

MINUTES
Regular Meeting
Planning and Zoning Commission
Thursday, December 16, 2004, at 7:00P.M.
Council Chambers, College Station City Hall
1101 Texas Avenue
College Station, Texas



COMMISSIONERS PRESENT: Chairman Shafer, Commissioners White, Davis, Reynolds & Nichols

COMMISSIONERS ABSENT: Commissioners Hooton & Fedora.

CITY COUNCIL MEMBERS PRESENT: None.

DEVELOPMENT SERVICES STAFF PRESENT: Staff Planners Fletcher and Prochazka, Planning & Development Services Director Dunn, Development Review Manager George, Senior Assistant City Engineer Gibbs, and Staff Assistants Grace & Lindgren.

OTHER CITY STAFF PRESENT: First Assistant City Attorney Nemcik.

1. Hear Visitors

No visitor spoke.

2. Consent Agenda

- Workshop Meeting Minutes November 18, 2004
- Regular Meeting Minutes November 18, 2004
- Workshop Meeting Minutes December 2, 2004
- Regular Meeting Minutes December 2, 2004

Commissioner Davis made the motion to approve the minutes.

Commissioner White seconded the motion, which passed 5-0

FOR: Davis, White, Reynolds, Nichols & Chairman Shafer

AGAINST: None

ABSENT: Hooton & Fedora

Regular Agenda

3. **Consideration, discussion and possible action on request(s) for absence from meetings.**

~ Marilyn Hooton

~ John Fedora

Commissioner Davis made the motion to approve the absence requests

Commissioner Nichols seconded the motion, which passed 5-0

FOR: Davis, Nichols, Reynolds, White and Chairman Shafer

AGAINST: None

ABSENT: Hooton & Fedora

4. **Consideration, discussion, and possible action on items removed from the Consent Agenda by Commission action.**

No items were removed.

5. **Presentation, discussion, and possible action on a Rezoning application by the Pebble Creek Development Company consisting of 44.15-acre tract generally located at the southeast corner of State Highway 6 and Greens Prairie Road from c-1, General Commercial, A-P, Administrative Professional and M-1, Light Industrial to C-1, General Commercial. (04-264)**

Senior Planner Trey Fletcher presented the staff report and stated the applicant is requesting the zoning change to bring the entire parcel into compliance with the Comprehensive Plan, in support of future development of the parcel. Pebble Creek Elementary School and a single-family residential area are to the east of this parcel, but are separated by Lakeway Drive. A traffic calming study is underway to improve congestion and circulation in the vicinity of the school during peak hours. Staff recommends approval of the rezoning.

There were no questions from the Commission.

Chairman Shafer opened the public hearing.

Jessica Jimmerson spoke in favor of the request.

Chairman Shafer closed the public hearing.

Commissioner Nichols made the motion to approve the rezoning.

Commissioner White, seconded the motion, which passed 5-0

FOR: Nichols, White, Reynolds, Davis and Chairman Shafer

AGAINST: None

ABSENT: Hooton & Fedora

6. Public hearing, presentation, discussion, and possible action on a Rezoning application by the Pebble Creek Development Company consisting of a 13.1-acre tract generally located at the southwest corner of Pebble Creek Parkway and Royal Adelaide Drive from A-O, Agricultural Open to PDD, Planned Development District. (04-265)

Senior Planner Fletcher presented the staff report and stated that the applicant is requesting the zoning change to PDD, Planned Development District in order to develop a garden style single-family residential development with common areas in a manner that, according to the application, “is sensitive to surrounding land uses and to the natural environment.

There were no concerns of the Commission.

Chairman Shafer opened the public hearing.

Jessica Jimmerson spoke in favor of the rezoning.

Chairman Shafer closed the public hearing.

Commissioner White made the motion to approve the rezoning.
Commissioner Davis seconded the motion, which passed 5-0
FOR: White, Davis, Reynolds, Nichols & Chairman Shafer
AGAINST: None
ABSENT: Hooton & Fedora

7. Discussion and possible action on future agenda items – A Planning and Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

No items were discussed.

8. Adjourn.

Commissioner Davis made the motion to adjourn.
Commissioner Reynolds seconded the motion, which passed 5-0.
FOR: Davis, Reynolds, Nichols, Davis, White & Chairman Shafer
AGAINST: None
ABSENT: Hooton & Fedora

Approved:

Scott Shafer, Chairman
Planning and Zoning Commission

Attest:

Deborah Grace, Staff Assistant
Development Services