

Chairperson Bobby Gutierrez  
Vice-Chairperson Leo Gonzalez  
Parliamentarian Kevin Krolczyk

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



CITY OF BRYAN  
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## AGENDA

**BRYAN PLANNING AND ZONING COMMISSION  
WORKSHOP MEETING  
THURSDAY, APRIL 21, 2016 – 5:00 P.M.  
ROOM 305, BRYAN MUNICIPAL BUILDING  
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

**1. CALL TO ORDER.**

Chairperson Gutierrez called the meeting to order at 5:05 pm.

Commission members present: Mr. Bobby Gutierrez, Mr. Kevin Krolczyk, Mr. Kyle Incardona, Mr. John Bush, Mr. Leo Gonzalez, Mr. Prentiss Madison, Mr. Robert Swearingen, Ms. Cathy Conlee, and Mr. Reuben Marin.

Commission members absent: none.

Staff members present: Ms. Janis Hampton, City Attorney; Mr. Thomas Leeper, First Assistant City Attorney; Ms. Stephanie Doland, Staff Planner; Mr. Martin Zimmermann, Planning Manager; Mr. Randy Haynes, Senior Planner; Mr. Eric Buske, Police Chief; Mr. Wayland Rawls, Assistant Police Chief; Mr. Cody Cravatt, Development Manager; and Ms. Maria Watson, Planning Intern.

**2. CONCERNING THE BRYAN POLICE DEPARTMENT (Questions may be directed to staff; no action will be taken).**

Chief Buske and Assistant Chief Rawls gave a presentation concerning the Bryan Police Department. No action was taken.

**3. DISCUSSION AND POSSIBLE DIRECTION TO STAFF CONCERNING PROCEDURE TO DESIGNATE A HISTORIC PRESERVATION OVERLAY DISTRICT (Questions may be directed to staff).**

Commissioners Gutierrez and Incardona discussed the importance of the on-going Comprehensive Plan Update process and that the Commission's focus at this time should be that process before the conversation about the possible creation of a new historic preservation overlay district continues. By

consensus, the Commission directed staff to research how other Texas cities designate historic districts, how the eastside historic district was created, and how benefits from the eastside historic district overlay designation are being measured.

4. **STAFF ANNOUNCEMENTS (This item includes introductions of new employees, meeting reminders, upcoming events, and staff recognition).**
  - a. **Upcoming regular meeting dates: May 5, May 19, and June 5, 2016.**
  - b. **Upcoming joint workshop meeting with Bryan City Council on April 26, 2016 (afternoon meeting – time TBD).**
  - c. **Comprehensive Plan/Parks Master Plan/Blinn Small Area Plan Update.**

Mr. Zimmermann presented the staff announcements. No action was taken.

5. **REVIEW OF AGENDA ITEMS FOR REGULAR MEETING OF April 21, 2016 (Questions may be directed to staff; no action will be taken).**

Mr. Zimmermann advised that property owners had been notified about a rezoning case (no. RZ16-06) but consideration of the item had been postponed at the request of the applicants, before the April 21, 2016 regular meeting agenda was posted.

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

6. **EXECUTIVE SESSION -- The Planning & Zoning Commission has determined a necessity to go into a closed to the public session under the provision of Section 551, Texas Government Code, and the following topics may be discussed: under the authority of Section 551. 071, consultation with attorney - receive legal advice regarding the Federal Fair Housing Act and zoning regulations for district R-NC Residential-Neighborhood Conservation.**

The meeting was called into a closed to the public session at 5:26p.m.

*Commissioner Madison entered the meeting at 6:08pm.*

7. **OPEN SESSION FOLLOWING EXECUTIVE SESSION, IF NECESSARY, for questions to staff and possible direction to staff regarding the Federal Fair Housing Act and zoning regulations for district R-NC Residential-Neighborhood Conservation (No action will be taken).**

The meeting was called into an open session at 6:10pm.

By consensus, Commissioners designated a subcommittee consisting of Commissioners Bush and Swearingen to review, investigate, and report on possible changes to the regulations for the Residential – Neighborhood Conservation (R-NC) zoning district.

**8. 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).**

Commissioner Swearingen requested that there be a future discussion on how the City of Bryan could encourage economic development through the acquisition or consolidation of property.

**9. ADJOURN.**

Without objection, Chairperson Gutierrez adjourned the meeting at 6:12p.m.

These minutes were reviewed and approved by the City of Bryan Planning and Zoning Commission on this the 5<sup>th</sup> day of **May, 2016**.

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Bobby Gutierrez, 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