

Chairperson Scott Hickle  
Vice-Chairperson Pete Bienski  
Parliamentarian Nancy Hardeman



Commissioners  
Leo Gonzalez  
Bobby Gutierrez  
Kyle Incardona  
Kevin Krolczyk  
Prentiss Madison  
Robert Swearingen

## MINUTES

**BRYAN PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
THURSDAY, MARCH 5, 2015 – 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 6:09 p.m.

<b>Commissioners</b>	<b>Present</b>	<b>2015 Regular Meetings Held</b>	<b>2015 Regular Meetings Attended</b>	<b>Regular Meetings Held During Last 6 Months</b>	<b>Regular Meetings Attended During Last 6 Months</b>
Pete Bienski	Y	4	4	8	8
Leo Gonzalez	Y	4	3	8	6
Bobby Gutierrez	Y	4	4	8	7
Nancy Hardeman	Y	4	4	8	8
Scott Hickle	Y	4	4	8	8
Kyle Incardona*	Y	4	3	8	3
Kevin Krolczyk	Y	4	4	8	8
Prentiss Madison	N	4	2	8	5
Robert Swearingen	Y	4	4	8	8

\* appointed to the Commission effective 1/1/2015

Staff Members Present: Mr. Martin Zimmermann, Planning Manager; Ms. Lauren Crawford, First Assistant City Attorney; Mr. Scott Perkes, Planning Intern; Mr. Randy Haynes, Senior Planner; Mr. Matthew Hilgemeier, Staff Planner; and Ms. Lindsey Guindi, Director of Strategic Projects

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

Chairperson Hickle 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.**

Ms. Lauren Crawford, First Assistant City Attorney, advised that Commissioner Incardona had filed an affidavit for regular agenda item 6.a. and that Commissioner Incardona will not participate in discussion and voting on the proposed Health and Wellness Area Plan.

Chairperson Hickle advised that agenda item 5.b. has been withdrawn from the Consent Agenda as per the request of the applicant and therefore will not be considered by the Commission during this meeting.

**5. CONSENT AGENDA.**

**a. Approval of minutes from the workshop and regular meetings on February 19, 2015.**

**b. Master Plan MP14-05: Porter's Meadow Subdivision**

*Proposed Master Plan of Porter's Meadow Subdivision, being 19.464 acres of land out of the reserve tract of the Marvin M. Porter's Addition, adjoining the southwest side of the 2700 block of Old Hearne Road between Willhelm and Orlan Drives in Bryan, Brazos County, Texas.(R. Haynes)*

**Commissioner Gutierrez moved to approve the Consent Agenda. Commissioner Bienski seconded the motion and the motion passed unanimously.**

**6. PUBLIC HEARING AND CONSIDERATION CONCERNING THE PROPOSED HEALTH AND WELLNESS AREA PLAN (Commission makes recommendation; City Council has final approval).**

**a. Health and Wellness Area Plan**

*Proposed Health and Wellness Area Plan for land and uses in and around Briarcrest Drive, East Villa Maria Road and East 29<sup>th</sup> Street in Bryan, Brazos County, Texas. (L.Guindi)*

Ms. Lindsey Guindi, Director of Strategic Projects, introduced Mr. Tim Oettinger of St. Joseph Regional Health Center and Mr. Steve Auterman, Project Manager, of the consulting firm Looney Ricks Kiss as key collaborators involved in the Health and Wellness Plan project.

Mr. Auterman presented information regarding the proposed Health and Wellness Area Plan.

The public hearing was opened.

No citizens came forward.

The public hearing was closed.

In response to questions, Mr. Auterman responded:

- All stakeholders involved in surveys and public outreach have been enthusiastic about the proposed Health and Wellness Area Plan. No negative public or institutional feedback has been received.
- Public input has shown specific interest in traffic and safety improvements within the study area.

**Commissioner Gutierrez moved to recommend adoption of the Bryan Health and Wellness Area Plan to the Bryan City Council and to adopt the consultant's analysis and findings, as the report, findings and evaluation of this Commission. Chairperson Hickle seconded the motion.**

Commissioners commented

- their enthusiasm for the future of the Health and Wellness Area Plan; and
- thanked all who collaborated in the creation of the Plan.

**The motion passed by a vote 7 in favor and 0 in opposition. Commissioner Incardona abstained from deliberation and voting on the item.**

**7. REQUESTS FOR APPROVAL OF REPLATS – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval).**

**a. Replat RP15-07: Oak Terrace Addition**

*Proposed Replat of Lot 12 in Block 8 of the Oak Terrace Addition, being 0.334 acres of land located at the east corner of Foch and Nagle Streets, and currently addressed as 311 Foch Street in Bryan, Brazos County, Texas. (M. Hilgemeier)*

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

The public hearing was opened.

No citizens came forward.

The public hearing was closed.

**Commissioner Gutierrez moved to approve RP15-07, based on staff's recommendations and review which considers adherence to all pertinent state and local requirements for replatting. Commissioner Bienski seconded the motion and the motion passed unanimously.**

**b. Replat RP15-09: Riverstone Subdivision – Phase 2**

*Proposed Replat of Lot 26R in Block 3 of Riverstone Subdivision – Phase 2, being 2.191 acres of*

*land adjacent to the northern end of River Bend Court, which extends north from Riverstone Drive approximately 0.8 miles northwest from its intersection with F.M. 1179 in Bryan's eastern extraterritorial jurisdiction (ETJ) in 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 public hearing was opened.

No citizens came forward.

The public hearing was closed.

**Commissioner Bienski moved to approve RP15-09, based on staff's recommendations and review which considers adherence to all pertinent state and local requirements for replatting. Commissioner Gutierrez seconded the motion and the motion passed unanimously.**

**8. 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 RZ14-16: AAA & Family, LLC**

*A request to change the zoning classification from Residential District – 5000 (RD-5) to Planned Development – Business (PD-B) on 0.844 acres of land out of the Stephen F. Austin League No. 9, Abstract 62, adjoining the north side of West 28<sup>th</sup> Street between Thompson Street and Graham Drive, and currently addressed as 1520 West 28<sup>th</sup> Street 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.

In response to questions, Mr. Haynes responded:

- No public complaints have been received from the area surrounding the subject property.
- There will be a 6-foot tall masonry fence constructed with the applicant's choice of masonry materials to the rear of the subject property.
- Landscaping will comply with normal redevelopment requirements.

The public hearing was opened.

Mr. Joe Schultz, 2730 Longmire, College Station, Texas, project engineer, came forward to speak in favor of the rezoning request.

In response to questions, Mr. Schultz responded that he has not been involved in any other development projects in the area near the subject property.

The public hearing was closed.

**Commissioner Gutierrez moved to recommend approval of RZ14-16 to the Bryan City**

**Council, and to adopt the written staff report and analysis, as the report, findings and evaluation of this Commission. Commissioner Swearingen seconded the motion.**

Commissioners

- expressed their gratitude to staff for their work on getting this case ready for consideration; and
- their excitement in seeing local businesses enhancing their surrounding neighborhoods.

**The motion passed unanimously**

## **9. ADJOURN.**

Without objection, Commissioner Hickle adjourned the meeting at 7:00p.m.

These minutes shall serve as the official findings of the City of Bryan Planning and Zoning Commission, as approved on this the **16<sup>th</sup>** day of **April, 2015**.

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A. S. Hickle, 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