

Chairperson Scott Hickle
Vice-Chairperson Pete Bienski
Parliamentarian Nancy Hardeman



Commissioners
Michael Beckendorf
Leo Gonzalez
Bobby Gutierrez
Kevin Krolczyk
Prentiss Madison
Robert Swearingen

AGENDA

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

- 1. CALL TO ORDER.**
- 2. PLEDGE OF ALLEGIANCE TO THE U.S. FLAG.**
- 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 October 9, 2014 and from the [workshop](#) and [regular](#) meetings on September 18, 2014.**
 - b. Master Plan [MP14-03](#): The Shops at Brazos Valley Subdivision**
Proposed Master Plan of The Shops at Brazos Valley Subdivision, being 186.9 acres of vacant land out of the Richard Carter League, adjoining the northeast side of the North Earl Rudder Freeway Frontage Road, approximately 1,200 feet to 6,300 feet south of its intersection with Briarcrest Drive (F.M. 1179) in Bryan, Brazos County, Texas. (M. Zimmermann) [Drawing](#)

c. Final Plat [FP14-09](#): Edgewater Subdivision – Phase 1

Proposed Final Plat of Edgewater Subdivision – Phase 1, being 50.1 acres of vacant land out of the T.J. Wooten League, A-59 located generally northwest of the Autumn Lake Subdivision along the southwest side of Chick Lane between West Villa Maria and Leonard Roads in Bryan, Brazos County, Texas. (M. Zimmermann) [Drawing1](#) [Drawing2](#)

d. Final Plat [FP14-19](#): 6 at 21 Crossing Commercial Subdivision

Proposed Final Plat of 6 at 21 Crossing Commercial Subdivision, being 7.219 acres of land out of Stephen F. Austin League, No. 10, A-83, wrapping around the north corner of North Earl Rudder Freeway (State Highway 6) and State Highway 21 East in Bryan, Brazos County, Texas. (M. Hilgemeier) [Drawing](#)

e. Right-of-Way Abandonment [RA14-06](#): Oak Grove Park Addition – Block 47

A request to abandon 0.17 acres of public alley right-of-way in Block 47 of Oak Grove Park Addition and Tabor Addition (an unrecorded subdivision), generally extending south from San Jacinto Lane (State Highway 21) between West 14th Street and North Sims Avenue in Bryan, Brazos County, Texas. (R. Haynes)

f. Right-of-Way Abandonment [RA14-07](#): Oak Grove Park Addition No. 2

A request to abandon approximately 0.286 acres of unimproved public street right-of-way for Bradley Street, extending between San Jacinto Lane (State Highway 21) and North Sims Avenue adjacent to a railroad right-of-way and property addressed as 1601 North Sims Avenue in Oak Grove Park Addition No. 2 in Bryan, Brazos County, Texas. (M. Dalton)

g. Right-of-Way Abandonment [RA14-08](#): W. 28th Street – City of Bryan

A proposal to abandon various segments of West 28th Street right-of-way between Palasota Drive and Congress Street in Bryan, Brazos County, Texas. (M. Zimmermann/P. Kaspar) [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.

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

a. Replat [RP14-22](#): Oak Grove Park Addition – Block 47

Proposed Replat of a portion of Lots 1, 2, 9 and 10 in Block 47 of Oak Grove Park Addition, as well as 0.17 acres of public alley right-of-way that has been requested to be abandoned, and a 14.3-foot wide strip of land in Tabor Addition (an unrecorded subdivision), being a total of 0.28 acres of land adjoining the south side of San Jacinto Lane (State Highway 21) between W. 14th Street and N. Sims Avenue in Bryan, Brazos County, Texas. (R. Haynes) [Drawing](#)

b. Replat [RP14-23](#): The Traditions Subdivision – Phase 15

Proposed Replat of Lots 23 and 24 in Block 2 of The Tradition Subdivision – Phase 15, being 0.801 acres of land currently addressed as 3117 and 3121 Palmetto Trail and located at the intersection of Palmetto Lane and Palmetto Trail, approximately 1,000 feet northwest from their intersection with North Traditions Drive in Bryan, Brazos County, Texas. (R. Haynes) [Drawing](#)

c. Replat [RP14-26](#): Oak Grove Park Addition No. 2 – Lots 13 through 18

Proposed Replat of portions of Lots 13 through 18 of Oak Grove Park Addition No. 2, as well as unimproved street right-of-way for Bradley Street that has been requested to be abandoned, being a total of 0.915 acres of land located at the northeast corner of San Jacinto Lane (State Highway 21) and North Sims Avenue in Bryan, Brazos County, Texas. (M. Dalton) [Drawing](#)

7. 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 [RZ13-28](#): Sam Trinh

A request to change the zoning classification from Industrial District (I) to Commercial District (C-3) on 6.13 acres of land located at the north corner of State Highway 21 East and Marino Road, being Lots 8R and 9R in the Charles (Cal) Marino Land Partition in Bryan, Brazos County, Texas. (R. Haynes)

8. 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 tentatively scheduled for Thursday, November 20, 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.