

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 20, 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 6:05 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	3	1	6	4
Pete Bienski	Y	3	3	6	6
Leo Gonzalez	N	3	1	6	4
Bobby Gutierrez	Y	3	3	6	6
Nancy Hardeman	Y	3	3	6	5
Scott Hickle	Y	3	3	6	6
Kevin Krolczyk	Y	3	3	6	5
Prentiss Madison	Y	3	3	6	4
Robert Swearingen	Y	3	3	*	*

* appointed to the Commission effective 1/1/2014

Staff Members Present: Mr. Martin Zimmermann, Planning Administrator; Mr. Randy Haynes, Senior Planner; Mr. Matthew Hilgemeier; Ms. Janis Hampton, City Attorney; and Ms. Annette Denton, Planning Intern.

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

Commissioners led the pledge.

3. HEAR CITIZENS.

Ms. Sharon Anderson, 2304 Cindy Lane, Bryan, Texas came forward to thank the subcommittee on minimum setback requirements for their recommendations that were presented during the workshop meeting.

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 workshop and regular meetings on February 6, 2014.

Commissioner Gutierrez moved to approve the Consent Agenda. Commissioner Bienski 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 RP14-02: Austin's Colony Subdivision – Phase 12A

Proposed Replat of Lots 29, 30, and 31 in Block 1 of Austin's Colony Subdivision – Phase 12A, being 1.739 acres of land located at the northwest corner of Bullinger Creek and Thornberry Drives 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.

The public hearing was opened.

Ms. Sharon Anderson, 2304 Cindy Lane, Bryan, Texas, came forward to advise that the HOA had been presented with a different proposal and that the contract between the HOA and the developer had not been executed.

The public hearing was closed.

Commissioner Hardeman moved to approve Replat case no. RP 14-02, based on staff's recommendations and review which considers adherence to all pertinent state and local requirements for replatting. Commissioner Gutierrez seconded the motion.

In response to questions from the Commission, Mr. Zimmermann stated

- that the HOA's maintenance responsibility is expressed in a note on the plat; and
- that staff has requested a copy of the signed contract before the plat will be recorded.

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 CU14-02: H.E. Liner

A request for approval of a Conditional Use Permit, to allow two new detached single-family residences on two lots on property in a Commercial District (C-3), specifically on properties at 4400 and 4402 N. Texas Avenue, adjoining the southwest side of N. Texas Avenue across from its intersection with Woodville Road, being Lots 1A and 2 in Block 1 of Larue Garrett Subdivision in Bryan, Brazos County, Texas. (M. Hilgemeier)

Mr. Hilgemeier presented the staff report (on file in the Development Services Department). Staff recommends approval of the proposed conditional use permit.

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

- that the request was not specifically for insurance purposes; and
- that he had received no comments or questions from nearby property owners.

The public hearing was opened.

None came forward.

The public hearing was closed.

Commissioner Bienski moved to approve Conditional Use Permit CU14-02 and to adopt the written staff report and analysis, as the report, findings and evaluation of this Commission. Commissioner Madison seconded the motion.

Commissioners discussed:

- that the request made sense; and
- that the property already had a residential use.

The motion passed unanimously.

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 RZ14-02: Sandra and Ronald Davis

A request to change the zoning classification from Residential District – 5000 (RD-5) to Retail District (C-2) on property at 909 W. 28th Street, being 4.43 acres of land out of Stephen F. Austin Survey #9 and adjoining the south side of W. 28th Street between South Congress and Holt Streets 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 under the requested C-2 zoning, a salvage yard would not be allowed to return at this location.

The public hearing was opened.

None came forward.

The public hearing was closed.

Commissioner Hardeman moved to recommend approval of Rezoning RZ14-02 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 and the motion passed unanimously.

9. ADJOURN.

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

These minutes shall serve as the official findings of the City of Bryan Planning and Zoning Commission, as approved on this the **6th** day of **March, 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