

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
SPECIAL MEETING
THURSDAY, DECEMBER 18, 2014 – 12:00 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 12:05pm.

Commission Members Present: Mr. Michael Beckendorf, Mr. Pete Bienski, Mr. Bobby Gutierrez, Ms. Nancy Hardeman, Mr. Scott Hickle, Mr. Prentiss Madison, and Mr. Robert Swearingen.

Commission Members Absent: Mr. Leo Gonzalez, and Mr. Kevin Krolczyk.

Staff Members Present: Ms. Lauren Crawford, First Assistant City Attorney; Mr. Barney Williams, Assistant City Engineer; Mr. Martin Zimmermann, Planning Manager; Mr. Cody Cravatt, Development Manager; Mr. Randy Haynes, Senior Planner; Mr. Matthew Hilgemeier, Staff Planner; Ms. Maggie Dalton, Staff Planner; and Ms. Megan Hancock, Staff Assistant.

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

Commissioners led the pledge.

3. HEAR CITIZENS.

No citizens 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. Final Plat FP14-14: Greenbrier Subdivision – Phase 15

Proposed Final Plat of Greenbrier Subdivision – Phase 15, being 13.11 acres of land out of John Austin League, Abstract No. 2, adjoining the northeast side of Thornberry Drive approximately 150 feet to 900 feet southeast from its intersection with River Rock Drive in Bryan, Brazos County, Texas. (R. Haynes)

b. Final Plat FP14-15: Greenbrier Subdivision – Phase 5

Proposed Final Plat of Greenbrier Subdivision – Phase 5, being 9.65 acres of land out of John Austin League, Abstract No. 2, adjoining the southwest side of Thornberry Drive between Lockett Hall Circle and F.M. 1179 in Bryan, Brazos County, Texas. (R. Haynes)

Commissioner Bienski moved to approve the Consent Agenda. Commissioner Beckendorf seconded the motion. 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 RP14-31: Gunler Addition

Proposed Replat of Lot 1 in Block 1 of Gunler Addition, being 25 acres of land adjoining the southwest side of State Highway 6 between North Harvey Mitchell Parkway (F.M. 2818) and Louis E. Mikulin Road in Bryan’s extraterritorial jurisdiction (ETJ) in Brazos County, Texas. (M. Zimmermann)

Commissioner Madison entered the meeting at 12:10pm.

Mr. Zimmermann presented the staff report (on file in the Development Service Department). Staff recommends approval of the request.

The public hearing was opened.

No one came forward.

The public hearing was closed.

Commissioner Gutierrez moved to approve Replat RP14-31, based on staff’s recommendations and review which considers adherence to all pertinent state and local requirements for replatting. Commissioner Bienski seconded the motion. 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 CU14-13: Buddy’s Automotive

A request for approval of a Conditional Use Permit to allow an automobile sales use on land zoned Planned Development Mixed-Use District (PD-M) on property located at 2502 Boonville Road, being 5.96 acres of land out of Lot 1-B in Block 1 of Highland Hills Subdivision – Phase 2,

adjoining the south side of Boonville Road (F.M. 158) between Tom Light and Wildflower Drives in Bryan, Brazos County, Texas. (M. Dalton)

Ms. Dalton presented the staff report (on file in the Development Services Department). Staff recommends approval of the request subject to conditions.

Responding to questions from the Commission, Ms. Dalton stated the following:

- A connection to Tom Light Drive is not possible at this time, as the road is a private drive.
- The connection of Highpoint Drive and F.M. 158/Boonville is proposed to be a right-in and right-out intersection. Proposed median changes would allow westbound traffic to make a U-turn in F.M. 158 to access the development.
- The site plan cannot be approved as TxDOT has not approved the proposed intersection location of Highpoint Drive and F.M. 158/Boonville, the proposed median changes, and no confirmation has been received from the Highland Hills Design Board regarding proposed façade colors and materials.

The public hearing was opened.

Mr. Jeremy Peters, 2501 Ashford Drive, College Station, representative for applicant, explained that as a condition of the proposed connection of Highpoint Drive to F.M. 158/Boonville, TxDOT is requesting modifications to the left turn in the median.

The public hearing was closed.

Commissioner Beckendorf moved to approve Conditional Use Permit case no. CU14-13, to allow automobile sales at this particular location, subject to the following conditions:

- 1. Texas Department of Transportation (TxDOT) approval for any proposed utility, driveway, sidewalk or draining work related to this project that will be performed within a TxDOT right-of-way Permit, including, but not limited to, proposed median changes.**
- 2. That a formal replat of Lot 1-B in Block 1 of the Highland Hills Subdivision – Phase 2 be submitted for review, approval, and recording by the City of Bryan, in accordance with the requirements of Bryan Code of Ordinances Chapter 110 (Subdivision Ordinance) to create the two lots shown on the accompanying site plan on these 5.96 acres.**
- 3. That building elevations be submitted for review and approval by the City of Bryan that show proposed building colors and proposed building materials in accordance with the Highland Hills Design Guidelines.**
- 4. Submission of correspondence that the proposed building colors and building materials for this development have been approved by the Highland Hills Design Review Committee in accordance with the Highland Hills Design Guidelines.**

and to adopt the written staff report and analysis as the report, findings and evaluation of this Commission. Commissioner Gutierrez seconded the motion. The motion passed unanimously.

8. A RECOMMENDATION TO THE BRYAN CITY COUNCIL REGARDING TWO PLANNING AND ZONING COMMISSIONER APPOINTMENTS TO THE BIOCORRIDOR BOARD (Commission makes recommendation; City Council has final approval).

Chairperson Hickle moved to recommend to the Bryan City Council that Commissioners Gutierrez and Swearingen be appointed to the BioCorridor Board. Commissioner Beckendorf seconded the motion. The motion passed unanimously.

9. ADJOURN.

Without objection, Chairperson Hickle adjourned the meeting at 12:25pm.

These minutes shall serve as the official findings of the City of Bryan Planning and Zoning Commission, as approved on this the 15th day of **January, 2015**.

A. S. Hickle, Chairperson
Planning and Zoning Commission
City of Bryan, Texas

Martin Zimmermann, AICP
Planning Manager and Secretary to the
Planning and Zoning Commission