

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 WORKSHOP MEETING THURSDAY, JUNE 18, 2015 – 5:00 P.M. ROOM 305, 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 5:10 p.m.

Commission Members Present: Mr. Scott Hickle, Mr. Robert Swearingen, Mr. Bobby Gutierrez, Mr. Kevin Krolczyk, Mr. Kyle Incardona, Ms. Nancy Hardeman, Mr. Prentiss Madison, and Mr. Leo Gonzalez

Commission Members Absent: None

Staff Members Present: Mr. Martin Zimmermann, Planning Manager; Ms. Lauren Crawford, First Assistant City Attorney (via conference call); Mr. Scott Perkes, Planning Intern; Mr. Randy Haynes, Senior Planner; Mr. Matthew Hilgemeier, Staff Planner; Ms. Stephanie Killam, Staff Planner; and Mr. Paul Kaspar, City Engineer.

#### **2. STAFF ANNOUNCEMENTS (This item includes introductions of new employees, meeting reminders, upcoming events, and staff recognition).**

- a. **Election of new Vice-Chairperson for remainder of 2015.**
- b. **Upcoming regular meeting dates: July 16 and August 6.**

Mr. Zimmermann presented the staff announcements in addition to introducing the Commission to Ms. Stephanie Killam, the new Staff Planner for the City of Bryan.

#### **3. REVIEW OF AGENDA ITEMS FOR REGULAR MEETING OF JUNE 18, 2015 (Questions may be directed to staff, no action will be taken).**

Commissioners reviewed the regular meeting agenda items. Questions were directed to staff. No action was taken.

**4. STAFF PRESENTATION, DISCUSSION AND DIRECTION TO STAFF CONCERNING REDEVELOPMENT IN RESIDENTIAL AREAS AND THE POTENTIAL EFFECTS ON NEIGHBORHOOD INTEGRITY.**

Mr. Haynes presented information concerning redevelopment in residential areas and the potential effects on neighborhood integrity.

*Commissioner Incardona entered the meeting at 5:35 pm.*

Questions were directed to staff.

**The Commission directed staff to propose alternatives to help protect established lot sizes in neighborhoods.**

**5. STAFF PRESENTATION, DISCUSSION AND DIRECTION TO STAFF CONCERNING USED CAR SALES AND OTHER AUTO-RELATED BUSINESSES LOCATED ALONG CITY GATEWAY CORRIDORS.**

Matthew Hilgemeier presented information concerning used car sales and other auto-related businesses located along city gateway corridors.

Questions were directed to staff.

**The Commission directed staff to propose alternatives that may curb the sprawling of such uses along the City's gateways.**

**6. PLANNING AND ZONING COMMISSION SUBCOMMITTEE UPDATES (Questions may be directed to staff, no action will be taken).**

- a. Subdivision Ordinance Update (Hardeman/Krolczyk).**
- b. Zoning/Land and Site Development Ordinance Updates (Hardeman/Madison).**

Mr. Zimmermann presented the subcommittee updates.

**7. FUTURE AGENDA ITEMS (A Planning and Zoning Commission member may request that a subject for which notice has not been given be placed on an agenda for a future meeting).**

No future agenda items were requested.

**8. ADJOURN.**

Without objection, Chairperson Hickle adjourned the meeting at 6:07 pm.

These minutes were reviewed and approved by the City of Bryan Planning and Zoning Commission on this the **16<sup>st</sup>** day of **July, 2015**.

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

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

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