

Chairperson Bobby Gutierrez
Vice-Chairperson Leo Gonzalez
Parliamentarian Kevin Krolczyk

Commissioners
John Bush
Cathy Conlee
Kyle Incardona
Prentiss Madison
Reuben Marin
Robert Swearingen



MINUTES

**BRYAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, FEBRUARY 18, 2016 – 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 Gutierrez called the meeting to order at 6:02p.m.

Commissioners	Present	2016 Regular Meetings Held	2016 Regular Meetings Attended	Regular Meetings Held During Last 6 Months	Regular Meetings Attended During Last 6 Months
John Bush*	Y	3	3	12	6
Cathy Conlee**	Y	3	3	12	3
Leo Gonzalez	Y	3	3	12	10
Bobby Gutierrez	Y	3	3	12	13
Kyle Incardona	Y	3	3	12	13
Kevin Krolczyk	Y	3	3	12	14
Prentiss Madison	Y	3	2	12	13
Reuben Marin**	Y	3	3	12	3
Robert Swearingen	Y	3	1	12	10

* appointed to the Commission effective 11/5/2015

** appointed to the Commission effective 1/1/2016

Staff members present: Mr. Thomas Leeper, First Assistant City Attorney; Mr. Randy Haynes, Senior Planner; Mr. Matthew Hilgemeier, Staff Planner; Ms. Stephanie Doland, Staff Planner; Mr. Martin Zimmermann, Planning Manager, and Ms. Maria Watson, Planning Intern.

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

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.

No affidavits were filed.

5. CONSENT AGENDA.

a. Approval of minutes from the workshop and regular meetings on February 4, 2016.

b. Final Plat FP15-19: Greenbriar Subdivision – Phase 6A

Proposed Final Plat of Greenbriar Subdivision – Phase 6A, being 5.003 acres of land out of the John Austin League, Abstract No.2 adjoining the northeast side of Thornberry Drive between Stoneleigh Road and Wakefield Drive in Bryan, Brazos County, Texas. (R. Haynes)

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 RP16-01: Block 2 of the Mitchell-Lawrence-Cavitt Addition

Proposed Replat of Lots 1 – 4 and 10 – 18 in Block 2 of the Mitchell-Lawrence-Cavitt Subdivision, being 2.22 acres of land adjoining the northwest side of Lawrence Street between Cavitt and Maloney Avenues 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 Gonzalez moved to approve Replat RP16-01, based on staff's recommendations and review which considers adherence to all pertinent state and local requirements for replatting. Commissioner Madison seconded the motion, and the motion passed unanimously.

b. Replat RP16-02: La Brisa Subdivision – Phase 1

Proposed Replat of Lots 15 – 17 in Block F of the La Brisa Subdivision – Phase 1, being 1.183 acres of land adjoining the south side of Lobo Drive approximately 100 feet to 400 feet east of its intersection with Westwood Main, and currently addressed as 2205 Lobo Drive, in Bryan, Brazos County, Texas. (S. Doland)

Ms. Doland 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 Bush moved to approve Replat RP16-02, based on staff's recommendations and review which considers adherence to all pertinent state and local requirements for replatting. Commissioner Krolczyk seconded the motion, and the motion passed unanimously.

7. REQUESTS FOR APPROVAL OF VARIANCE TO STANDARDS OF ARTICLE IV (BUILDING SETBACKS AND LOT STANDARDS) OF THE LAND AND SITE DEVELOPMENT ORDINANCE (BRYAN CODE OF ORDINANCES CHAPTER 62) – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval; applicants may direct appeals to City Council).

a. Planning Variance PV16-01: Tamara Jackson

A request for approval of a 2.5-foot variance from the minimum 15-foot side street building setback generally required on residential home sites adjacent to a local street, to allow the proposed construction of a new single-family home proposed to extend within 12.5 feet of the side property line along Hazel Street for property addressed as 1508 Pecan Street, being Lot 5 in Block 5 of the Woodlawn Subdivision and located at the north corner of Hazel and Pecan Streets in Bryan, Brazos County, Texas. (S. Doland)

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

The public hearing was opened.

Ms. Monica Cabrera, 1611 Pecan Street, Bryan, TX, asked a question regarding a need for a variance on her property. Ms. Doland suggested that Ms. Cabrera speak with the Planning and Development Department, who would advise her on her property.

Ms. Mary Ann Maldonado, 1607 Pecan Street, Bryan, TX asked whether or not a stop sign could be put in at an intersection near the property. Ms. Doland suggested that Ms. Maldonado speak with Engineering Services for that request.

Ms. Iris Hernandez, 1509 Bamboo Street, Bryan, TX, came forward to speak in favor of the request.

The public hearing was closed.

Commissioner Madison moved to approve Planning Variance PV16-01, as requested, and to adopt the written staff report and analysis as the findings of this Commission and the facts upon which those findings are based. Commissioner Incardona seconded the motion, and the motion passed unanimously.

8. ADJOURN.

Without objection, Chairperson Gutierrez adjourned the meeting at 6:16p.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 **March, 2016**.

Bobby Gutierrez, Chairperson
Planning and Zoning Commission
City of Bryan, Texas

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