

Chairperson Bobby Gutierrez
Vice-Chairperson Leo Gonzalez
Parliamentarian Kevin Krolczyk

Commissioners
John Bush
Cathy Conlee
Kyle Incardona
Prentiss Madison
Reuben Marin
Robert Swearingen



MINUTES

**BRYAN PLANNING AND ZONING COMMISSION
SPECIAL MEETING
THURSDAY, NOVEMBER 10, 2016 – 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 Gutierrez called the meeting to order at 12:05p.m.

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

Chairperson Gutierrez 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 FP16-20: The Traditions Subdivision – Phase 32

Proposed Final Plat of The Traditions Subdivision – Phase 32, being 9.804 acres of land out of the J.H. Jones Survey, A-26, adjoining the west side of Atlas Pear Drive approximately 1,300 feet

northwest from its intersection with HSC Parkway, and currently addressed as 8000 Atlas Pear Drive in Bryan, Brazos County, Texas. (R. Haynes)

Commissioner Madison moved to approve the Consent Agenda. Commissioner Krolczyk 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 RP16-07: Martin’s Addition

Proposed Replat of Lots 5 and 6, parts of Lots 7 and 8, Lot 9, and part of Lot 10 of Martin’s Addition, being a total of 0.8828 acres of land adjoining the east side of South College Avenue approximately 215 feet to 350 feet south from its intersection with Sulphur Springs Road 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.

The public hearing was opened.

No one came forward.

The public hearing was closed.

Commissioner Madison moved to approve Replat RP16-07, based on staff’s recommendations and review which considers adherence to all pertinent state and local requirements for replatting. Commissioner Marin seconded the motion, and the motion passed unanimously.

b. Replat RP16-36: Block 7 of Highland Park Addition – First Installment

Proposed Replat of Lots 5-R and 6-R in Block 7 of the Highland Park Addition – First Installment, being a total of 0.287 acres of land adjoining the southwest side of Aspen Street between Woodson Drive and Clay Street, and currently addressed as 3908 Aspen Street, in Bryan, Brazos County, Texas. (S. Doland)

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

In response to questions from the Commission, Ms. Doland stated that she had not received any calls or concerns regarding this request.

The public hearing was opened.

Ms. Jan McMurrey, 3400 Mustang Lane, College Station, TX, came forward to speak in opposition to the request, citing concerns that included the proposed use and zoning of the property.

In response, Commissioners confirmed that the property will be replatted into two lots, which will still be zoned single-family residential.

The public hearing was closed.

Commissioner Bush moved to approve Replat RP16-36, based on staff's recommendations and review which considers adherence to all pertinent state and local requirements for replatting. Commissioner Krolczyk seconded the motion, and the motion passed unanimously.

7. ADJOURN.

Without objection, Chairperson Gutierrez adjourned the meeting at 12:13p.m.

These minutes shall serve as the official findings of the City of Bryan Planning and Zoning Commission, as approved on this the **17th** day of **November, 2016**.

Bobby Gutierrez, Chairperson
Planning and Zoning Commission
City of Bryan, Texas

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