

Chairperson Scott Hickle
 Vice-Chairperson Bobby Gutierrez
 Parliamentarian Nancy Hardeman



Commissioners
 Leo Gonzalez
 Kyle Incardona
 Kevin Krolczyk
 Prentiss Madison
 Robert Swearingen

MINUTES

**BRYAN PLANNING AND ZONING COMMISSION
 REGULAR MEETING
 THURSDAY, AUGUST 20, 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.

Vice-Chairperson Gutierrez called the meeting to order at 6:08 p.m.

Commissioners	Present	2015 Regular Meetings Held	2015 Regular Meetings Attended	Regular Meetings Held During Last 6 Months	Regular Meetings Attended During Last 6 Months
Leo Gonzalez	Y	12	9	9	7
Bobby Gutierrez	Y	12	12	9	9
Nancy Hardeman	N	12	9	9	6
Scott Hickle	N	12	10	9	7
Kyle Incardona	N	12	9	9	7
Kevin Krolczyk	Y	12	12	9	9
Prentiss Madison	Y	12	10	9	8
Robert Swearingen	Y	12	10	9	7

Staff Members Present: Ms. Janis Hampton, City Attorney; Mr. Scott Perkes, Planning Intern; Mr. Randy Haynes, Senior Planner; and Ms. Stephanie Killam, Staff Planner.

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

Vice-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.

Ms. Janis Hampton, City Attorney, advised that Commissioner Krolczyk had filed an affidavit for regular agenda item 7.a. and that due to insufficient Commissioner attendance, agenda item 7.a. will not be considered during this meeting.

5. CONSENT AGENDA.

- a. Approval of minutes from the workshop and regular meetings on August 6, 2015.

Commissioner Madison moved to approve the Consent Agenda. Commissioner Krolczyk 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 RP15-20: Hyde Park Addition – Block 1

Proposed Replat of Lots 2R, 3R, 4R, 5R and 6R in Block 1 of Hyde Park Addition, being a total of 1.123 acres of land adjoining the southeast side of Natalie Street, south of its intersection with Boyett Street in Bryan, Brazos County, Texas. (M. Hilgemeier)

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

The public hearing was opened.

Ms. Kerry Pillow, 3204 Earl Rudder Fwy. S., College Station, Texas, spoke on behalf of the developer in favor of the replat request and made herself available for questions.

The public hearing was closed.

Commissioner Madison moved to approve Replat RP15-20, based on staff's recommendations and review which considers adherence to all pertinent state and local requirements for replatting. Commissioner Gonzalez seconded the motion.

The motion passed unanimously.

7. REQUESTS FOR APPROVAL OF CONDITIONAL USE PERMITS – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval; appeals may be directed to City Council).

a. Conditional Use Permit CU15-08: Hill Country Tabacalera

A request for approval of a Conditional Use Permit, to allow a nightclub with a floor area of less than 5,000 square feet (“cigar bar”) on property in a Retail District (C-2), specifically on property at 3700 South Texas Avenue, Suite 650, in the North Park Plaza Shopping Center adjoining the southwest side of South Texas Avenue between Dunn Street and East North Avenue, being Lot 1R-A in Block 2 of the Ramsey Place Subdivision - Phase 3, in Bryan, Brazos County, Texas. (S. Killam)

Due to insufficient Commissioner attendance, this agenda item was not considered.

b. Conditional Use Permit CU15-09: Mosqueda Cooling & Heating

A request for approval of a Conditional Use Permit, to allow an air conditioning sales and service business on property in the South College – Business (SC-B) zoning district, specifically on property located at 1800 S. College Avenue, being 4.76 acres of land out of the Zeno Phillips League adjoining the west side of South College Avenue between Beason and Rebecca Streets in Bryan, Brazos County, Texas. (M. Hilgemeier)

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

In response to questions Ms. Killam responded:

- parking will be provided to the rear of the subject property with a pick-up and drop-off driveway provided at the front of the property; and
- the proposed use for the property is a heating and cooling business.

Commissioner Gonzalez moved to approve Conditional Use Permit CU15-09, as requested, subject to the following conditions:

- 1. A site plan fulfilling all the technical requirements for development, including, but not limited to public water/sewer utility extensions, stormwater management, landscape plan and analysis and on-site traffic circulation, shall be approved by the SDRC before building permits are issued.**
- 2. The southernmost driveway taking access to South College Avenue will be closed prior to issuance of a certificate of occupancy.**
- 3. The width of the second/middle driveway taking access to South College Avenue will be reduced to a maximum measurement of 25 feet wide.**

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

Commissioners discussed:

- their happiness to see the Mosqueda family business growing.
- their excitement to see development in the area of the subject property on South College Avenue; and
- the proposed development fits in with the South College Overlay District.

The motion passed unanimously.

8. ADJOURN.

Without objection, Vice-Chairperson Gutierrez adjourned the meeting at 6:18 p.m.

These minutes shall serve as the official findings of the City of Bryan Planning and Zoning Commission, as approved on this the **3rd** day of **September, 2015**.

Scott Hickle, Chairperson
Planning and Zoning Commission
City of Bryan, Texas

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

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