

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, MAY 1, 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 April 17, 2014.**
  - b. **Final Plat FP-14-04: Tiffany Park Business Center (Drawing)**  
*Proposed Final Plat of Tiffany Park Business Center Subdivision, being 6.404 acres of land out of the J.W. Scott Survey, A-49, located at the southeast corner of Boonville Road (F.M. 158) and Copperfield Drive in Bryan, Brazos County, Texas. (M. Dalton)*

- c. **Final Plat [FP-14-05](#): Austin's Estates Subdivision - Phase 5B ([Drawing](#))**  
*Proposed Final Plat of Austin's Estates Subdivision – Phase 5B, being 11.15 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)*
- d. **Final Plat [FP-14-06](#): Timber Ridge RV Park Subdivision ([Drawing](#))**  
*Proposed Final Plat of Timber Ridge RV Park Subdivision, being 23.18 acres of land out of Stephen F. Austin League #9, A-62, located at the southeast corner of Harvey Mitchell Parkway (F.M. 2818) and Beck Street in Bryan, Brazos County, Texas. (M. Hilgemeier)*

*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 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 [CU14-04](#): Travis Morace ([Drawing](#))**  
*A request for approval of a Conditional Use Permit, to allow a manufactured home on property in an Agricultural-Open District (A-O), specifically on property located at 4051 Charles Avenue adjoining the northwest side of Charles Avenue approximately 120 feet north of the intersection of Charles Avenue and Drillers Drive, being Lot 6 in Block 1 of the Parkwood Estates Subdivision – Phase 2 in Bryan, Brazos County, Texas. (M. Hilgemeier)*

**7. 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, May 15, 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.*