

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
WORKSHOP MEETING
THURSDAY, JUNE 5, 2014 – 5:00 P.M.
ROOM 305, 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 5:05 pm.

Commission Members Present: Mr. Scott Hickle, Mr. Bobby Gutierrez, Mr. Michael Beckendorf, Mr. Leo Gonzalez, Mr. Kevin Krolczyk, Mr. Robert Swearingen, Mr. Pete Bienski and Ms. Nancy Hardeman.

Commission Members Absent: Mr. Prentiss Madison.

Staff Members Present: Mr. Martin Zimmermann, Planning Administrator; Ms. Lauren Crawford, First Assistant City Attorney; Mr. Randy Haynes, Senior Planner; Ms. Maggie Dalton, Staff Planner; Mr. Matthew Hilgemeier, Staff Planner; Mr. Cody Cravatt, Development Manager; Mr. Paul Kaspar, City Engineer; Ms. Annette Denton, Planning Intern; and Mr. Phillip Melton, Planning Intern.

2. STAFF ANNOUNCEMENTS (This item includes introductions of new employees, meeting reminders, upcoming events, and staff recognition).

- a. Upcoming regular meeting dates are June 19, July 3 and July 17.**
- b. 1/2-day development/CIP tour date.**

Mr. Zimmermann reminded Commissioners of upcoming meetings and it was agreed to cancel the July 3 meeting. Mr. Zimmermann proposed possible dates for the development/CIP tour: July 29, July 31, August 13, or August 14. Commissioners indicated availability on all those dates.

3. PLANNING AND ZONING COMMISSION SUBCOMMITTEE UPDATES (Questions may be directed to staff; no action will be taken).

- a. **Subdivision Ordinance Update (Hardeman/Krolczyk).**
- b. **Comprehensive Plan Update (Bienski/Hardeman/Hickle).**
- c. **Off-Street Parking for Multi-Family Developments (Beckendorf/Gonzalez/Gutierrez).**
- d. **Zoning/Land and Site Development Ordinance Updates (Hardeman/Madison).**

Mr. Zimmermann provided subcommittee updates.

Commissioner Gutierrez entered the room at 5:12 pm.

4. REVIEW OF AGENDA ITEMS FOR REGULAR MEETING OF MAY 1, 2014 (Questions may be directed to staff; no action will be taken).

Questions were directed to staff. No action was taken.

5. PRESENTATION CONCERNING THE BRYAN BUSINESS COUNCIL'S PLAN OF FUTURE WORK (Questions may be directed to the Bryan Business Council representative and staff; no action will be taken).

Mr. Ben Hardeman, Chairman of the Bryan Business Council, presented the Bryan Business Council's plan of future work.

Mr. Hardeman discussed objectives that the BBC had achieved in west Bryan, central Bryan, Coulter Field and North Bryan. He also noted that rail is an important feature of Bryan and there are development pressures for rail expansions.

Commissioners discussed:

- BBC's input on the Health and Wellness District
- BBC's involvement with downtown redevelopment
- Increased rail capacity in north Bryan
- How involved BBC is in the Blinn Campus move

Commissioner Swearingen entered the room at 5:29 pm.

6. STAFF PRESENTATION CONCERNING INFRASTRUCTURE OVERSIZE PARTICIPATION (Questions may be directed to staff; no action will be taken).

Mr. Kaspar gave a presentation on infrastructure oversize participation to the Commission.

7. FUTURE AGENDA ITEMS (A Planning and Zoning Commission member may request that a subject for which notice has not been given be placed on an agenda for a future meeting).

The future agenda items for the next Joint Planning and Zoning Commission with College Station were discussed. Adding Coulter Field to the agenda for the next joint meeting was proposed.

8. ADJOURN.

Without objection, Chairperson Hickle adjourned the meeting at 6:01 pm.

These minutes were reviewed and approved by the City of Bryan Planning and Zoning Commission on this the **19th** day of **June, 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