

Chairperson Scott Hickle  
Vice-Chairperson Bobby Gutierrez  
Parliamentarian Nancy Hardeman



CITY OF BRYAN  
*The Good Life, Texas Style.™*

Commissioners  
Leo Gonzalez  
Kyle Incardona  
Kevin Krolczyk  
Prentiss Madison  
Robert Swearingen

## AGENDA

**BRYAN PLANNING AND ZONING COMMISSION  
WORKSHOP MEETING  
THURSDAY, OCTOBER 1, 2015 – 5:00 P.M.  
ROOM 305, BRYAN MUNICIPAL BUILDING  
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

### **1. CALL TO ORDER.**

Chairperson Hickle called the meeting to order at 5:11 p.m.

Commission members present: Mr. Scott Hickle, Mr. Robert Swearingen, Mr. Leo Gonzalez, Mr. Bobby Gutierrez, Mr. Kevin Krolczyk, Mr. Prentiss Madison, and Mr. Kyle Incardona.

Commission member absent: Ms. Nancy Hardeman.

Staff members present: Ms. Megan Hancock, Staff Assistant; Mr. Matthew Hilgemeier, Staff Planner; Mrs. Stephanie Doland, Staff Planner; Mr. Randy Haynes, Senior Planner; Mr. Johnnie Price, Assistant City Engineer; Mr. Cody Cravatt, Development Manager; Mr. Martin Zimmermann, Planning Manager; Ms. Janis Hampton, City Attorney, and Ms. Maria Watson, Planning Intern.

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

- a. Upcoming regular meeting dates: October 15, November 5, and November 19.**
- b. Comprehensive Plan/Parks Master Plan Update.**

Mr. Zimmermann reminded of upcoming meeting dates and made staff announcements:

- introducing new Planning Intern Maria Watson
- Central Texas APA award for Health and Wellness District Area Plan

*Ms. Janis Hampton entered the meeting at 5:25pm.*

*Mr. Madison entered the meeting at 5:36pm.*

**3. REVIEW OF AGENDA ITEMS FOR REGULAR MEETING OF October 1, 2015 (Questions may be directed to staff, no action will be taken).**

Commissioners reviewed regular meeting agenda items. Questions were directed to staff.

No action was taken.

**4. STAFF PRESENTATION, DISCUSSION, AND POSSIBLE DIRECTION TO STAFF CONCERNING THE ESTABLISHMENT OF A WEST SIDE HISTORIC PRESERVATION OVERLAY DISTRICT (Agenda item requested by Commissioner Gutierrez).**

Mr. Haynes presented an update on the status of establishing a west side historic preservation district. The Historic Landmark Commission will begin the process of public education and garnering public support. They will go through public meeting process and make a recommendation. Responding to questions from the Commission, Mr. Haynes estimated that this process will take approximately 6 months.

No action was taken.

**5. STAFF PRESENTATION, DISCUSSION AND DIRECTION TO STAFF CONCERNING THE POSSIBLE ESTABLISHMENT OF MAXIMUM STRUCTURE AGE STANDARDS FOR REGULATING THE INSTALLATION OF MANUFACTURED HOMES IN THE CITY OF BRYAN.**

Mr. Haynes presented considerations regarding the establishment of maximum structure age standards for regulating the installation of manufactured homes. Commissioners asked staff to gather more information on the subject and schedule the item for consideration at a future workshop meeting for further discussion.

**6. STAFF PRESENTATION, DISCUSSION AND DIRECTION TO STAFF CONCERNING USED CAR SALES AND OTHER AUTO-RELATED BUSINESSES LOCATED ALONG CITY GATEWAY CORRIDORS (Agenda item requested by Commissioner Gonzalez).**

Mr. Hilgemeier presented an overview of actions that could be taken regarding used car sales and other auto-related businesses along major corridors. Questions were directed to staff. Commissioners suggested that rather than adopting new regulations, the City should be more pro-active in code enforcement concerning used car sales and other auto-related businesses along major corridors.

**7. 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 future agenda items were requested.

**8. ADJOURN.**

Without objection, Chairperson Hickle adjourned the meeting at 6:06 p.m.

These minutes were reviewed and approved by the City of Bryan Planning and Zoning Commission on this the 15<sup>th</sup> day of **October, 2015**.

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Scott 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

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