

Chairperson Scott Hickle
Vice-Chairperson Pete Bienski
Parliamentarian Nancy Hardeman



Commissioners
Michael Beckendorf
Leo Gonzalez
Bobby Gutierrez
Kevin Krolczyk
Prentiss Madison
Robert Swearingen

MINUTES

BRYAN PLANNING AND ZONING COMMISSION WORKSHOP MEETING THURSDAY, FEBRUARY 6, 2014 – 4:30 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 4:30 pm.

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

Commission Member Absent: Mr. Michael Beckendorf.

Staff Members Present: Mr. Martin Zimmermann, Planning Administrator; Ms. Janis Hampton, City Attorney (present via phone); Ms. Maggie Dalton, Staff Planner; Mr. Randy Haynes, Senior Planner; Mr. Matthew Hilgemeier, Staff Planner; Mr. Dale Picha, Director of Traffic and Transportation; Mr. Paul Kaspar, City Engineer; Ms. Alsie Bond, Community Development Manager; and Ms. Annette Denton, Planning Intern.

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

- a. Upcoming regular meeting dates: February 20 and March 6.**
- b. Possible dates for joint meeting with the City Council: March 11, March 25, or April 8.**

Mr. Zimmermann reminded Commissioners of upcoming meetings. By consensus, Commissioners suggested that April 8 would be the preferred date for a joint workshop meeting with the City Council.

3. STAFF PRESENTATION CONCERNING THOROUGHFARE PLANNING (Questions may be directed to staff, no action will be taken).

Mr. Picha gave the staff presentation (on file in the Development Services Department). Questions were directed to staff. No action was taken.

4. STAFF PRESENTATION, DISCUSSION, AND POSSIBLE DIRECTION TO STAFF CONCERNING ZONING REGULATIONS FOR CREDIT ACCESS BUSINESSES.

Mr. Zimmermann gave the staff presentation (on file in the Development Services Department). Ms. Alsie Bond presented information about credit access businesses. Questions were directed to staff. By consensus, the Commission directed staff to further study the issue and present a possible amendment to the Zoning Ordinance at a future workshop meeting.

5. STAFF PRESENTATION, DISCUSSION, AND POSSIBLE DIRECTION TO STAFF CONCERNING ZONING REGULATIONS FOR SNOW CONE STANDS

Mr. Haynes gave the staff presentation (on file in the Development Services Department). Questions were directed to staff. By consensus, the Commission directed staff to further study the issue and present a possible amendment to the Zoning Ordinance at a future workshop meeting.

6. REVIEW OF AGENDA ITEMS FOR REGULAR MEETING OF FEBRUARY 6, 2014 (Questions may be directed to staff, no action will be taken).

Questions were directed to staff. No action was taken

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

- a. **Subdivision Ordinance Update (Hardeman/Krolczyk).**
- b. **Comprehensive Plan Update (Bienski/Hardeman/Hickle).**
- c. **Off-Street Parking for Multi-Family Developments (Beckendorf/Gonzalez/Gutierrez).**
- d. **Minimum Side Building Setbacks (Bienski/Gutierrez/Madison).**
- e. **Zoning/Land and Site Development Ordinance Updates (Hardeman/Madison).**

Mr. Zimmermann updated Commissioners on various subcommittee activities and schedules. No action was taken.

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).

No items were requested.

9. ADJOURN.

Without objection, Chairperson Hickle adjourned the meeting at 5:59 pm.

These minutes were reviewed and approved by the City of Bryan Planning and Zoning Commission on this the **20th** day of **February, 2014**.

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

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

DRAFT