

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, DECEMBER 5, 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.

<b>Commissioners</b>	<b>Present</b>	<b>2013 Regular Meetings Held</b>	<b>2013 Regular Meetings Attended</b>	<b>Regular Meetings Held During Last 6 Months</b>	<b>Regular Meetings Attended During Last 6 Months</b>
Michael Beckendorf	Yes	17	16	8	7
Pete Bienski	Yes	17	15	8	7
Leo Gonzalez	Yes	17	15	8	7
Bobby Gutierrez	Yes	17	16	8	8
Nancy Hardeman	No	17	14	8	7
Scott Hickle	Yes	17	16	8	8
G. H. Jones	Yes	17	16	8	7
Kevin Krolczyk	No	17	15	8	7
Prentiss Madison	No	17	12	8	5

Staff Members Present: Mr. Martin Zimmermann, Planning Administrator, Ms. Janis Hampton, City Attorney, and Ms. Annette Denton, Planning Intern.

### **2. HEAR CITIZENS.**

No one 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 – *This Consent Agenda consists of items that are considered routine by the Planning and Zoning Commission and will be enacted by one motion. All items approved by Consent are approved with any and all staff recommendations. There will not be separate discussion of these items. If the Commission desires to discuss an item on the Consent Agenda it will be moved (at the request of two Commissioners) to the Regular Agenda for further consideration.***

- a. Approval of minutes from the workshop and regular meetings on November 7, 2013.**
- b. Approval of regular meeting dates and deadlines for submitting applications in 2014.**

**Commissioner Jones moved to approve the Consent Agenda. Commissioner Gutierrez seconded the motion and the motion passed unanimously.**

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

**a. Replat RP13-29: Block 3 of Highland Park Addition**

*Proposed Replat of Lots 5, 9, 10 and the northwest 12.5 feet of Lot 4 in Block 3 of Highland Park Addition, being of 0.466 acres of land adjoining the southeast side of Jefferson Street between Aspen and College Main Streets in Bryan, Brazos County, Texas. (M. Zimmermann)*

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

In response to a question, Mr. Zimmermann responded that he had not received feedback on the replat.

The public hearing was opened.

No one came forward.

The public hearing was closed.

**Commissioner Hickle moved to approve Replat case no. RP 13-29, based on staff's recommendations and review which considers adherence to all pertinent state and local requirements for replatting. Commissioner Gonzalez seconded the motion and the motion passed unanimously.**

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

**a. Rezoning RZ13-17: John Fu**

*A request to change the zoning classification from Multiple-Family District (MF) to Planned Development – Housing District (PD-H) on 0.179 acres of land located at the east corner of College Main and Jefferson Streets, being the northwest 12.5 feet of Lot 4 and Lot 5 in Block 3 of Highland Park Addition in Bryan, Brazos County, Texas. (M. Zimmermann)*

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

In response to a question, Mr. Zimmermann responded that the site had 8 parking spaces, but none of those were on-street parking. In response to a question, Mr. Zimmermann stated he had not received feedback on the rezoning.

The public hearing was opened.

Sharon Anderson, 2304 Cindy Lane, come forward to request that the Commission deny the request or request more parking spaces. She stated that she did not believe the request included enough parking spaces.

The public hearing was closed.

**Commissioner Jones moved to recommend approval of Rezoning case no. RZ 13-17 to the Bryan City Council, and to adopt the written staff report and analysis, as the report, findings and evaluation of this Commission. Commissioner Gutierrez seconded the motion.**

Commissioners discussed:

- That the parking provided exceeded the current standards
- That parking problems were at their worst on game days
- That a subcommittee was examining parking regulations in that area of Bryan, but had not yet made a recommendation
- The reduced minimum building setback

In response to a question, Mr. Zimmermann responded that the setback for the property was 10 ft and matched the setback for the neighboring Jefferson Street Townhomes.

**The motion passed unanimously.**

**7. RECOGNITION OF OUTGOING COMMISSIONER G.H. JONES.**

Mr. Zimmermann presented a plaque to Commissioner G.H. Jones in recognition of his service to the City of Bryan.

**8. ADJOURN.**

Without objection, Chairperson Beckendorf adjourned the meeting at 6:18 pm.

These minutes shall serve as the official findings of the City of Bryan Planning and Zoning Commission, as approved on this the **19<sup>th</sup>** day of **December, 2013**.

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

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

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