

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, FEBRUARY 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 6:07 pm.

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	N	2	1	6	5
Pete Bienski	Y	2	2	6	5
Leo Gonzalez	Y	2	1	6	5
Bobby Gutierrez	Y	2	2	6	6
Nancy Hardeman	Y	2	2	6	5
Scott Hickle	Y	2	2	6	6
Kevin Krolczyk	Y	2	2	6	5
Prentiss Madison	Y	2	2	6	4
Robert Swearingen	Y	2	2	*	*

* appointed to the Commission effective 1/1/2014

Staff Members Present: Mr. Martin Zimmermann, Planning Administrator; Mr. Randy Haynes, Senior Planner; Mr. Dale Picha, Director of Traffic and Transportation; and Ms. Annette Denton, Planning Intern.

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

Commissioners led the pledge.

3. HEAR CITIZENS.

No one 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 – *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 January 16, 2014.

b. Final Plat FP13-11: Greenbrier Subdivision – Phase 9

Proposed Final Plat of Greenbrier Subdivision – Phase 9, being 12.04 acres of land out of John Austin League, A-2 adjoining the southwest side of Thornberry Drive between F.M. 1179 and River Rock Drive in Bryan, Brazos County, Texas. (R. Haynes)

Commissioner Gutierrez moved to approve the Consent Agenda. Commissioner Madison 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 RP14-01: Riverstone Subdivision – Phase 1

Proposed Replat of Lots 45 thru 48 of Riverstone Subdivision – Phase 1, being 4.132 acres of land adjoining the northeast side of Riverstone Drive, approximately 1,230 feet to 1,685 feet northwest from its intersection with F.M. 1179 in Bryan's extraterritorial jurisdiction (ETJ) in 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.

The public hearing was opened.

No one came forward.

The public hearing was closed.

Commissioner Hardeman moved to approve Replat case no. RP 14-01, based on staff's recommendations and review which considers adherence to all pertinent state and local requirements for replatting. Commissioner Bienski seconded the motion and the motion passed unanimously.

7. REQUESTS FOR APPROVAL OF CONDITIONAL USE PERMITS – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval; appeals may be directed to City Council).

a. Conditional Use Permit CU14-01: Cody Hall

A request for approval of a Conditional Use Permit, to allow mini-warehouse/self-storage facilities and trailer/truck rentals on property in a Retail (C-2) zoning district at 2704 Boonville Road, specifically occupying Lots 1 and 2 of the C-Hall Commercial Addition, being 6.17 acres of land adjoining the south side of Boonville Road between Wildflower Drive and F.M. 1179 in Bryan, Brazos County, Texas. (R. Haynes)

Mr. Haynes presented the staff report (on file in the Development Services Department). Staff recommends approval of the proposed conditional use permit, subject to certain conditions in the staff report.

In response to questions from the Commission, Mr. Haynes stated that the applicant was present.

The public hearing was opened.

Mr. Cody Hall, the applicant, came forward to make himself available for questions.

The public hearing was closed.

Commissioner Hardeman moved to approve Conditional Use Permit CU14-01, subject to the following condition:

- **That a site plan fulfilling all the technical requirements for development of a mini-warehouse/self-storage facility and truck/trailer rental business on the subject property shall be approved by the City of Bryan's Site Development Review Committee (SDRC), before any new building permits are issued.**

and to adopt the written staff report and analysis, as the report, findings and evaluation of this Commission.

Commissioner Gutierrez seconded the motion and the motion passed unanimously.

Commissioner Madison left Council Chambers at 6:20pm and did not return with a quorum of the Commission still being present.

8. 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 RZ14-01: Lessie Alva

A request to change the zoning classification from Residential District – 5000 (RD-5) to Office District (C-1) on property located at the northeast corner of William J. Bryan Parkway (FM 158) and Houston Street and currently addressed as 500 E. William Joel Bryan Parkway, being Lots 1 and 2 and the west 20 feet of Lot 3 in Block 52 of Bryan Original Townsite in Bryan, Brazos County, Texas. (R. Haynes)

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

In response to questions from the Commission, Mr. Haynes stated:

- that he had only received a positive response from the adjacent townhome developer
- that he had received no negative feedback
- that the applicant did not intend to remove the structure, but that the rezoning request could not address preserving the structure
- that the adjacent alley was being improved by adjoining development and also provide access to the property
- that the applicant intended to open an art gallery and host lessons

The public hearing was opened.

