

MINUTES
Regular Meeting
Planning and Zoning Commission
Thursday, September 1, 2005, at 7:00 p.m.
Council Chambers, College Station City Hall
1101 Texas Avenue
College Station, Texas



COMMISSIONERS PRESENT: Acting Chairman John Nichols, Commissioners Harold Strong, Bill Davis, Ken Reynolds and Marsha Sanford.

COMMISSIONERS ABSENT: Chairman Scott Shafer, Commissioner Dennis Christiansen.

CITY COUNCIL MEMBERS PRESENT: Councilwoman Susan Lancaster.

PLANNING & DEVELOPMENT SERVICES STAFF PRESENT: Staff Planner Lindsay Boyer, Senior Planner Trey Fletcher, Graduate Civil Engineer Carol Cotter and Josh Norton, Assistant Director Lance Simms, and Staff Assistant Lisa Lindgren.

OTHER CITY STAFF PRESENT: Assistant City Attorney Roxanne Nemcik and Action Center Representative Brian Cooke.

1. Call to order.

Acting Chairman Nichols called the meeting to order at 7:05 p.m.

2. Hear Visitors.

No visitors spoke.

3. Consent Agenda.

3.1 Discussion and possible action on:

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Commissioner Davis motioned to approve the consent agenda. Commissioner Strong seconded the motion, motion passed (5-0).

Regular Agenda.

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

- ~ Marilyn Hooton – Resignation
- ~ Ken Reynolds – August 4, 2005, Workshop & Regular Meeting
- ~ Ken Reynolds – August 18, 2005, Workshop Meeting
- ~ Dennis Christiansen – September 1, 2005, Workshop & Regular Meeting
- ~ Marsha Sanford – September 15, 2005, Workshop & Regular Meeting

Commissioner Davis motioned to approve the absence requests. Commissioner Strong seconded the motion, motion passed (5-0).

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

No items were removed from the consent agenda.

6. Public hearing, presentation, discussion, and possible action on a Rezoning for a .54-acre parcel located at 331 Dominik Drive and bound by George Bush Drive East, Dominik Drive and Puryear Drive from C-3, Light Commercial to R-3, Townhouse. **Case #05-131 (TF)**

Trey Fletcher, Staff Planner, presented the item for rezoning. Staff recommended approval of the request.

Mark Humphries, Dallas, Texas, Engineer for the project. Mr. Humphries gave a short presentation regarding the plans for the project.

Commissioner Strong asked if the townhomes were single story or two or three story and what Mr. Humphries definition of urban living was for the project

Mr. Humphries stated that the townhomes would be two or three story townhomes and that the definition of urban living would be a higher density environment. The plan for the project is to be more of a mixed use so individuals can have retail, work and live in close proximity.

Commissioner Davis asked how many units were going to be built on this half acre.

Mr. Humphries stated that 10 or 11 units would be built on this property.

Mr. Foster, Treasurer College Hills HOA, 1007 Walton, College Station, Texas. Mr. Foster asked what the property was currently zoned.

Acting Chairman Nichols stated that the property is currently zoned C-3.

HW Wilson, spoke in favor of development of the project as R-3. Mr. Wilson stated that he opposes any commercial development on the project.

Terry Raines, 400 Kyle, College Station, Texas. Mr. Raines stated that this seems to be the better choice for the type of rezoning for the property. Mr. Raines stated that his concern was the number of individuals and vehicles that would be added to the area.

Ron Miller, College Station, Texas. Spoke in favor of the project.

Bruce Kruker, 512 Brooks Avenue, College Station, Texas. Mr. Kruker spoke in favor of the project with a few exceptions. Mr. Kruker's concerns were the number of townhomes to be built on the property, that the townhomes would be two and three story townhomes, the matter of privacy, traffic and traffic noise.

Commissioner Davis motioned to approve the rezoning. Commissioner Sanford seconded the motion, motion passed (5-0).

7. Adjourn

Commissioner Davis motioned to adjourn. Commissioner Strong seconded the motion, motion passed (5-0).

Approved:

Scott Shafer, Chairman
Planning and Zoning Commission

Attest:

Lisa Lindgren, Staff Assistant
Planning and Development Services