

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, JUNE 19, 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 June 5, 2014.**
 - b. **Final Plat [FP14-01](#): Carrabba Industrial Park Subdivision – Phase 10A**
Proposed Final Plat of Carrabba Industrial Park Subdivision – Phase 10A, being 11 acres of land out of Stephen F Austin Survey, A-63 adjoining the northwest side of the current terminus of Roughneck Drive, approximately 1,900 feet north from its intersection with Gooseneck Drive in Bryan's extraterritorial jurisdiction (ETJ) in Brazos County, Texas. (M. Dalton) [Drawing](#)

c. Preliminary Plan [PP14-09](#): The Traditions Subdivision – Phase 26

Proposed Preliminary Plan of The Traditions Subdivision – Phase 26, a proposed gated subdivision on 20.45 acres of land out of the John H. Jones Survey, extending generally south and southwest from the south side of the 3400 block of North Traditions Drive, between Westwood Main and Emory Oak Drive in Bryan, Brazos County, Texas. (R. Raynes) [Drawing](#)

d. Final Plat [FP14-13](#): The Traditions Subdivision – Phase 26

Proposed Final Plat of The Traditions Subdivision – Phase 26, being 20.45 acres of land out of the John H. Jones Survey, extending generally south and southwest from the south side of the 3400 block of North Traditions Drive, between Westwood Main and Emory Oak Drive in Bryan, Brazos County, Texas. (R. Raynes)

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 [CU14-07](#): John Blackmon

A request for approval of a Conditional Use Permit, to allow the combined square footage for detached accessory structures on a single property to be up to 1,812 square feet, specifically on property located at 3701 Rabbit Lane at the west corner of Rabbit Lane and Nancy Street, occupying Lots 1 and 2 in Block 4 of Woodville Acres Subdivision – Phase 3 in Bryan, Brazos County, Texas. (M. Hilgemeier)

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 [RZ14-13](#): Nasir Veerani

A request to change the zoning classification from Industrial District (I) to Commercial District (C-3) on 8.37 acres of land located at the south corner of North Earl Rudder Freeway (State Highway 6) and North Harvey Mitchell Parkway (F.M. 2818), being Lot 1 in Block 1 of Big Gas Truck Stop Subdivision and Lot 1 in Block 1 of North Point Business Park Subdivision in Bryan, Brazos County, Texas. (M. Dalton)

8. REQUESTS FOR APPROVAL OF VARIANCE TO STANDARDS OF ARTICLE IV (BUILDING 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 [PV14-04](#): Travis Nance

A request for approval of a variance from the minimum number of off-street parking spaces required in conjunction with the proposed construction of a new restaurant on property at 768 N. Earl Rudder Freeway between Austin's Colony Parkway and Boonville Road (F.M. 158), being

Lot 3B in Block 1 of the Boonville Town Center Subdivision in Bryan, Brazos County, Texas. (M. Hilgemeier)

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 tentatively scheduled for Thursday, July 17, 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.