

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, APRIL 21, 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 6:17p.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	6	6	10	9
Cathy Conlee**	Y	6	6	10	5
Leo Gonzalez	Y	6	6	10	9
Bobby Gutierrez	Y	6	6	10	10
Kyle Incardona	Y	6	6	10	10
Kevin Krolczyk	Y	6	6	10	10
Prentiss Madison	Y	6	5	10	9
Reuben Marin**	Y	6	6	10	6
Robert Swearingen	Y	6	4	10	8

* 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; 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.

Mr. Keith Leonard, 113 Sulphur Spring #B, Bryan, TX, spoke against a right-of-way abandonment (case no. RA16-01), which the Commission considered during its April 7, 2016 regularly scheduled meeting. Mr. Leonard does not want to see the right-of-way abandoned citing that it is used daily.

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 April 7, 2016.

b. Master Plan MP16-01: Save Our Streets Subdivision

Proposed First Revised Master Plan of Save Our Streets Subdivision, being 20.61 acres of land out of the Zeno Phillips Survey, A-45 adjoining the west side of Groesbeck Street between Palasota Drive and Richard Street in Bryan, Brazos County, Texas. (S. Doland)

c. Final Plat FP16-02: Save Our Streets Subdivision – Phase 2

Proposed Final Plat of the Save Our Streets Subdivision – Phase 2, being 2.34 acres of land out of Zeno Phillips Survey, A-45 adjoining the west side of Groesbeck Street between Palasota Drive and Richard Street in Bryan, Brazos County, Texas (S. Doland)

Commissioner Madison moved to approve the Consent Agenda. Commissioner Gonzalez 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 RP16-09: The Traditions Subdivision – Phase 15

Proposed Replat of Lot 18 and Common Area No. 1 in Block 1 of The Traditions Subdivision – Phase 15, being a total of 4.2 acres of land located at the northeast corner of North Traditions Drive and Palmetto Lane 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.

The public hearing was opened.

No citizens came forward.

The public hearing was closed.

Commissioner Gonzalez moved to approve Replat RP16-09, based on staff's recommendations and review which considers adherence to all pertinent state and local requirements for replatting. Commissioner Incardona 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 PV16-03: Greater Galilee Baptist Church

A request for approval of a 5-foot variance from the minimum 15-foot side building setback that is generally required from property lines adjacent to local streets, to allow a proposed building addition to an existing 1-story church building which is planned to extend within 10 feet from the side property line along N. Logan Avenue on property at 804 N. Logan Avenue, at the southwest corner of the intersection of W. 18th Street and N. Logan Avenue, being Lot 6 in Block 201 of the Bryan Original Townsite, in Bryan, Brazos County, Texas. (S. Doland)

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

The public hearing was opened.

No citizens came forward.

The public hearing was closed.

Commissioner Madison moved to approve Planning Variance PV16-03 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 Conlee seconded the motion.

Commissioners commented that this development will be good for the community.

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 RZ16-02: Save Our Streets Ministries

A request to amend the development plan of a Planned Development – Mixed Use District (PD-M) on 20.61 acres of land adjoining the west side of the Groesbeck Street between Palasota Drive and Richard Street, being north of the intersection of Richard Street and Groesbeck Street being Lot 1 in Block 1 of Save Our Streets Subdivision as well as 11.67 acres of land out of Zeno Phillips Survey, A-45 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.

Mr. J. J. Ramirez, 103 W. Brookside Dr., Bryan, TX, applicant, spoke in favor of the request. He commented that:

- The men's home there is very successful
- He desires a bigger facility for the work program
- The workshop will be for equipment
- Programs offered include budget management
- Approval of this request will cut costs and help start a vocational training program

In response to questions Mr. Ramirez responded that future development is desired but they do not receive any funding outside of donations. They would like to begin whenever possible and whenever funds are available; they wish to expand the current building they have now and Commissioners may see development in the next couple of years.

The public hearing was closed.

Commissioner Gonzalez moved to recommend approval of Rezoning RZ16-02 to the Bryan City Council, and to adopt the written staff report and analysis, as the report, findings and evaluation of this Commission. Commissioner Krolczyk seconded the motion.

Commissioners thanked Mr. Ramirez for the work he has done.

The motion passed unanimously.

b. Rezoning RZ16-07: Highland Interests

A request to change the zoning classification from Agricultural – Open District (A-O) to Residential District – 7000 (RD-7) on 14.869 acres of land out of John Austin League, A-2, wrapping around the north and west side of the intersection of Thornberry and Austin's Estates Drives in Bryan, Brazos County, Texas. (M. Zimmermann).

Mr. Zimmermann 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 Incardona moved to recommend approval of Rezoning RZ16-07 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.

Commissioners commented that this is exactly what the Master Plan recommends and they are

pleased with the quality of development thus far. They also appreciate the larger lots.

The motion passed unanimously.

9. ADJOURN.

Without objection, Chairperson Gutierrez adjourned the meeting at 6:42 p.m.

These minutes shall serve as the official findings of the City of Bryan Planning and Zoning Commission, as approved on this the **5th** 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

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