

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, Reeves, Boyer, Transportation Planner Fogle, 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.

6. Public hearing, presentation, discussion, and possible action on a rezoning by the Municipal Design Group for a 4.7-acre tract from A-P, Administrative-Professional to R-4, Multi-family generally located at 1000 Spring Loop. Case #05-12 (TF)

Trey Fletcher, Staff Planner presented the case the request for rezoning 4.7 acres along Spring Loop that is presently zoned A-P. This request was for R-4 Multi-Family. Staff recommended approval of this request with the condition that the access easements, which will be reviewed at a later time, between the commercial and residential properties be removed at a later stage. The subject tract is undeveloped at the present time and is situated amongst a number of different types of land uses being four-plexes along Spring Loop and adjacent to it multi-family across the street and various commercial and administrative professional uses along University Drive. Mr. Fletcher stated that the Comprehensive Plan in the area shows single-family high density along Spring Loop as well as retail regional on the interior and residential attached on the other side of Spring Loop. Both residential areas are presently zoned R-4. The site is within one mile of the University and is in compliance with the comprehensive plan policies for its proximity to the University in serving that population.

Commissioner Nichols asked for clarification regarding the access easements being exclusive to Spring Loop. Mr. Fletcher explained that the easements are presently platted and it would be cleaned up through a replat.

Commissioner Nichols asked for clarification regarding staff's condition that all the access be exclusively to Spring Loop. Greg Taggart, Municipal Development Group, stated that if staff were not proposing this, it would be done anyway.

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