

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
REGULAR MEETING
THURSDAY, SEPTEMBER 1, 2016 – 6:00 P.M.
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

Disclaimer: *The meeting minutes herein area a summarization of meeting procedures, not a verbatim transcription*

1. CALL TO ORDER.

Chairperson Gutierrez called the meeting to order at 6:02pm.

Commissioners	Present	2016 Regular Meetings Held	2016 Regular Meetings Attended	Regular Meetings Held During Last 6 Months	Regular meetings Attend During Last 6 Months
John Bush	Y	14	14	11	11
Cathy Conlee	Y	14	13	11	10
Leo Gonzalez	Y	14	11	11	8
Bobby Gutierrez	Y	14	14	11	11
Kyle Incardona	N	14	12	11	9
Kevin Krolczyk	Y	14	12	11	9
Prentiss Madison	Y	14	13	11	11
Reuben Marin	Y	14	14	11	11
Robert Swearingen	Y	14	10	11	9

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. Approval of minutes from the workshop and regular meetings on August 4, 2016.

b. Easement Release ER16-02: Austin's Colony Subdivision – Phase 12A

A request to release two segments of a 15-foot wide public utility easement that extends generally northeast from Thornberry Drive, northwest from its intersection with Ambrose Court, and specifically along the rear (north) property lines of Lots 1 – 2 and 4- 5 in Block 1 of Austin's Colony Subdivision - Phase 12A in Bryan, Brazos County, Texas. (M. Zimmermann)

c. Final Plat FP15-07: Edgewater Subdivision – Phase 2

Proposed Final Plat of Edgewater Subdivision – Phase 2, being 55.55 acres of land out T.J. Wooten League, Abstract 59, and located generally north of the current terminus of Kingsgate Drive, north from its intersection with West Villa Maria Road (FM 1179), in Bryan, Brazos County, Texas. (M. Zimmermann)

d. Final Plat FP16-11: Greenbrier Subdivision – Phase 4

Proposed Final Plat of Greenbrier Subdivision – Phase 4, being 9.75 acres of land out of the John Austin League, Abstract 2, adjoining the southwest side of Thornberry Drive, northwest from its intersection with FM 1179 in Bryan, Brazos County, Texas. (M. Zimmermann)

Commissioner Madison moved to approve the Consent Agenda. Commissioner Swearingen 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 RP16-24: Highland Park Subdivision – Phase 1

Proposed Replat of Lots 5, 10 and 30 feet of Lots 4 and 9 in Block 4 of the Highland Park Subdivision – Phase 1, being a total of 0.459 acres of land located at the intersection of Clay and College Main Streets 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:

- This development will be slightly different from the Jefferson St. Townhomes because this development would have 10 townhomes.

- No neighbors have contacted the city.
- Garbage will be handled in the same way as the Jefferson St. Townhomes.

The public hearing was opened.

No one came forward.

The public hearing was closed.

Chairperson Madison moved to approve Replat RP16-24, based on staff's recommendations and review which considers adherence to all pertinent state and local requirements for replatting. Commissioner Conlee seconded the motion.

Commissioners stated:

- Excitement to see new development.
- Excitement about the development of the Old College Main area.

The motion passed unanimously.

b. Replat RP16-28: Westwood Estates Subdivision

Proposed Replat of Tract "B" and 0.877 acres out of Tract "C" in the Westwood Estates Subdivision, and 2.885 acres out of the Zeno Phillips Survey, A-45, being a total of 5.57 acres of land located generally northwest from Lorito Circle, north from its intersection with Westwood Main 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 Commission had no questions.

The public hearing was opened.

No one came forward.

The public hearing was closed.

Chairperson Marin moved to approve Replat RP16-28, based on staff's recommendations and review which considers adherence to all pertinent state and local requirements for replatting. Commissioner Krolczyk seconded the motion.

Commissioners stated their excitement to see how the nature trail works out.

The motion passed unanimously.

7. 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 RZ16-14: Hector and Estella Garcia

A request to change the zoning classification from Agricultural – Open District (A-O) to Industrial District (I) on 1.83 acres of land adjoining the northwest side of Charles Avenue between Clarks Lane and Drillers Drive, being Lot 4 in Block 1 of Parkwood Estates Subdivision – Phase 2, and currently addressed as 4031 Charles Avenue 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 one email was sent to the city opposing this rezoning case.

The public hearing was opened.

Mr. Manuel Acarto, 4112 Meadowbrook Drive, Bryan, TX, applicant, spoke in favor of the request. Statements included:

- He spoke with one of the neighbors about any concerns they had.
- He will build a fence.
- He will make sure to take good care of the property.

The public hearing was closed.

Chairperson Marin moved to recommend approval of Rezoning RZ16-14 to the Bryan City Council, and to adopt the written staff report and analysis, as the report, findings and evaluation of the Commission. Commissioner Madison seconded the motion, and the motion passed unanimously.

Commissioners stated that:

- This development fits in with the surrounding uses of Industrial in that district.
- Expressed sympathy to a resident in the area, but stated that the general area is conducive to industrial.
- Expressed support of the development and an appreciation that the applicant is putting forth efforts to be a good neighbor to those in residents.

The motion passed unanimously.

b. Rezoning RZ16-15: E & F Development

A request to change the zoning classification from Agricultural – Open District (A-O) to Multiple-Family District (MF) on 6.17 acres of vacant land out of the John H Jones Survey adjoining the northeast side of State Highway 47, approximately 1,500 feet to 1,900 feet southeast of its intersection with West Villa Maria Road in Bryan, Brazos County, Texas. (Randy Haynes)

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

Commissioners directed questions to staff regarding how close future development would be from SH-47. Mr. Haynes responded that there had been no site plan submitted at this point but

that the topography of the land would seem to dictate that new structures would be sited well back from the roadway.

The public hearing was opened.

No one came forward.

The public hearing was closed.

Chairperson Gutierrez moved to recommend approval of Rezoning RZ16-15 to the Bryan City Council, and to adopt the written staff report and analysis, as the report, findings and evaluation of the Commission. Commissioner Madison seconded the motion, and the motion passed unanimously.

8. ADJOURN.

Without objection, Chairperson Gutierrez adjourned the meeting at 6:24 p.m.

These minutes shall serve as the official findings of the City of Bryan Planning and Zoning Commission, as approved on this the **15th** day of **September, 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