

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 18, 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	7	7	10	10
Pete Bienski	Yes	7	6	10	9
Leo Gonzalez	Yes	7	6	10	9
Bobby Gutierrez	Yes	7	7	10	9
Nancy Hardeman	Yes	7	5	*	*
Scott Hickle	Yes	7	7	10	10
G. H. Jones	Yes	7	7	10	9
Kevin Krolczyk	No	7	6	10	9
Prentiss Madison	Yes	7	5	10	6

*Commissioner Hardeman appointed for 2013.

Staff Members Present: Mr. Martin Zimmermann, Assistant Director of Planning and Development Services, Mr. Randy Haynes, Project Planner, Ms. Janis Hampton, City Attorney, Mr. Frank Clark, Business Liaison/Special Projects Manager, and Ms. Annette Denton, Planning Intern.

Commissioner Madison entered the meeting at 6:01 pm.

2. HEAR CITIZENS.

Mr. Raul Santana, 104 S. Sterling Avenue, came forward to speak in opposition to tattoo studio uses in the downtown area.

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 April 4, 2013.

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

PROPOSED AMENDMENTS TO THE TEXT OF BRYAN'S CODE OF ORDINANCES – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission makes recommendation; City Council has final approval).

5. Outdoor Storage and Display

R. Haynes

A proposal to amend the text of Bryan Code of Ordinances Chapter 130, Zoning, by deleting the existing definition for “open storage”, adding new definitions for “sidewalk display”, “outdoor display”, “limited outdoor storage”, “general outdoor storage” and “industrial outdoor storage” and determining in which zoning district said uses will be permitted, and by amending existing zoning district regulations accordingly

Mr. Haynes presented the staff report (on file in the Development Services Department). In response to questions, Mr. Haynes described how the proposed text would limit the height of outdoor storage in relation to its ability to be screened.

The public hearing was opened.

No one came forward.

The public hearing was closed.

Commissioner Hardeman moved to recommend approval of the proposed text amendment to the Bryan Code of Ordinances Chapter 130, as presented by staff, but with the modification that the permitted height for outdoor storage be 12 feet. Commissioner Hickle seconded the motion.

Commissioners discussed whether or not outdoor display should also have a height limit.

Commissioner Gonzales moved to amend the original motion to include the modification that the permitted height for outdoor display be limited to 12 feet. Commissioner Hardeman seconded the motion. The amendment passed by a vote of 7 in favor and 1 in opposition.

Commissioner Madison cast the dissenting vote.

Commissioners discussed:

- whether outdoor display should be limited by height;
- whether outdoor display ever exceeded a height of 12 feet;
- how the ordinance would be enforced; and
- whether they should postpone a decision on the proposed text amendment.

The amended motion to passed by a vote of 7 in favor and 1 in opposition. Commissioner Madison cast the dissenting vote.

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

A request to change the zoning classification from Commercial District (C-3) to Industrial District (I) on 9.654 acres of land adjoining the northbound frontage road of North Earl Rudder Freeway (State Highway 6) between Colson and Tabor Roads, being Lots 2 and 3 in Block 2 of Progress Park Subdivision – Phase 2 in Bryan, Brazos County, Texas

Mr. Haynes came forward and advised that in light of the Commission's recommendation on the proposed outdoor storage text amendment, the applicant is withdrawing this rezoning request.

No public hearing was held and no action was taken by the Commission.

7. ADJOURN.

Without objection, Chairperson Beckendorf adjourned the meeting at 6:47 pm.

These minutes shall serve as the official findings of the City of Bryan Planning and Zoning Commission, as approved on this the **2nd day of May, 2013.**

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

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