

MINUTES
Regular Meeting
Planning and Zoning Commission
Thursday, October 6, 2005, at 7:00 p.m.
Council Chambers, College Station City Hall
1101 Texas Avenue
College Station, Texas



COMMISSIONERS PRESENT: Chairman Scott Shafer, John Nichols, Bill Davis, Marsha Sanford, Dennis Christiansen and Harold Strong.

COMMISSIONERS ABSENT: Ken Reynolds.

CITY COUNCIL MEMBERS PRESENT: Ron Gay.

PLANNING & DEVELOPMENT SERVICES STAFF PRESENT: Staff Planner Lindsay Boyer, Molly Hitchcock, Crissy Hartl and Jennifer Reeves, Senior Assistant City Engineer Alan Gibbs, Graduate Civil Engineers Carol Cotter and Josh Norton, Transportation Planner Ken Fogle, Assistant Director Lance Simms, and Staff Assistant Lisa Lindgren.

OTHER CITY STAFF PRESENT: Assistant City Attorney Roxanne Nemcik and Action Center Representative Justine Wolf.

7. Presentation, discussion, and possible action on a Rezoning from A-O Agricultural Open to R-1 Single Family for Fojtik approximately 45 acres of the Fojtik tract, generally located off of North Forest Parkway to the north and just east of Earl Rudder Freeway .**Case #05-500139 (JR)**

This item was tabled at the September 15, 2005, meeting. Commissioner John Nichols motioned to remove the item from the table. Commissioner Bill Davis seconded the motion, motion passed (6-0).

Jennifer Reeves, Staff Planner, presented the rezoning. Ms. Reeves stated that staff recommended approval of the rezoning and that the item was in compliance of the Land Use Plan.

Commissioner Marsha Sanford asked staff for clarification regarding the surface water drainage and how it would be managed.

Ms. Reeves stated that the developer would have to comply with the City of College Station's drainage ordinance.

Josh Norton, Graduate Civil Engineer, stated that there is a proposed detention pond near a tributary of Carter's Creek.

Steve Arden stated that the detention pond was not built yet, but it is a concept. He mentioned that they would like to do a retention pond, dry pond verses wet pond. Mr. Arden also said that it should not impact anyone because the tributary is through the tract.

Commissioner Marsha Sanford asked if there would be problems with keeping the retention ponds clean and if the water would back up in the area.

Mr. Arden stated that when development occurs it stabilizes the tributary and structures are added and this helps keep it clean. He stated that if an area is undeveloped that is when it tends to back up.

Commissioner Bill Davis motioned to approve the recommended rezoning. Commissioner Dennis Christiansen seconded the motion, motion passed (6-0).

DRAFT