

Chairperson Scott Hickle
 Vice-Chairperson Pete Bienski
 Parliamentarian Nancy Hardeman



Commissioners
 Leo Gonzalez
 Bobby Gutierrez
 Kyle Incardona
 Kevin Krolczyk
 Prentiss Madison
 Robert Swearingen

MINUTES

**BRYAN PLANNING AND ZONING COMMISSION
 REGULAR MEETING
 THURSDAY, JUNE 4, 2015 – 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 6:10 p.m.

Commissioners	Present	2015 Regular Meetings Held	2015 Regular Meetings Attended	Regular Meetings Held During Last 6 Months	Regular Meetings Attended During Last 6 Months
Pete Bienski	Y	8	8	9	9
Leo Gonzalez	Y	8	6	9	7
Bobby Gutierrez	Y	8	8	9	9
Nancy Hardeman	Y	8	7	9	8
Scott Hickle	N	8	7	9	8
Kyle Incardona	Y	8	6	9	6
Kevin Krolczyk	Y	8	8	9	9
Prentiss Madison	Y	8	6	9	6
Robert Swearingen	Y	8	8	9	9

Staff Members Present: Mr. Martin Zimmermann, Planning Manager; Ms. Lauren Crawford, First Assistant City Attorney; Mr. Scott Perkes, Planning Intern; Mr. Cody Cravatt, Development Manager; Mr. Matthew Hilgemeier, Staff Planner; and Mr. Randy Haynes, Senior Planner.

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

Vice-Chairperson Bienski 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. Approval of minutes from the joint meeting with the City of College Station's Planning and Zoning Commission on May 18, 2015, as well as from the workshop and regular meetings on May 21, 2015.

b. Final Plat FP15-09: Mini Plaza Subdivision

Proposed Final Plat of Mini Plaza Subdivision, being 0.775 acres of land out of J.E. Scott League, A-50 and located at the south corner of W. North and South College Avenues in Bryan, Brazos County, Texas Brazos County, Texas. (M. Hilgemeier)

Commissioner Gutierrez moved to approve the Consent Agenda. Commissioner Madison 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 RZ15-05: Bona Fide Acquisitions, LLC

A request to change the zoning classification of 4.425 acres from a combination of South College – Business District (SC-B) and South College – Residential District (SC-R) to Planned Development – Housing District (PD-H) on 4.425 acres of land out of the J.E. Scott League, A-50, adjoining the west side of Old College Road between South College and Mobile Avenues in Bryan, Brazos County, Texas. (M. Hilgemeier)

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

In response to questions, Mr. Hilgemeier responded:

- the proposed development will meet parking requirements for the amount of bedrooms provided; and
- the proposed street width and turnaround radius will meet emergency vehicle standards.

The public hearing was opened.

Mr. Conrad Pauling, 4700 Night Rain Drive, College Station, Texas, spoke on behalf of the Elks Lodge in opposition to the rezoning request. Mr. Pauling stated:

- his concern that residents living in the proposed housing will use the Elk Lodge parking lot as overflow parking; and
- the potential increase in crime due to the influx of students in the area.

The public hearing was closed.

Commissioner Gutierrez moved to recommend approval of Rezoning RZ15-05 to the Bryan City Council, 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

- parking requirements are being met and therefore parking overflow should not affect the Elks Lodge; and
- housing is needed for students within two miles of Texas A&M University and student housing should be expected in the vicinity of the subject property.

The motion passed unanimously.

b. Rezoning RZ15-08: Adam Development Properties, LP

A request to amend the development plan of a previously-approved Planned Development – Mixed Use District (PD-M), to define a newly permitted residential land use, and to establish the location within the development such use is proposed to be permitted, on 83 acres of land out of J.W. Scott League generally adjoining the north side of Boonville Road (F.M. 158) between Miramont Boulevard and Copperfield Drive in Bryan, Brazos County, Texas (R. Haynes)

Mr. Haynes 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 recommend approval of Rezoning RZ15-08 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

- their excitement to see additional housing options being made available in Bryan; and
- trust that the Miramont Subdivision will be a great place to allow for the proposed land use options.

The motion passed unanimously.

c. Rezoning RZ15-11: NN Out Properties, Ltd.

A request to change the zoning classification from Residential District – 5000 (RD-5) to Planned Development District – Housing (PD-H), to allow up to 7 townhouse units on 0.23 acres of land located at the northeast corner of West 31st Street and Parker Avenue, currently addressed as 204 – 206 West 31st Street, being parts of Lots 1, 2 and 3 in Block 114 of the Bryan Original Townsite in Bryan, Brazos County, Texas. (R. Haynes)

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

In response to questions, Mr. Haynes responded that no public concern has been voiced over this rezoning request.

The public hearing was opened.

Ms. Katie Neason, 8275 Francis Road, Bryan, Texas, applicant, made herself available for questions from the Commission. Ms. Neason clarified that the proposed townhomes will be marketed towards young professionals, professors, and middle aged individuals looking for a “game day house” type of residence or secondary residence.

The public hearing was closed.

Commissioner Gonzalez moved to recommend approval of Rezoning RZ15-11 to the Bryan City Council, subject to the conditions recommended by staff, and to adopt the written staff report and analysis as the report, findings, and evaluation of this Commission. Commissioner Bienski seconded the motion.

Commissioners discussed

- their excitement to see development in the downtown area; and
- wished the developers luck on their project.

The motion passed unanimously.

7. REQUESTS FOR APPROVAL OF VARIANCE TO STANDARDS OF ARTICLE VIII (CORRIDOR OVERLAY 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 PV15-03: S. Dhuka, LLC

A request for approval of a variance from Section 62-593, Lot and Setback Standards, of the City’s Land and Site Development Ordinance, which requires that all off-street parking, maneuvering, and loading areas on property zoned South College – Business District (SC-B) be located to the rear of the property, behind any structures, in conjunction with the planned redevelopment of a convenience store on property currently addressed as 3800 and 3814 South College Avenue, being 0.775 acres of land located at the south corner of North and South College Avenues in Bryan, Brazos County, Texas. (R. Haynes)

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

In response to questions, Mr. Haynes responded:

- in his professional opinion, the South College – Business zoning district should maintain the requirement to provide parking to the rear of new development as it enforces modern land use and site design principles; and
- staff has not observed that any developers have been run off by the requirements set forth in the South College – Business zoning ordinance to provide parking to the rear of buildings.

The public hearing was opened.

No one came forward.

The public hearing was closed.

Commissioner Gonzalez moved to approve Planning Variance PV15-03, as requested, and to adopt the written staff report and analysis as the findings of this Commission and the facts upon which those findings are based. Commissioner Gutierrez seconded the motion.

Commissioners discussed

- parking to the rear of the property would allow for more aesthetically pleasing landscaping;
- in this particular circumstance, parking needs to be moved to the front in order to protect the neighboring residents to the rear of the property.

The motion passed unanimously.

8. ADJOURN.

Without objection, Commissioner Bienski adjourned the meeting at 7:00 p.m.

These minutes shall serve as the official findings of the City of Bryan Planning and Zoning Commission, as approved on this the **18th** day of **June, 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