

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, FEBRUARY 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 [workshop](#) and [regular](#) meetings on January 16, 2014.**
 - b. **Final Plat [FP13-11](#): Greenbrier Subdivision – Phase 9**
Proposed Final Plat of Greenbrier Subdivision – Phase 9, being 12.04 acres of land out of John Austin League, A-2 adjoining the southwest side of Thornberry Drive between F.M. 1179 and River Rock Drive in Bryan, Brazos County, Texas. (R. Haynes)

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 **RP14-01: Riverstone Subdivision – Phase 1**

Proposed Replat of Lots 45 thru 48 of Riverstone Subdivision – Phase 1, being 4.132 acres of land adjoining the northeast side of Riverstone Drive, approximately 1,230 feet to 1,685 feet northwest from its intersection with F.M. 1179 in Bryan’s extraterritorial jurisdiction (ETJ) in Brazos County, Texas. (M. Zimmermann)

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 **CU14-01: Cody Hall**

A request for approval of a Conditional Use Permit, to allow mini-warehouse/self-storage facilities and trailer/truck rentals on property in a Retail (C-2) zoning district at 2704 Boonville Road, specifically occupying Lots 1 and 2 of the C-Hall Commercial Addition, being 6.17 acres of land adjoining the south side of Boonville Road between Wildflower Drive and F.M. 1179 in Bryan, Brazos County, Texas. (R. Haynes)

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 **RZ14-01: Lessie Alva**

A request to change the zoning classification from Residential District – 5000 (RD-5) to Office District (C-1) on property located at the northeast corner of William J. Bryan Parkway (FM 158) and Houston Street and currently addressed as 500 E. William Joel Bryan Parkway, being Lots 1 and 2 and the west 20 feet of Lot 3 in Block 52 of Bryan Original Townsite in Bryan, Brazos County, Texas. (R. Haynes)

9. REQUESTS RELATED TO THE PROPOSED HERITAGE LAKES ESTATES SUBDIVISION ON 83.92 ACRES OF VACANT LAND LOCATED AT THE NORTH CORNER OF STEEP HOLLOW AND ELMO WEEDON ROADS IN BRYAN’S EXTRATERRITORIAL JURISDICTION (ETJ) IN BRAZOS COUNTY, TEXAS. – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission makes recommendation concerning the Comprehensive Plan amendment; City Council has final approval; Commission has final approval concerning master plan and planning exception).

a. Comprehensive Plan Amendment **CPA14-01: Heritage Lakes Estates Subdivision**

A request to amend the City of Bryan’s Thoroughfare Plan, specifically to realign suggested major collector street and super arterial street connections in the area surrounding the intersection of Steep Hollow Road and Elmo Weedon Road. (M. Zimmermann)

b. Master Plan MP13-04: Heritage Lakes Estates Subdivision

Proposed Master Plan of Heritage Lakes Estates Subdivision, being 83.92 acres of land out of Richardson Perry League, located at the north corner of Steep Hollow and Elmo Weedon Roads. (M. Zimmermann)

c. Planning Exception PE14-01: Heritage Lakes Estates Subdivision – Phase 1

A request for approval of an exception from the minimum 150-foot lot width standard of the Subdivision Ordinance (Bryan Code of Ordinances Chapter 110) required for lots of one acre or more and located in the City of Bryan's extraterritorial jurisdiction (ETJ), to allow four proposed new lots with lots widths of less than 150 feet in Heritage Lakes Estates Subdivision – Phase 1, on 45.1 acres of land adjoining the north side of Steep Hollow Road, approximately 900 feet to 1,550 feet north from its intersection with Elmo Weedon Road. (M. Zimmermann)

10. 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 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.