

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, MARCH 6, 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 6:04 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	4	2	7	5
Pete Bienski	Y	4	4	7	7
Leo Gonzalez	Y	4	2	7	5
Bobby Gutierrez	Y	4	4	7	7
Nancy Hardeman	Y	4	4	7	6
Scott Hickle	Y	4	4	7	7
Kevin Krolczyk	Y	4	4	7	6
Prentiss Madison	Y	4	4	7	5
Robert Swearingen	Y	4	4	*	*

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

Staff Members Present: Mr. Martin Zimmermann, Planning Administrator; Mr. Randy Haynes, Senior Planner; Mr. Paul Kaspar, City Engineer; 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 February 6, 2014.**

**Commissioner Gutierrez moved to approve the Consent Agenda. Commissioner Beckendorf 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 RZ14-04: Carrabba Interests**

*A request to change the zoning classification from a combination of Agricultural – Open District (A-O) and Residential District – 5000 (RD-5), to Planned Development – Housing District (PD-H) on 88.56 acres of land out of John Austin League, A-2, adjoining both sides of Thornberry Drive for a distance of approximately 1,700 feet east from its intersection with Bullinger Creek Drive in Bryan, Brazos County Texas. (M. Zimmermann)*

Mr. Zimmermann presented the staff report (on file in the Development Services Department). Staff recommends approval of the proposed rezoning.

The public hearing was opened.

Mr. Murphy Hawkins, 2704 Wood Court, Bryan, Texas, came forward to ask for clarification that the proposed zoning would maintain the neighborhood's single-family standards and spacing and if a transcript of the meeting would be written

Mr. Zimmermann responded that the proposed zoning contained the same uses and spacing requirements as the RD-5 zoning district and that the minutes from the meeting would be published.

Ms. Sharon Anderson, 2304 Cindy Lane, Bryan, Texas, came forward to request that both the proposed trail and sidewalks on both sides of the street be built in order to give the neighborhood flexibility and accessibility. She stated that houses with sidewalks were easier to sell and that developers should build sidewalks.

The public hearing was closed.

**Commissioner Gutierrez moved to recommend approval of Rezoning RZ14-04 to the Bryan City Council, and to adopt the written staff report and analysis, as the report, findings and evaluation of this Commission. Commissioner Hardeman seconded the motion.**

Commissioners discussed:

- Developer was providing something in place of the sidewalks
- Developer assumes the risk of buyers not being interested in a neighborhood with sidewalks on one side
- The need to respond with either yes or no to the request

**The motion passed unanimously.**

**7. PROPOSALS TO AMEND THE CITY OF BRYAN COMPREHENSIVE PLAN (Commission makes recommendation; City Council has final approval).**

**a. Comprehensive Plan Amendment CPA14-02: City of Bryan**

*A proposal to amend the City of Bryan's Thoroughfare Plan for the area generally located northeast of Texas State Highway 6 between Old Reliance Road, Briarcrest Drive/F.M. 1179 and Merka Road. (R. Haynes)*

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

In response to a question, Mr. Haynes responded that he had not received any feedback.

The public hearing was opened.

No one came forward.

The public hearing was closed.

**Commissioner Beckendorf moved to recommend approval of Comprehensive Plan Amendment CPA14-02 to the Bryan City Council, and to adopt the written staff report and analysis, as the report, findings and evaluation of this Commission. Commissioner Bienski seconded the motion.**

Commissioners thanked staff for their work on these amendments.

**The motion passed unanimously.**

**b. Comprehensive Plan Amendment CPA14-03: City of Bryan**

*A proposal to amend the City of Bryan's Thoroughfare Plan for the area generally located northeast of Texas State Highway 6 between Briarcrest and University Drives. (R. Haynes)*

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

The public hearing was opened.

No one came forward.

The public hearing was closed.

**Commissioner Beckendorf moved to recommend approval of Comprehensive Plan Amendment CPA14-03 to the Bryan City Council, and to adopt the written staff report and analysis, as the report, findings and evaluation of this Commission. Commissioner Gonzalez seconded the motion and the motion passed unanimously.**

## **8. PLANNING AND ZONING COMMISSION RESOLUTION (Commission has final approval).**

### **a. Subcommittee on Building Setbacks**

*Consideration of a resolution adopting the findings and recommendations of the Planning & Zoning Commission's subcommittee on building setbacks. (R. Haynes)*

Mr. Haynes presented the subcommittee report and findings. (on file in the Development Services Department).

In response to a question, Mr. Haynes acknowledged the subcommittee members for volunteering their time to study the issue and make a decision.

The public hearing was opened.

No one came forward.

The public hearing was closed.

**Commissioner Gutierrez moved to approve the resolution and subcommittee report adopting the findings and recommendation of the Planning and Zoning Commission's Building Setbacks Subcommittee. Commissioner Bienski seconded the motion.**

Commissioners discussed a desire to adopt the findings with slight changes to the wording.

**Commissioner Gutierrez amended his motion to state the findings as follows:**

**1. The subcommittee finds that in the above described circumstances, that the amendment to the building code adopted in 2000 now renders Bryan's current building code unable to mandate the proper design and construction techniques that would help prevent undesirable or unsafe conditions when development is allowed with reduced side setbacks.**

**2. It is the subcommittee's finding that more information should be required when considering reduction of side setbacks. For example, applicant should be required to submit specific information showing how physical conditions could be mitigated to avoid compromise to public safety as the result of the revised standard.**

**3. It is the subcommittee's finding that it is unlikely that failure to accept reduced building setback standards will decrease the availability of adequate housing or place the development community in a position of competitive disadvantage.**

**Commissioner Bienski seconded the motion and the amended motion passed unanimously.**

**9. ADJOURN.**

Without objection, Chairperson Hickle adjourned the meeting at 6:40 pm.

These minutes shall serve as the official findings of the City of Bryan Planning and Zoning Commission, as approved on this the **3<sup>rd</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