None came forward.

The public hearing was closed.

Commissioner Bienski moved to recommend approval of Rezoning RZ14-01 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 it was good to see the property being used
- renovation of this historic property would be good

The motion to passed unanimously.

Commissioner Gonzalez left Council Chambers at 6:30pm and did not return with a quorum of the Commission still being present.

9. REQUESTS RELATED TO THE PROPOSED HERITAGE LAKES ESTATES SUBDIVISION ON 83.92 ACRES OF VACANT LAND LOCATED AT THE NORTH CORNER OF STEEP HOLLOW AND ELMO WEEDON ROADS IN BRYAN'S EXTRATERRITORIAL JURISDICTION (ETJ) IN BRAZOS COUNTY, TEXAS. – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission makes recommendation concerning the Comprehensive Plan amendment; City Council has final approval; Commission has final approval concerning master plan and planning exception).

a. Comprehensive Plan Amendment CPA14-01: Heritage Lakes Estates Subdivision

A request to amend the City of Bryan's Thoroughfare Plan, specifically to realign suggested major collector street and super arterial street connections in the area surrounding the intersection of Steep Hollow Road and Elmo Weedon Road. (M. Zimmermann)

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

The public hearing was opened.

Mr. Joe Schultz, 2730 Longmire Drive, College Station, Texas, project engineer, came forward as to make himself available for questions.

The public hearing was closed.

Commissioner Gutierrez moved to recommend approval of Comprehensive Plan Amendment CPA14-01 to the Bryan City Council, and to adopt the written staff report and analysis, as the report, findings and evaluation of this Commission. Commissioner Bienski seconded the motion.

Commissioners discussed:

- that this change makes sense
- flexibility in planning
- commending the applicant and city staff working together on a solution

The motion passed unanimously.

b. Master Plan MP13-04: Heritage Lakes Estates Subdivision

Proposed Master Plan of Heritage Lakes Estates Subdivision, being 83.92 acres of land out of Richardson Perry League, located at the north corner of Steep Hollow and Elmo Weedon Roads. (M. Zimmermann)

Mr. Zimmermann presented the staff report (on file in the Development Services Department). Staff recommends approval of the proposed master plan, subject to City Council's approval of CPA 14-01.

The public hearing was opened.

No one came forward.

The public hearing was closed.

Commissioner Gutierrez moved approve Master Plan MP13-04, subject to City Council's prior approval of an amendment to the City's adopted Thoroughfare Plan, specifically, as it has been requested with Comprehensive Plan Amendment CPA14-01, and to adopt the written staff report and analysis, as the report, findings and evaluation of this Commission. Chairperson Hickie seconded the motion.

Commissioners discussed:

- looking forward to the development

- the development's appropriateness for the area

The motion passed unanimously.

c. Planning Exception PE14-01: Heritage Lakes Estates Subdivision – Phase 1

A request for approval of an exception from the minimum 150-foot lot width standard of the Subdivision Ordinance (Bryan Code of Ordinances Chapter 110) required for lots of one acre or more and located in the City of Bryan's extraterritorial jurisdiction (ETJ), to allow four proposed new lots with lots widths of less than 150 feet in Heritage Lakes Estates Subdivision – Phase 1, on 45.1 acres of land adjoining the north side of Steep Hollow Road, approximately 900 feet to 1,550 feet north from its intersection with Elmo Weedon Road. (M. Zimmermann)

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

In response to a question, Mr. Zimmermann stated that the entrance on Steep Hollow Road was currently the only proposed entrance to the subdivision.

The public hearing was opened.

No one came forward.

The public hearing was closed.

Commissioner Gutierrez moved to approve Planning Exception PE14-01, and to adopt the written staff report and analysis, as the report, findings and evaluation of this Commission. Commissioner Bienski seconded the motion.

Commissioners discussed:

- a preference for exceptions requested before development begins

The motion passed unanimously.

10. ADJOURN.

Without objection, Chairperson Hickle adjourned the meeting at 6:49 pm.

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 **February, 2014**.

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

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