

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, MARCH 7TH, 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	4	4	8	8
Pete Bienski	Yes	4	3	8	7
Leo Gonzalez	No	4	3	8	6
Bobby Gutierrez	Yes	4	4	8	6
Nancy Hardeman	No	4	3	*	*
Scott Hickle	Yes	4	4	8	7
G. H. Jones	Yes	4	4	8	7
Kevin Krolczyk	Yes	4	4	8	7
Prentiss Madison	Yes	4	2	8	4

*Commissioner Hardeman appointed for 2013.

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

2. HEAR CITIZENS.

No citizens came forward.

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 21, 2013.

B. Final Plat FP12-15: Greenbrier – Phases 8 and 10

R. Haynes

Proposed Final Plat of Greenbrier Subdivision – Phases 8 and 10, being 14.43 acres of land out of John Austin League, A-2 and located along the southwest side of Thornberry Drive, approximately, 0.6 miles northwest from its intersection with F.M. 1179 in Bryan, Brazos County, Texas.

Commissioner Jones moved to approve the consent agenda. Commissioner Hickle seconded the motion. The motion passed 7-0.

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

5. Replat RP12-23: Bryan Original Townsite – Blocks 107 thru 109

R. Haynes

Proposed Replat of Block 107, 108 and 109 in the Bryan Original Townsite and abandoned portions of N. Bryan Avenue, W. 16th, W. 17th and W. 18th Streets, being a total of 6.02 acres of land adjoining the east side of N. Bryan Avenue between W. 15th and W. 18th Street 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 approve Replat RP 12-23, the proposed Replat of Block 107, 108 and 109 in the Bryan Original Townsite and abandoned portions of N. Bryan Avenue, W. 16th, W. 17th and W. 18th Streets, being a total of 6.02 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 7-0.

6. Replat RP13-03: Borderbrook Addition – Phase 2

R. Haynes

Proposed Replat of part of Lot 11 in Block 5 of Borderbrook Subdivision – Phase 2, being 0.493 acres of land located at the south corner of South College Avenue (State Highway 308) and West

Brookside Drive 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.

Joe Schultz, 2730 Longmire Drive, College Station, spoke in favor of the proposed replat, saying that both of the proposed lots were developable.

The public hearing was closed.

Commissioners discussed:

- How the floodplain and floodway would affect these lots
- Whether these lots were individually developable

Commissioner Hickle moved to approve Replat RP 13-03, the proposed Replat of part of Lot 11 in Block 5 of Borderbrook Subdivision – Phase 2, being 0.493 acres of land, based on staff’s recommendations and review which considers adherence to all pertinent state and local requirements for replatting. Commission Jones seconded the motion. The motion passed 7-0.

REQUESTS FOR APPROVAL OF ZONING CHANGES – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission makes recommendation; City Council has final approval).

7. Rezoning RZ13-02: Chadke Holdings, L.L.C

R. Haynes

A request to change the zoning classification from Residential District – 5000 (RD-5) to Retail District (C-2) on property addresses ad 4405 College Main, being 0.43 acres of land located at the east corner of College Main and Adams Street in Bryan, Brazos County, Texas.

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

The public hearing was opened.

David Bigley, 1564 Bennett, stated his concern about noise and other adverse effects for adjacent properties.

Neetu Kainthla, 1403 Riverstone, spoke presenting the owner of the property in favor of the rezoning. She stated that one-third would be used for a convenience store and use of the other two-thirds had not been determined.

Steve Beck, 201 College View, spoke in opposition to the proposed rezoning, citing concern for property values and building appearance.

The public hearing was closed.

Commissioners discussed:

- How noise complaints should be addressed, especially if a machine is causing the noise
- Whether this rezoning would affect building design
- What uses would require review
- How current grandfathered status affected the possible uses of the building
- The building's previous uses

Commissioner Bienski moved to recommend approval of Rezoning RZ13-02 to the Bryan City Council, and to adopt the written staff report and analysis, as the report, findings and evaluation of the Commission. Commissioner Madison seconded the motion. The motion passed 6-1, with Commissioner Hickle casting the dissenting vote.

8. ADJOURN.

Without objection, Chairperson Beckendorf adjourned the meeting at 6:34 pm.

These minutes shall serve as the official findings of the City of Bryan Planning and Zoning Commission, as approved on this the **21st 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