

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  
 REGULAR MEETING  
 THURSDAY, APRIL 3, 2014 – 6:00 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 Hickle called the meeting to order at 6:02 pm.

<b>Commissioners</b>	<b>Present</b>	<b>2014 Regular Meetings Held</b>	<b>2014 Regular Meetings Attended</b>	<b>Regular Meetings Held During Last 6 Months</b>	<b>Regular Meetings Attended During Last 6 Months</b>
Michael Beckendorf	Y	6	4	9	7
Pete Bienski	Y	6	5	9	8
Leo Gonzalez	Y	6	4	9	7
Bobby Gutierrez	Y	6	6	9	9
Nancy Hardeman	Y	6	5	9	7
Scott Hickle	Y	6	6	9	9
Kevin Krolczyk	Y	6	6	9	8
Prentiss Madison	Y	6	6	9	7
Robert Swearingen	Y	6	6	*	*

\* appointed to the Commission effective 1/1/2014

Staff Members Present: Mr. Randy Haynes, Senior Planner; Ms. Janis Hampton, City Attorney; and Ms. Annette Denton, Planning Intern.

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

Commissioners led the pledge.

**3. HEAR CITIZENS.**

None 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 March 6, 2014.**
- b. **Approval of minutes from the workshop and regular meetings on March 20, 2014.**

**Commissioner Beckendorf moved to approve the Consent Agenda. Commissioner Gonzalez seconded the motion, and the motion passed unanimously.**

**6. 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 RZ14-07: Carter-Arden Development, LLC**

*A request to amend the development plan of a previously-approved Planned Development – Housing District (PD-H) on 186.59 acres of land out of John Austin League, Abstract No. 2 adjoining both sides of Thornberry Drive generally northwest of its intersection with F.M. 1179 in Bryan, Brazos County, Texas. (R. Haynes)*

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

The public hearing was opened.

Mr. Steve Arden, 311 Cecilia Loop, College Station, TX, the applicant, came forward to make himself available for questions.

The public hearing was closed.

**Commissioner Beckendorf moved to recommend approval of Rezoning RZ14-07 to the Bryan City Council, and to adopt the written staff report and analysis, as the report, findings and evaluation of this Commission. Commissioner Gutierrez seconded the motion.**

Commissioners discussed:

- the development looks good.
- they look forward to seeing the development grow.
- appreciation for the good work.

**The motion passed unanimously.**

## **7. ADJOURN.**

Without objection, Chairperson Hickle adjourned the meeting at 6:09 pm.

These minutes shall serve as the official findings of the City of Bryan Planning and Zoning Commission, as approved on this the **17<sup>th</sup>** day of **April, 2014**.

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

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