

Chairperson Scott Hickle
Vice-Chairperson Pete Bienski
Parliamentarian Nancy Hardeman



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

MINUTES

**CITY OF BRYAN AND CITY OF COLLEGE STATION
PLANNING AND ZONING COMMISSIONS
JOINT WORKSHOP MEETING
THURSDAY, MAY 29, 2014 – 11:30 A.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 Bryan Planning and Zoning Commission to order at 11:35 am.

Chairperson Miles called the College Station Planning and Zoning Commission to order at 11:35 am.

2. INTRODUCTION OF CITY OF BRYAN PLANNING AND ZONING COMMISSIONERS AND STAFF.

Commissioners and staff introduced themselves.

Commission Members Present: Mr. Scott Hickle, Mr. Bobby Gutierrez, Mr. Leo Gonzalez, Mr. Kevin Krolczyk, Mr. Robert Swearingen

Commission Members Absent: Mr. Michael Beckendorf, Mr. Prentiss Madison, Ms. Nancy Hardeman, and Mr. Pete Bienski

Staff Members Present: Mr. Martin Zimmermann, Planning Administrator; Mr. Randy Haynes, Senior Planner; Ms. Lauren Crawford, Assistant City Attorney; Ms. Maggie Dalton, Staff Planner; Mr. Matthew Hilgemeier, Staff Planner; Ms. Lindsey Guindi, Director of Strategic Projects; Mr. Frank Clark, Business Liaison; Mr. Cody Cravatt, Development Manager; Mr. Phillip Melton, Planning Intern; and Ms. Annette Denton, Planning Intern.

3. INTRODUCTION OF CITY OF COLLEGE STATION PLANNING AND ZONING COMMISSIONERS AND STAFF.

Commissioners and staff introduced themselves.

Commission Members Present: Bo Miles, Jane Kee, Jodi Warner, Jim Ross, Jerome Rektorik

Staff Members Present: Lance Simms, Brittany Caldwell, Morgan Hester, Jennifer Prochazka, Jason Schubert, Alan Gibbs, Carol Cotter, Danielle Singh, and Molly Hitchcock.

4. PRESENTATION BY A REPRESENTATIVE FROM THE TRADITIONS ACQUISITION PARTNERSHIP, L.P. REGARDING THE PROPOSED ATLAS DEVELOPMENT ADJACENT TO THE TEXAS A&M HEALTH SCIENCE CENTER CAMPUS

Mr. Spencer Clements, from the Traditions Acquisition Partnership, L.P., gave a presentation regarding the proposed Atlas development. He discussed:

- The Atlas brand for commercial development in the health science area
- The area being targeted to non-student populations
- Manufacturing and office uses in College Station
- Walk-ability and wellness being key factors to the development
- An estimated investment of \$480 million dollars over 10-15 years
- A town center with amenities such as a large pavilion and a dance hall to connect Atlas and Traditions
- TBG partners are leading the land design

In response to questions from Commissioners, Mr. Clements stated:

- That Atlas provided a walkable convention/hotel area
- That more flights could improve economic development
- That the residential land and amenities planned would not take away from the ability of bio-businesses to locate nearby
- That he would like to see improvement at the intersection directly outside of Easterwood Airport
- That Mary Branch Elementary was nearby, but if a need for additional schools was created, the situation would be handled then
- That the most important thing the commissioners could contribute was support and talking about the project

5. STAFF PRESENTATION AND DISCUSSION REGARDING THE CITY OF BRYAN'S RESIDENTIAL – NEIGHBORHOOD CONSERVATION (R-NC) ZONING CLASSIFICATION

Mr. Randy Haynes gave the staff presentation (available in the Development Services department).

In response to questions, Mr. Haynes stated:

- The policy had to be balanced with the ability of staff to dedicate time to implementation
- Subdivisions and subdivision phases were used because implementation was easier in smaller, more homogenous areas
- Active citizens help address code enforcement issues, including this one
- The city was not currently considering altering the policy

In response to a question, a representative from College Station stated that the city was looking to strengthen its rental registration policies.

6. STAFF PRESENTATION AND DISCUSSION REGARDING THE CITY OF COLLEGE STATION'S MEDICAL DISTRICT MASTER PLAN

Ms. Jennifer Prochazka gave the staff presentation (available in the Development Services department).

Ms. Prochazka discussed:

- The district's diverse uses and emphasis on health and wellness
- The importance of shared commitment, private investment, and infrastructure investments
- The regulatory and management structures and their importance
- The structures of the 2 TIRZs and MUDs used to manage the district
- The next steps for the district include setting up the boards for these structures, PDs, codes, and private investment
- The plan is available on cstx.gov/medicaldistrict

7. DISCUSSION ON FUTURE JOINT MEETING AGENDA ITEMS.

Commissioners suggested:

- Discussing available entertainment choices and how current events and amenities, such as the Bush library and MSC OPAS are marketed to the community and businesses considering locating here
- Inviting the Convention and Visitors Bureau to speak about local entertainment and events
- Discussing future entertainment choices, such as a water park
- Discussing the possible natatorium
- Learning about public transportation in B/CS as well as what other cities are doing with regards to public transportation, and possibly asking Brazos Transit District to speak
- Update on the Aggie Expressway
- Update on Easterwood Airport
- Update on the Bryan Health and Wellness District

8. ADJOURN.

Without objection, Chairperson Hickle adjourned the meeting at 1:19 pm.

Without objections, Chairperson Miles adjourned the meeting at 1:19 pm.

These minutes were reviewed and approved by the City of Bryan Planning and Zoning Commission, as approved on this the 17th day of **July, 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