

MINUTES
Regular Meeting
Planning and Zoning Commission
Thursday, March 3, 2005, at 7:00 p.m.
Council Chambers, College Station City Hall
1101 Texas Avenue
College Station, Texas



COMMISSIONERS PRESENT: Commissioners Fedora, Davis, Nichols, Hooton, Reynolds and Chairman Shafer.

COMMISSIONERS ABSENT: Commissioner White.

CITY COUNCIL MEMBERS PRESENT: None.

DEVELOPMENT SERVICES STAFF PRESENT: Staff Planners Prochazka, Fogle, Reeves, Boyer, Senior Planner Fletcher, Graduate Civil Engineer Norton, Senior Assistant City Engineer Gibbs, Building Official Simms, Staff Assistants Grace and Lindgren.

OTHER CITY STAFF PRESENT: First Assistant City Attorney Nemcik and Kim Voitjer, OTIS.

5. Public hearing, presentation, discussion, and possible action on a Rezoning from A-O Agricultural Open to R-1 Single Family of a portion of Renee Lane R.O.W. and for lots 4 and 5 of the Bald Prairie Subdivision, consisting of approximately 7.7 acres located at the north end of Renee Lane. **Case #04-285 (JR)**

Jennifer Reeves, Staff Planner, presented the case and stated that the Applicants intent was to continue the growth of Edelweiss Gartens. The request was to convert the A-O Agriculture Open Tracts into R-1 Single-Family lots. The tract involves a right-of-way that has yet to be abandoned, the City of College Station was also an applicant of the right-of-way portion of Renee Lane. Staff recommends approval of the zoning request from A-O to R-1 for lots 4 and 5 as well as the right-of-way portion. The subject property was annexed into the City of College Station in June 1995 and was platted in June 1973. The intent was to include lots 4 and 5 in the preliminary plat for Edelweiss Subdivision Phases 6 through 12 that will be presented to the Commission for approval in the near future. The land use plan shows this area as single-family residential, the property will have access via Renee Lane, which is classified as a residential street on the thoroughfare plan. The zoning request from A-O to R-1 is in compliance with the City's comprehensive plan. Staff recommended approval of both zoning requests.

Steve Arden, 311 Cecelia Loop, College Station, Texas, spoke to the Commission. Mr. Arden stated that it was unfortunate that the Commissioners were not able to see the new

master plan that the project fits into, but as the project progresses it will all come together seamlessly and improve both Edelweiss Gartens and the neighborhood. Commissioner Reynolds asked if access will not ultimately be off of Renee Lane. Mr. Arden stated that Renee Lane will terminate at the zoning boundary that was indicated on the rezoning map, and there will be a cul-de-sac, and then there will be a street a couple of lots short of the end of the cul-de-sac to give more circuitous route to Mountain Breezeway.

Commissioner Davis motioned for approval. Commissioner Hooton seconded the motion, motion passed. (6-0)