Parkway going beyond Pebble Creek Development Company property.

Thor Hoppess, 5101 Spanish Bay, and President of the Home Owner's Association, referenced the letter sent to the Commission. He asked that alternative exits be considered because he believes the extension from Lakeway into Pebble Creek would set the neighborhood up for cut-through traffic, which would cause safety and security issues.

Brian Bochner, 5111 Bellerive Bend Drive, City Liaison Committee Vice Chair, supports the realignment of Spearman but opposes the extension of Congressional, stating that it would not be suitable for a collector. He said that the Greens Prairie intersection at the State Highway 6 intersection would become congested. He encouraged the Staff to find alternative solutions.

Commissioner Davis interjected that there will always be traffic issues as long as development is continuing. He stated that the Commission could look at how to minimize the impact and yet achieve goals for safe traffic ingress and egress.

Stephen Atkins, 716 Royal Adelaide, affirmed the points mentioned by the two proceeding speakers. He agreed that a signal light is necessary on Greens Prairie Road. He pointed out that other developers are contributing to the traffic problems. Also, he stated that there is a need for northern bound roadways.

Todd Huebner, 823 Plum Hollow, presented a petition of over 239 signatures asking that the access to the southern side of Pebble Creek not be allowed. He stated that when the State Highway 6 plan is completed, it would provide them with the needed traffic relief. Mr. Huebner is in favor of the Spearman option and believes it will reduce the traffic associated with the school. He added that the new entrance to State Highway 6 that is planned would also reduce the school traffic.

Chad Bohne, 710 Berry Creek, expressed concerns regarding traffic. He believes the ramp changes proposed by TxDOT will be a major improvement, but that an alternative route to Lakeway that would bypass the school is needed. He stated that the median openings are also possible issues.

Robert Hepman, Birdie Court, stated that although the residents do not support the extension of Congressional as it is proposed, they do support some sort of southern access. He stated that a traffic study is needed for the existing problems.

Dave Parrets, 708 Kingsman Court, asked the Commission to take a long view of Congressional as it is short-sited and if created could be named crime and accident corridor. This is of great concern to many of the Pebble Creek residents. The Congressional Avenue connection is not wanted.

Mr. Bohne interjected that some other form of access is needed in that section of Pebble Creek in order to allow traffic access to Lakeway.

Ron Kaiser, 4601 Colonial, recommended that the Commission table the proposal, take no action at this time, and perform a traffic study using a traffic engineer.

Chairman Shafer closed the public hearing.

Commissioner White motioned to approve the Land Use Plan amendment for Parcel 1. Commissioner Fedora seconded the motion.

Chairman Shafer expressed concern about the entire block being rezoned to Regional Retail. He felt the AP, Administrative Professional would provide a less intensive land use next to the school and the existing residences. He hopes that as the rezonings are submitted that the Commission will consider the influence on the neighborhood adjacent the more southern part of the tract. Commissioner White concurred. He encouraged the Staff to meet with the school district regarding this parcel and how it may be impacted.

Chairman Shafer called the question. The motion to approve the Land Use Plan amendment for Parcel 1 carried by a vote of 7.0

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

AGAINST: None.

ABSENT: None.

There was some discussion regarding Parcels 2 and 3 in regards to the zoning classification and uses. The underlying zoning is unaffected with the Land Use Plan amendment.

Commissioner Nichols motioned to approve the rezoning of Parcels 2 and 3 to PDD, Planned Development District as proposed. Commissioner Davis seconded the motion. Senior Planner Fletcher clarified that Parcel 3 preserves the floodplain area and that buffer concerns can be addressed at the time of rezoning.

Chairman Shafer called the question. The motion carried, 7-0.

FOR: Shafer, Davis, Fedora, Hooton, Nichols, Reynolds, and White.
AGAINST: None.
ABSENT: None.

Commissioner White motioned to approve the Land Use Plan amendment for Parcel 4. Commissioner Reynolds seconded the motion. The motion carried 7-0.

FOR: Shafer, Davis, Fedora, Hooton, Nichols, Reynolds, and White.
AGAINST: None.
ABSENT: None.

Commissioner Davis motioned to approve the Thoroughfare Plan amendment as proposed. Commissioner Nichols seconded the motion.

Commissioner Davis explained that implementing the existing plan is not a good solution and neither is doing nothing at all. If the change is implemented it may not be the solution today, but depending on the speed of development in the area, we may have a solution in a year. People will be impacted. He stated that he agreed with many of the comments but hopes that the changes will provide potential for positive benefits.

Commissioner Fedora interjected that the problem lies with Greens Prairie Road. He stated that another ingress/egress is the answer because there has to be an alternative to getting in and out of the area. He said the traffic alleviation is in the future in seeing plans and projects completed.

Further discussion ensued.

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

FOR: Shafer, Davis, Hooton, Nichols, Reynolds, and White.
AGAINST: Fedora.
ABSENT: None.

Commissioner White motioned to remove Congressional Drive from the Thoroughfare Plan between Lakeway and St. Andrews Drive as proposed. There was no second to the motion. Therefore, the motion failed.

Commissioner Davis motioned to leave Congressional Drive on the Thoroughfare Plan as is and deny the proposed request. Since there was not a second to the motion, the motion failed.

Commissioner Davis motioned to recommend that a traffic study be performed for southern egress and the feasibility and advisability to do that. Congressional Drive remains on the Thoroughfare Plan. The motion failed due to the lack of a second.

Commissioner Nichols motioned to leave Congressional Drive on the Thoroughfare Plan but to direct Staff to evaluate appropriate intersections in order to avoid direct intersection with current Congressional Drive in order to provide ingress/egress. Commissioner Davis seconded the motion.

Commissioner White encouraged the Staff and members of the Home Owner's Association to continue to meet to explore other options and alternatives. Chairman Shafer stated that some kind of relief is necessary and that the new plan should not create the kind of problems cited tonight nor should it adversely impact the neighborhood.

Chairman Shafer called the question. The motion carried 6-1.

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

AGAINST: White.

ABSENT: None.