

Chairperson Michael Beckendorf
Vice-Chairperson Leo Gonzalez



Commissioners
Pete Bienski
Bobby Gutierrez
Nancy Hardeman
Scott Hickle
Robert Swearingen
Kevin Krolczyk
Prentiss Madison

AGENDA

**BRYAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, JANUARY 16, 2014 – 6:00 P.M.
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

- 1. CALL TO ORDER.**
- 2. ELECTION OF PARLIAMENTARIAN, VICE-CHAIRPERSON AND CHAIRPERSON FOR 2014.**
- 3. HEAR CITIZENS.**
- 4. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST.**

All matters listed under Item 5, Consent Agenda, are considered routine by the Planning and Zoning Commission and will be enacted by one motion. All items approved by Consent are approved with any and all staff recommendations. There will not be separate discussion of these items. If the Commission desires to discuss an item on the Consent Agenda it will be moved (at the request of two Commissioners) to the Regular Agenda for further consideration.

5. CONSENT AGENDA.

a. Approval of minutes from the [special](#) meeting on December 19, 2013.

b. Master Plan [MP13-05](#): Carrabba Industrial Park – Phases 8, 9, 10A and 10B

Proposed Master Plan of Carrabba Industrial Park – Phases 8, 9, 10A and 10B, being 34.925 acres of land out of S.F. Austin Survey No. 10, A-63, and all of Lots 1 and 2 in Block 3 of Marino Estates Subdivision adjoining the southwest side of Marino Road, approximately 3,300 feet northwest from its intersection with East State Highway 21 in Bryan's eastern extraterritorial jurisdiction (ETJ) in Brazos County, Texas. (M. Dalton) [Drawing](#)

All matters listed on the regular agenda below are subject to individual staff presentations, discussion, and possible action by the Planning and Zoning Commission.

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

a. Replat [RP13-17](#): Block 7 of Oliver Addition

Proposed Replat of Lots 7 and 8 in Block 7 of Oliver Addition, being 0.2678 acres of land located at the northeast corner of Commerce Street and Lee Avenue in Bryan, Brazos County, Texas. (M. Hilgemeier) [Drawing](#)

b. Replat [RP13-23](#): Block 4 of Reynolds Addition

Proposed Replat of Lots 10A, 10B, 11B and 12B in Block 4 of Reynolds Addition, being of 0.85 acres of land wrapping around the south corner of Allen and Weaver Streets in Bryan, Brazos County, Texas. (R. Haynes) [Drawing](#)

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 [CU13-10](#): Silverado Rodeo [Drawing](#)

A request for approval of a Conditional Use Permit to allow rodeo grounds on property in a Commercial (C-3) zoning district, specifically on property located at 3600 Sandy Point Road, being 5.57 acres of land out of J.M. Webb Survey, adjoining the north side of Sandy Point Road between Hilton Road and Lee Morrison Lane in Bryan, Brazos County, Texas. (R. Haynes)

b. Conditional Use Permit [CU13-11](#): H. Brooks Enterprises, LLC

*A request for approval of a Conditional Use Permit to allow a recreational vehicle (RV) park on property in an Agricultural-Open (A-O) zoning district, specifically on approximately 9.223 acres of land out of Stephen F. Austin League #9, Abstract No. 62, adjoining the northeast side of Harvey Mitchell Parkway (FM 2818), approximately 300 feet to 1,130 feet south from its intersection with Beck Street, in Bryan, Brazos County, Texas. (M. Hilgemeier)
[Drawing1](#) [Drawing2](#) [Drawing3](#)*

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 [RZ13-19](#): Ollie Elarms

A request to change the zoning classification from Mixed Use District (MU-2) to Commercial District (C-3) on property at 704 San Jacinto Lane, specifically occupying Lot 3 in Block 5 of Bryan's 3rd Addition and being 0.186 acres of land located approximately 155 feet to 200 feet southwest from its intersection with W. Martin Luther King Jr. Street in Bryan, Brazos County, Texas. (R. Haynes)

b. Rezoning [RZ13-20](#): Grant Carrabba

A request to change the zoning classification from Agricultural – Open District (A-O) to Residential District – 7000 (RD-7) on 30.3 acres of land out of John Austin League, A-2, located at the east corner of Thornberry and Austin's Estates Drives in Bryan, Brazos County, Texas. (M. Zimmermann)

c. Rezoning RZ13-21: 1179 Joint Venture 1, LP

A request to change the zoning classification from Agricultural – Open District (A-O) to Residential District – 5000 (RD-5) on 14.05 acres of land out of John Austin League, A-2, adjoining both sides of Riverstone Drive, north from its intersection with FM 1179 in Bryan, Brazos County, Texas. (M. Zimmermann)

9. ADJOURN.

The Planning and Zoning Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section 551.071 (Consultation with Attorney).

The next regular meeting of the Planning and Zoning Commission is scheduled for Thursday, February 6, 2014 at 6:00 p.m.

FOR INFORMATION ON SIGN LANGUAGE INTERPRETATION, TDD OR OTHER TRANSLATION OR ACCESSIBILITY INFORMATION, PLEASE CONTACT THE CITY OF BRYAN COMMUNICATIONS DEPARTMENT AT (979) 209-5120 AT LEAST 48 HOURS BEFORE THE SCHEDULED TIME OF THE MEETING SO THAT YOUR REQUEST MAY BE ACCOMMODATED.

Para información en la interpretación de lenguaje por señas, TDD o otra información de traducción o accesibilidad, por favor contacte al Departamento de Comunicaciones de la Ciudad de Bryan al (979) 209-5120 por lo menos 48 horas antes del tiempo planificado de la reunión para que su petición pueda ser acomodada.