

Chairperson Michael Beckendorf
Vice-Chairperson Leo Gonzalez



Commissioners
Pete Bienski
Bobby Gutierrez
Nancy Hardeman
Scott Hickle
G.H. Jones
Kevin Krolczyk
Prentiss Madison

MINUTES

**BRYAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, FEBRUARY 21, 2013 – 6:00 P.M.
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

Disclaimer: *The meeting minutes herein are a summarization of meeting procedures, not a verbatim transcription*

1. CALL TO ORDER.

Chairperson Beckendorf called the meeting to order at 6:00 pm.

Commissioners	Present	2013 Regular Meetings Held	2013 Regular Meetings Attended	Regular Meetings Held During Last 6 Months	Regular Meetings Attended During Last 6 Months
Michael Beckendorf	Yes	3	3	8	8
Pete Bienski	Yes	3	2	8	7
Leo Gonzalez	Yes	3	3	8	7
Bobby Gutierrez	Yes	3	3	8	5
Nancy Hardeman	Yes	3	3	*	*
Scott Hickle	Yes	3	3	8	7
G. H. Jones	Yes	3	3	8	7
Kevin Krolczyk	Yes	3	3	8	7
Prentiss Madison	No	3	1	8	6

*Commissioner Hardeman appointed for 2013.

Staff Members Present: Mr. Martin Zimmermann, Planning Administrator, Mr. Randy Haynes, Project Planner, Ms. Meredith Riede, First Assistant City Attorney, Mr. Matthew Hilgemeier, Staff Planner, and Ms. Annette Denton, Planning Intern.

2. HEAR CITIZENS.

Ms. Sharon Anderson, 2304 Cindy Lane, spoke in favor of sidewalks on both sides of the street, urging Commissioners to not make changes to existing standards.

Mr. Raul Santana, 104 S. Sterling Avenue, spoke in opposition to the proposed West Side Historic Preservation Overlay District.

3. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST.

No affidavits were filed.

4. CONSENT AGENDA.

A. Approval of minutes from the workshop and regular meetings on February 7th, 2013.

Commissioner Jones moved to approve the Consent Agenda. Commissioner Gonzalez seconded the motion. The motion passed with a unanimous vote.

REQUESTS FOR APPROVAL OF REPLATS – A PUBLIC HEARING IS HELD FOR EACH ITEM (Commission has final approval).

5. Replat RP12-32: Wilson Heights Subdivision – Block 1

R. Haynes

Proposed Replat of Lots 14 – 19 in Block 1 of the Wilson Heights Subdivision, being 1.72 acres of land adjoining the southwest side of the 3100 block of East Villa Maria Road between Wilson Street and Freeman Avenue in Bryan, Brazos County, Texas.

Mr. Haynes presented the staff report (on file in the Development Services Department). Staff recommends approval of the proposed replat.

The public hearing was opened.

No one came forward.

The public hearing was closed.

Commissioner Jones moved to to approve Replat RP 12-32, the proposed replat of lots 14 – 19 in Block 1 of the Wilson Heights Subdivision, being 1.72 acres of land, based on staff's recommendations and review which considers adherence to all pertinent state and local requirements for replatting. Commissioner Bienski seconded the motion. The motion passed with a unanimous vote.

6. Replat RP13-04: North Garden Acres Subdivision - Block 1

M. Dalton

Proposed Replat of Lots 8 and 9 in Block 1 of the North Garden Acres Subdivision, being 0.40 acres of land located at the west corner of Broadmoor Drive and East North Avenue in Bryan, Brazos County, Texas.

Mr. Zimmermann presented the staff report (on file in the Development Services Department). Staff recommends approval of the proposed replat.

The public hearing was opened.

No one came forward.

The public hearing was closed.

Commissioner Gonzalez moved to approve Replat RP 13-04, the proposed replat of lots 8 and 9 in Block 1 of the North Garden Acres Subdivision, being 0.40 acres of land, based on staff's recommendations and review which considers adherence to all pertinent state and local requirements for replatting. Commissioner Jones seconded the motion. The motion passed with a unanimous vote.

REQUESTS FOR APPROVAL OF CONDITIONAL USE PERMITS – A PUBLIC HEARING IS HELD FOR EACH ITEM (Commission has final approval; appeals may be directed to City Council).

7. Conditional Use Permit CU12-12: GH2M Ventures, LLC

M. Hilgemeier

A request for approval of a Conditional Use Permit to allow multi-family residential use on property zoned South College – Business District (SC-B), specifically on 2.375 acres of vacant land out of the J.E. Scott Survey adjoining the west side of the 3700 block of Old College Road between South College Avenue and Ranger Drive in Bryan, Brazos County, Texas.

Mr. Hilgemeier presented the staff report (on file in the Development Services Department). Staff recommends approval of the proposed conditional use permit subject to two conditions.

The public hearing was opened.

Jeremy Peters, 2501 Ashford Drive, College Station, of Gessner Engineering, came forward to represent the applicant of this request. In response to a question, he stated that the preliminary drawing showed 77 parking spaces for 77 bedrooms. He confirmed that the drawing was preliminary. The public hearing was closed.

Commissioner Hickle moved to approve Conditional Use Permit CU12-12 subject to the following conditions:

- **That the apartment development shall generally conform to standards and limitations that generally apply to properties zoned Multiple-Family District (MF), including, but not limited to regulations concerning density, building height, building elevations, coverage, access, screening, landscaping, accessory buildings, signs and lighting.**

- That a site plan fulfilling all the technical requirements for development of an apartment complex on the subject property, including, but not limited to public water/sewer utility extensions, stormwater management, landscape plan and analysis and on-site traffic circulation, shall be approved by the City of Bryan's Site Development Review Committee (SDRC), before any building permits are issued.

and to adopt the written staff report and analysis, as the report, findings and evaluation of this Commission. Commissioner Jones seconded the motion.

Commissioners discussed the following:

- perceived benefits of the proposed development, and
- whether the proposed off-street parking provided was adequate

The motion passed with a unanimous vote.

8. ADJOURN.

Without objection, Chairperson Beckendorf adjourned the meeting at 6:29 pm.

These minutes shall serve as the official findings of the City of Bryan Planning and Zoning Commission, as approved on this the **7th day of March, 2013.**

Michael Beckendorf, Chairperson
Planning and Zoning Commission
City of Bryan, Texas

Martin Zimmermann, AICP
Planning Administrator and Secretary to the
Planning and Zoning Commission