

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, APRIL 3, 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.

<b>Commissioners</b>	<b>Present</b>	<b>2014 Regular Meetings Held</b>	<b>2014 Regular Meetings Attended</b>	<b>Regular Meetings Held During Last 6 Months</b>	<b>Regular Meetings Attended During Last 6 Months</b>
Michael Beckendorf	Y	7	5	10	8
Pete Bienski	Y	7	6	10	9
Leo Gonzalez	Y	7	5	10	8
Bobby Gutierrez	Y	7	7	10	10
Nancy Hardeman	Y	7	6	10	8
Scott Hickle	Y	7	7	10	10
Kevin Krolczyk	Y	7	7	10	9
Prentiss Madison	Y	7	7	10	8
Robert Swearingen	Y	7	7	*	*

\* appointed to the Commission effective 1/1/2014

Staff Members Present: Mr. Martin Zimmermann, Planning Administrator; Ms. Maggie Dalton, Staff Planner; Mr. Randy Haynes, Senior Planner; 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.**

None 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 workshop and regular meetings on April 3, 2014.**

**b. Master Plan MP14-02: Heritage Lakes Estates Subdivision**

*Proposed Revised 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 in Bryan's extraterritorial jurisdiction (ETJ) in Brazos County, Texas. (M. Zimmermann)*

**c. Right-of-Way Abandonment RA13-04: Bowery Street at W. 17<sup>th</sup> Street**

*A request to abandon a 50-foot wide and 96.91-foot long portion of Bowery Street right-of-way between Lowery Street and West 17<sup>th</sup> Street adjacent to Lots 15 and part of Lot 16 of the West Side Addition – Phase 2, and Lots 8 and 9 in Block 2 of the Zimmerman Addition in Bryan, Brazos County, Texas. (M. Dalton)*

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

**6. 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 RZ14-09: George Z. Lopez**

*A request to change the zoning classification from Residential District – 5000 (RD-5) to Office District (C-1) on property located at 1213 Ertle Street at the southwest corner of Ertle Street and N. Coulter Drive, approximately 280 feet south from its intersection with East William Joel Bryan Parkway, being Lot 24 of John F. Ertle Subdivision – Phase 2 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 request.

The public hearing was opened.

None came forward.

The public hearing was closed.

**Commissioner Beckendorf moved to recommend approval of Rezoning RZ14-09 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:

- inability of residential development to occur here

**The motion passed unanimously.**

**b. Rezoning RZ14-08: Glen Conrad**

*A request to change the zoning classification from Industrial District (I) to Residential District – 5000 (RD-5) on property located at 1410 Finfeather Road, being 0.35 acres of land adjoining the west side of Finfeather Road between Eden Lane and Palasota Drive, specifically occupying Lot 15 of Coulter’s Subdivision of the Lobello Tract 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 request.

In response to a question, Mr. Haynes stated that any existing businesses would be grandfathered.

The public hearing was opened.

None came forward.

The public hearing was closed.

**Commissioner Gutierrez moved to recommend approval of Rezoning RZ14-08 to the Bryan City Council, and to adopt the written staff report and analysis, as the report, findings and evaluation of this Commission. Commissioner Gonzalez seconded the motion.**

Commissioners discussed:

- the rezoning makes sense given the current residential use
- the rezoning being beneficial to current residents
- appreciation for the city staff
- appreciation for the big picture approach to problems

**The motion passed unanimously.**

**c. Rezoning RZ14-10: City of Bryan**

*A request to change the zoning classification from Industrial District (I) to Residential District – 5000 (RD-5) on approximately 5.5 acres of land bounded by Eden Lane, Finfeather Road and Palasota Drive, as well as on approximately 0.29 acres of land adjoining the north side of Eden Lane between Finfeather Road and Barbara Street, being Lots 1, 9 thru 14, and 17 of Coulter’s Subdivision of the Lobello Tract, as well as Lots 1 thru 5 and Lot 13 in Block 3, and Lot 2 and the west half of Lots 7 and 8 in Block 2 of Noble Eden Subdivision 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 request.

The public hearing was opened.

None came forward.

The public hearing was closed.

**Commissioner Beckendorf moved to recommend approval of Rezoning RZ14-10 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:

- This rezoning having the same benefits as the previous rezoning

**The motion passed unanimously.**

## **7. 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 1<sup>st</sup> day of **May, 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