

MINUTES
Regular Meeting
Planning and Zoning Commission
Tuesday, April 19, 2005, at 7:00 p.m.
Council Chambers, College Station City Hall
1101 Texas Avenue
College Station, Texas



CITY OF COLLEGE STATION
Planning & Development Services

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

COMMISSIONERS ABSENT: Commissioners Davis and Reynolds.

CITY COUNCIL MEMBERS PRESENT: Councilman Maloney.

PLANNING AND DEVELOPMENT SERVICES STAFF PRESENT: Staff Planners Boyer, Hitchcock, Reeves and Prochazka, Senior Planner Fletcher, Director Dunn, Graduate Civil Engineers Cotter, Gibbs and Norton, Transportation Planner Fogle, and Staff Assistant Lindgren.

OTHER CITY STAFF PRESENT: Senior Assistant City Attorney Robinson and Bryan Cook, OTIS.

6. Public hearing, presentation, discussion, and possible action on a Rezoning for Lot 1A, Lot 16, and the southeast 25 feet of Lot 15, College Heights Block D, generally located at the intersection of University Drive and Macarthur Street, and north of the intersection of University Drive and Nimitz Street, from PDD Planned Development District, A-P Administrative Professional and R-2 Duplex Residential to P-MUD Planned Mixed Use District. **Case #05-37 (JP)**

Jennifer Prochazka, Staff Planner, gave a presentation regarding the rezoning and stated that staff recommended approval. Three phone calls had been received in opposition to the rezoning.

Benjamin Knox, Applicant, 405 University Drive East, College Station, Texas. Mr. Knox spoke to the Commission regarding the plans for the property if the rezoning were approved. Mr. Knox provided a drawing of the property in order to give more detail.

Patrick Mahoney, Attorney for Jesse Montelongo, 1000 Bayon Woods, College Station, Texas. Mr. Mahoney stated that his client was concerned with a planned multi-use development because it would decrease the value of his business. Mr. Mahoney spoke in opposition of the rezoning.

Jesse Montelongo, Jr. 5002 Commonwealth Court, College Station, Texas. Mr. Montelongo stated that he opposed the rezoning because Montelongo's Jewelry would be completely surrounded by Mr. Knox's development and he felt that it would detract from his business.

Arthur Wright, 1008 Holt, College Station, Texas. Mr. Wright stated that the rezoning would disturb the domestic tranquility of the residences in the area. Mr. Wright spoke in opposition of the rezoning.

Prochazka stated that while there are non-residential architectural standards that apply to any non-residential development with the City, there is an exception for themed developments. Prochazka stated that either the development would have to meet the NRA requirements or they would have to show material requirements to the Design Review Board.

Commissioner Nichols asked for clarification regarding the land use plan and the definition of re-development. Prochazka read the definition of re-development according to the Unified Development Ordinance. Prochazka also gave clarification on the definition of mixed-use.

Commissioner White motioned to approve the rezoning of the property to PMUD. Commissioner Nichols seconded the motion, motion passed (5-0).