

Chairperson Scott Hickle
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 18, 2015 – 6:00 P.M.
BASEMENT TRAINING ROOM, 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 6:12 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
Leo Gonzalez	Y	9	7	8	6
Bobby Gutierrez	Y	9	9	8	8
Nancy Hardeman	Y	9	8	8	7
Scott Hickle	Y	9	8	8	7
Kyle Incardona	Y	9	7	8	7
Kevin Krolczyk	Y	9	9	8	8
Prentiss Madison	Y	9	7	8	6
Robert Swearingen	Y	9	9	8	8

Staff Members Present: Mr. Martin Zimmermann, Planning Manager; Mr. Scott Perkes, Planning Intern; Mr. Matthew Hilgemeier, Staff Planner; Ms. Stephanie Killam, Staff Planner; and Mr. Randy Haynes, Senior Planner.

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

No pledge was conducted do to the absence of a flag in the basement training room.

3. ELECTION TO FILL COMMISSION OFFICER VACANCIES FOR REMAINDER OF 2015.

Chairperson Hickle moved to nominate Commissioner Gutierrez as the Vice-Chairperson of the Planning and Zoning Commission for the remainder of 2015. Commissioner Krolczyk seconded the motion and the motion passed unanimously

4. HEAR CITIZENS.

No citizens came forward.

5. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST.

No affidavits were filed.

6. CONSENT AGENDA.

a. Approval of minutes from the workshop and regular meetings on June 4, 2015.

b. Final Plat FP15-11: The Traditions Subdivision – Phase 28

Proposed Final Plat of The Traditions Subdivision – Phase 28, being 15.54 acres of land out of John H. Jones Survey, A-26 located generally south of the intersection of Club and South Traditions Drives in Bryan, Brazos County, Texas Brazos County, Texas. (R. Haynes)

c. Right-of-way Abandonment RA15-01: East 28th Street, East 29th Street, S. Houston Avenue

A request to abandon approximately 12,999 square feet of public street rights-of-way for East 28th Street, East 29th Street, and South Houston Avenue, adjoining the north, south and east sides in Block 38 of the Bryan Original Townsite at the northeast corner of South Texas Avenue and East 29th Street in Bryan, Brazos County, Texas Brazos County, Texas. (R. Haynes)

Commissioner Gutierrez moved to approve the Consent Agenda. Commissioner Madison seconded the motion and the motion passed unanimously.

7. REQUESTS FOR APPROVAL OF REPLATS – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval).

a. Replat RP14-12: Highland Hills Subdivision – Phase 2

Proposed Replat of Lot 1-B in Block 1 of Highland Hills Subdivision – Phase 2, being 16.81 acres of land adjoining the south side of Boonville Road (FM 158), between Tom Light and Wildflower Drives in Bryan, Brazos County, Texas. (M. Zimmermann)

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

In response to questions, Mr. Zimmermann responded:

- as of today, the applicant has received TxDOT approval for proposed work to be done in the TxDOT right-of-way; and
- to his knowledge, the applicant has received a letter from the utility company agreeing to the construction of public streets within their private utility easement on the subject property.

The public hearing was opened.

Mr. Jeremy Peters, 2501 Ashford Drive, College Station, Texas, spoke on behalf of Gessner Engineering and made himself available for questions.

The public hearing was closed.

Commissioner Gutierrez moved to approve Replat RP14-12, as requested, subject to the conditions recommended by staff and set forth in the staff report, and to adopt the written staff report and analysis as the report, findings, and evaluation of this Commission. Commissioner Hickle seconded the motion.

Commissioners discussed

- all platting requirements have been met; and
- are happy that development can begin on the subject property.

The motion passed unanimously.

b. Replat RP15-02: Bryan Original Townsite Block 38

Proposed Replat of Lots 1 through 10 and an abandoned public alley right-of-way in Block 38 of the Bryan Original Townsite, as well as portions of public street rights-of-way for East 28th Street, East 29th Street, and South Houston Avenue that have been requested to be abandoned, being a total of 1.7332 acres of land located at the northeast corner of South Texas Avenue and East 29th Street 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 the building on the subject property is currently occupied and in operational use by the new owner.

The public hearing was opened.

Mr. Christian Galindo, 3107 Rolling Glen Drive, Bryan, Texas, spoke on behalf of Galindo Engineers & Planners Inc. and made himself available for questions.

The public hearing was closed.

Commissioner Gutierrez moved to approve Replat RP15-02, as requested, subject to the

condition recommended by staff and set forth in the staff report, 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 their pleasure in seeing the previously vacant building on the subject property being used once again.

The motion passed unanimously.

Commissioner Gonzalez left the meeting at 6:22 pm.

c. Replat RP15-12: The Traditions Subdivision – Phase 26

Proposed Replat of Lots 1 and 8 in Block 1, Lots 15 – 17 in Block 2, and Common Areas 1 – 3 of The Traditions Subdivision – Phase 26, being 3.3 acres of land located on the northeast side and around the current terminus of Mahogany Drive, generally south and southwest from the south side of the 3400 block of North Traditions Drive between Westwood Main and Emory Oak 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 approve Replat RP15-12, based on staff's recommendations and review which considers adherence to all pertinent state and local requirements for replatting. Commissioner Madison seconded the motion.

Commissioners discussed their excitement in seeing continued development in the area.

The motion passed unanimously.

8. REQUESTS FOR ANNEXATION – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission makes recommendation; City Council has final approval).

a. Annexation ANNEX15-02: Karen Frances Snowden

An owner-requested annexation of 8.259 acres of land out of the Zeno Phillips League, Abstract No. 45 adjoining the northeast side of Autumn Lake Drive, generally east from its intersection with Mountain Wind Loop in Bryan's extraterritorial jurisdiction (ETJ) in Brazos County, Texas. (M. Zimmermann)

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

In response to questions, Mr. Zimmermann responded:

- No citizen complaints have been received in response to this annexation request.
- According to a traffic study conducted in conjunction with the development of the Edgewater subdivision, no changes to the transportation infrastructure would be needed at the intersection of Villa Maria Road and Autumn Lake Drive at this time. However as the adjacent residential subdivisions begin to fill up, transportation infrastructure will be modified as needed.
- Transportation infrastructure improvements are the responsibility of either the city or the state depending on who owns the right-of-way.
- Recent proposed amendments to the thoroughfare plan have not yet been adopted by the City Council.

The public hearing was opened.

No one came forward.

The public hearing was closed.

Commissioner Gutierrez moved to recommend approving the owner-requested annexation of these 8.259 acres and that the property be assigned RD-5 (Residential Development - 5000) zoning upon annexation to the Bryan City Council, and to adopt the written staff report and analysis as the report, findings and evaluation of this Commission. Commissioner Krolczyk seconded the motion.

Commissioners discussed their pleasure in seeing more rooftops in Bryan.

The motion passed unanimously.

9. ADJOURN.

Without objection, Chairperson Hickle adjourned the meeting at 6:33 p.m.

These minutes shall serve as the official findings of the City of Bryan Planning and Zoning Commission, as approved on this the **16th** day of **July, 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