

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, JULY 17, 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.

Vice- Chairperson Bienski 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	Y	10	8	9	7
Pete Bienski	Y	10	9	9	8
Leo Gonzalez	Y	10	8	9	7
Bobby Gutierrez	Y	10	10	9	9
Nancy Hardeman	Y	10	9	9	8
Scott Hickle	N	10	9	9	8
Kevin Krolczyk	Y	10	10	9	9
Prentiss Madison	Y	10	10	9	9
Robert Swearingen	Y	10	9	9	8

Staff Members Present: Mr. Martin Zimmermann, Planning Administrator; Mr. Randy Haynes, Senior Planner; and Mr. Phillip Melton, 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 June 19, 2014.**
- b. Approval of minutes from the joint workshop meeting with the City of College Station on May 29, 2014.**
- c. Final Plat FP14-11: Aspen Street Subdivision**
Proposed Final Plat of Aspen Street Subdivision, being 0.2868 acres of land out of the J.E. Scott Survey, adjoining the northeast side of Aspen Street between Woodson Drive and Clay Street, currently addressed as 3905 Aspen Street in Bryan, Brazos County, Texas. (M. Dalton)

Commissioner Swearingen 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 RP14-16: Shirewood Addition – Block 9**
Proposed Replat of a portion of the common area in Block 9 of the Shirewood Addition, being 0.87 acres of land adjoining the north side of Bishop's Gate Circle, 178 feet northwest of the intersection of Shirewood Drive and Bishop's Gate Circle 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.

Ms. Dena Kahan, 2812 Bishops Gate Circle, came forward and discussed concerns about development in an area that was a common area and was undeveloped.

The public hearing was closed.

Commissioner Beckendorf moved to approve Replat RP14-16 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 high cost of development on the site and stated that the applicant would have to abide by all development standards. Further discussion about the feasibility of the development and the expectations of the neighbors to conclude that a common area was going to remain so into the future.

The motion passed with a vote of 7 to 1. Commissioner Hardeman cast the vote in opposition.

7. REQUESTS FOR APPROVAL OF VARIANCE TO STANDARDS OF ARTICLE IV (BUILDING AND LOT STANDARDS) OF THE LAND AND SITE DEVELOPMENT ORDINANCE (BRYAN CODE OF ORDINANCES CHAPTER 62) – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval; applicants may direct appeals to City Council).

a. Planning Variance PV14-05: Eva Guardiola

A request for approval of a 3-foot variance from the minimum 15-foot side building setback generally required from side property lines on lots that adjoin a local street, to allow a proposed new residence to extend within 12 feet from South Ennis Street on property at 1101 East 28th Street, at the south corner of East 28th and Ennis Streets, being Lot 7 in Block 5 of the Revised Buchanan Addition 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.

No one came forward.

The public hearing was closed.

Commissioner Gonzalez moved to recommend approval of Planning Variance PV14-05 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 building would not stick out and that this was a new construction in an older neighborhood.

The motion passed unanimously.

8. ADJOURN.

Without objection, Vice-Chairperson Bienski adjourned the meeting at 6:20 pm.

These minutes shall serve as the official findings of the City of Bryan Planning and Zoning Commission, as approved on this the 7th day of **August, 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