

Chairperson Scott Hickle
Vice-Chairperson Pete Bienski
Parliamentarian Nancy Hardeman



Commissioners
Michael Beckendorf
Leo Gonzalez
Bobby Gutierrez
Kevin Krolczyk
Prentiss Madison
Robert Swearingen

MINUTES

**BRYAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, NOVEMBER 6, 2014 – 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 Hickle called the meeting to order at 6:00p.m.

Commissioners	Present	2014 Regular Meetings Held	2014 Regular Meetings Attended	Regular Meetings Held During Last 6 Months	Regular Meetings Attended During Last 6 Months
Michael Beckendorf	Y	16	13	10	9
Pete Bienski	Y	16	15	10	10
Leo Gonzalez	Y	16	11	10	8
Bobby Gutierrez	Y	16	16	10	9
Nancy Hardeman	Y	16	15	10	10
Scott Hickle	Y	16	15	10	9
Kevin Krolczyk	Y	16	16	10	10
Prentiss Madison	Y	16	16	10	10
Robert Swearingen	Y	16	15	10	9

Staff Members Present: Mr. Martin Zimmermann, Planning Manager; Mr. Randy Haynes, Senior Planner; Ms. Maggie Dalton, Staff Planner; Mr. Cody Cravatt, Development Manager; Lauren Crawford, First Assistant City Attorney, and Ms. Megan Hancock, Staff Assistant.

2. PLEDGE OF ALLEGIANCE TO THE U.S. FLAG.

Commissioners led the pledge.

3. HEAR CITIZENS.

No citizens came forward.

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

No affidavits were filed.

5. CONSENT AGENDA.

a. Approval of minutes from the special meeting on October 9, 2014 and from the workshop and regular meetings on September 18, 2014.

b. Master Plan MP14-03: The Shops at Brazos Valley Subdivision

Proposed Master Plan of The Shops at Brazos Valley Subdivision, being 186.9 acres of vacant land out of the Richard Carter League, adjoining the northeast side of the North Earl Rudder Freeway Frontage Road, approximately 1,200 feet to 6,300 feet south of its intersection with Briarcrest Drive (F.M. 1179) in Bryan, Brazos County, Texas. (M. Zimmermann)

c. Final Plat FP14-09: Edgewater Subdivision – Phase 1

Proposed Final Plat of Edgewater Subdivision – Phase 1, being 50.1 acres of vacant land out of the T.J. Wooten League, A-59 located generally northwest of the Autumn Lake Subdivision along the southwest side of Chick Lane between West Villa Maria and Leonard Roads in Bryan, Brazos County, Texas. (M. Zimmermann)

d. Final Plat FP14-19: 6 at 21 Crossing Commercial Subdivision

Proposed Final Plat of 6 at 21 Crossing Commercial Subdivision, being 7.219 acres of land out of Stephen F. Austin League, No. 10, A-83, wrapping around the north corner of North Earl Rudder Freeway (State Highway 6) and State Highway 21 East in Bryan, Brazos County, Texas. (M. Hilgemeier)

e. Right-of-Way Abandonment RA14-06: Oak Grove Park Addition – Block 47

A request to abandon 0.17 acres of public alley right-of-way in Block 47 of Oak Grove Park Addition and Tabor Addition (an unrecorded subdivision), generally extending south from San Jacinto Lane (State Highway 21) between West 14th Street and North Sims Avenue in Bryan, Brazos County, Texas. (R. Haynes)

f. Right-of-Way Abandonment RA14-07: Oak Grove Park Addition No. 2

A request to abandon approximately 0.286 acres of unimproved public street right-of-way for Bradley Street, extending between San Jacinto Lane (State Highway 21) and North Sims Avenue adjacent to a railroad right-of-way and property addressed as 1601 North Sims Avenue in Oak Grove Park Addition No. 2 in Bryan, Brazos County, Texas. (M. Dalton)

g. Right-of-Way Abandonment RA14-08: W. 28th Street – City of Bryan

A proposal to abandon various segments of West 28th Street right-of-way between Palasota Drive and Congress Street in Bryan, Brazos County, Texas. (M. Zimmermann/P. Kaspar)

Commissioner Krolczyk moved to approve the Consent Agenda. Commissioner Beckendorf seconded the motion, and the motion passed unanimously.

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

a. Replat RP14-22: Oak Grove Park Addition – Block 47

Proposed Replat of a portion of Lots 1, 2, 9 and 10 in Block 47 of Oak Grove Park Addition, as well as 0.17 acres of public alley right-of-way that has been requested to be abandoned, and a 14.3-foot wide strip of land in Tabor Addition (an unrecorded subdivision), being a total of 0.28 acres of land adjoining the south side of San Jacinto Lane (State Highway 21) between W. 14th Street and N. Sims Avenue in Bryan, Brazos County, Texas. (R. Haynes)

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

The public hearing was opened.

No citizens came forward.

The public hearing was closed.

Commissioner Beckendorf moved to approve RP14-22 and to adopt the written staff report and analysis, as the report, findings and evaluation of this Commission. Commissioner Gonzalez seconded the motion.

The motion passed unanimously.

b. Replat RP14-23: The Traditions Subdivision – Phase 15

Proposed Replat of Lots 23 and 24 in Block 2 of The Tradition Subdivision – Phase 15, being 0.801 acres of land currently addressed as 3117 and 3121 Palmetto Trail and located at the intersection of Palmetto Lane and Palmetto Trail, approximately 1,000 feet northwest from their intersection with North Traditions Drive in Bryan, Brazos County, Texas. (R. Haynes)

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

The public hearing was opened.

No citizens came forward.

The public hearing was closed.

Commissioner Beckendorf moved to approve RP14-23 and to adopt the written staff report and analysis, as the report, findings and evaluation of this Commission. Commissioner Krolczyk seconded the motion.

The motion passed unanimously.

c. Replat RP14-26: Oak Grove Park Addition No. 2 – Lots 13 through 18

Proposed Replat of portions of Lots 13 through 18 of Oak Grove Park Addition No. 2, as well as unimproved street right-of-way for Bradley Street that has been requested to be abandoned, being a total of 0.915 acres of land located at the northeast corner of San Jacinto Lane (State Highway 21) and North Sims Avenue in Bryan, Brazos County, Texas. (M. Dalton)

Ms. Maggie Dalton presented the staff report (on file in the Development Services Department). Staff recommends approval of the request.

The public hearing was opened.

No citizens came forward.

The public hearing was closed.

Commissioner Madison moved to approve RP14-26 and to adopt the written staff report and analysis, as the report, findings and evaluation of this Commission. Commissioner Krolczyk seconded the motion.

The motion passed unanimously.

7. 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 RZ13-28: Sam Trinh

A request to change the zoning classification from Industrial District (I) to Commercial District (C-3) on 6.13 acres of land located at the north corner of State Highway 21 East and Marino Road, being Lots 8R and 9R in the Charles (Cal) Marino Land Partition in Bryan, Brazos County, Texas. (R. Haynes)

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

The public hearing was opened.

No citizens came forward.

The public hearing was closed.

Commissioner Gutierrez moved to approve RZ13-28 and to adopt the written staff report and analysis, as the report, findings and evaluation of this Commission. Commissioner Bienski seconded the motion.

The motion passed unanimously.

8. ADJOURN.

Without objection, Chairperson Hickle adjourned the meeting at 6:21p.m.

These minutes shall serve as the official findings of the City of Bryan Planning and Zoning Commission, as approved on this the **20th** day of **November, 2014**.

A. S. Hickle, Chairperson
Planning and Zoning Commission
City of Bryan, Texas

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

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