

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, APRIL 4, 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	6	6	8	8
Pete Bienski	Yes	6	5	8	7
Leo Gonzalez	Yes	6	5	8	7
Bobby Gutierrez	Yes	6	6	8	8
Nancy Hardeman	Yes	6	4	*	*
Scott Hickle	Yes	6	6	8	8
G. H. Jones	Yes	6	6	8	7
Kevin Krolczyk	Yes	6	6	8	8
Prentiss Madison	Yes	6	4	8	5

\*Commissioner Hardeman appointed for 2013.

Staff Members Present: Mr. Martin Zimmermann, Assistant Director of Development Services, Mr. Randy Haynes, Project Planner, Ms. Maggie Dalton, Staff Planner, Ms. Janis Hampton, City Attorney, and Ms. Annette Denton, Planning Intern.

*Chairperson Beckendorf announced that consideration of Agenda Item #6 (Rezoning case no. RZ13-03) has been rescheduled to the Commission's regular meeting on April 18, 2013 at the request of the applicants and that there would not be a public hearing on the matter tonight.*

**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 March 21, 2013.**

**B. Final Plat FP13-01: Pecan Ridge Addition**

**M. Hilgemeier**

*Proposed Final Plat of Pecan Ridge Addition, being 4.697 acres of land out of John Austin Survey, A-2 located at the northern terminus of Mohawk Drive, north of its intersection with Pecan Knoll Street in Bryan, Brazos County, Texas.*

**Commissioner Jones moved to approve the Consent Agenda. Commissioner Bienski seconded the motion. The motion passed unanimously.**

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

**5. Replat RP13-06: The Traditions Subdivision – Phase 14**

**M. Dalton**

*Proposed Replat of Lots 15-18 in Block 1 of The Traditions Subdivision – Phase 14, being 3.205 acres of land adjoining the southwest side of Emory Oak Drive, south from its intersection with North Traditions Drive in Bryan, Brazos County, Texas.*

Ms. Dalton 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 RP13-06, Lots 15-18 in Block 1 of The Traditions Subdivision – Phase 14, 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 unanimously.**

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

**6. Rezoning RZ13-03: Carrabba Brothers, Ltd.**

**R. Haynes**

*At the applicant's request, consideration of this case has been rescheduled to the Commission's regular meeting on April 18, 2013. No public hearing was held and no action was taken by the Commission.*

**7. Rezoning RZ13-04: Sabine Featherston**

**R. Haynes**

*A request to change the zoning classification from Industrial District (I) to Residential District – 5000 (RD-5) on 4.24 acres of land out of Stephen F. Austin League No. 9, adjoining the south side of West 28<sup>th</sup> Street, approximately 0.2 miles southwest from its intersection with Scanlin Street in Bryan, Brazos County, Texas.*

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

In response to a question, Mr. Haynes stated that there had been no feedback from neighbors.

The public hearing was opened.

No one came forward.

The public hearing was closed.

**Commissioner Hickle moved to recommend approval of Rezoning RZ13-04 to the Bryan City Council, and to adopt the written staff report and analysis, as the report, findings and evaluation of this Commission. Commissioner Jones seconded the motion. The motion passed unanimously.**

**8. ADJOURN.**

Without objection, Chairperson Beckendorf adjourned the meeting at 6:08 pm.

These minutes shall serve as the official findings of the City of Bryan Planning and Zoning Commission, as approved on this the **18<sup>th</sup> day of April, 2013.**

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

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Martin Zimmermann, AICP  
Assistant Director of Development Services and  
Secretary to the Planning and Zoning Commission