



**MINUTES**  
**Regular Meeting**  
**Planning and Zoning Commission**  
**Thursday, January 19, 2006, at 7:00 p.m.**  
**Council Chambers, College Station City Hall**  
**1101 Texas Avenue**  
**College Station, Texas**

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

**COMMISSIONERS ABSENT:** None.

**CITY COUNCIL MEMBERS PRESENT:** John Happ.

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

**OTHER CITY STAFF PRESENT:** Assistant City Attorney Carla Robinson and Action Center Representative Brian Cook.

1. Call meeting to order.

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

7. Public hearing, presentation, possible action, and discussion on a Rezoning for 2075 North Forest Parkway consisting of approximately 9.95 acres of the Morgan Rector League generally located on the south side of North Forest Parkway just east of Highway 6 frontage road, from A-O Agricultural Open to R-1 Single Family. Case #05-500234 (JR/JN)

Jennifer Reeves, Staff Planner, presented the rezoning. Ms. Reeves recommended approval of the rezoning request from A-0, Agricultural Open to R-1, Single-Family Residential. She also stated that several phone calls had been received, and that no one was in opposition, but there were several phone calls regarding drainage and detention ponds.

A.D. Patton, 8411 Spring Creek, College Station, Texas. Mr. Patton stated that his concerns were regarding the drainage for the project.

Josh Norton, Graduate Civil Engineer, stated that the subject property being addressed was not in the 100-year floodplain, but that the property to the right of the subject property was in the 100-year floodplain.

Garry Gore, 8406 Spring Creek, College Station, Texas. Mr. Gore also spoke to concerns regarding the flooding for the subject property. He stated that water does come up to the

wooden fences at times for those that live in the creek area. He also stated that even though the subject property may not be in the 100-year floodplain that it should be considered a high risk area. Mr. Gore stated that residents appreciated the R-1 zoning in the area.

**John Nichols motioned to approve the rezoning from A-O, Agricultural Open to R-1, Single-Family Residential. Marsha Sanford seconded the motion, motion passed (7-0).**

DRAFT