

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 5, 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 May 1, 2014.**
 - b. **Final Plat [FP14-03: Heritage Lakes Estates Subdivision – Phase 1](#)**
Proposed Final Plat of Heritage Lakes Estates Subdivision – Phase 1, being 45.1 acres of land out of Richardson Perry League, A-44 adjoining the north side of Steep Hollow Road, approximately 900 feet to 1,550 feet north from its intersection with Elmo Weedon Road in Bryan's extraterritorial jurisdiction (ETJ) in Brazos County, Texas. (M. Hilgemeier) [Drawing](#)

c. Final Plat FP14-10: Siena Subdivision – Phase 3

Proposed Final Plat of Siena Subdivision – Phase 3, being 14.695 acres of land out of John Austin Survey, A-2 extending south and southwest of the current terminus of Positano Loop, generally southwest of the intersection of Old Reliance Road and Florence Way in Bryan, Brazos County, Texas. (M. Dalton) [Drawing1](#) [Drawing 2](#)

d. Right-of-Way Abandonment RA14-02: Hawks Street

A request to abandon an approximately 50-foot wide and 386-foot long segment of unimproved public street right-of-way for Hawks Street, adjoining the northeast side of the 2800-2900 blocks of Clarks Lane between Fairlane and Owen Streets in Bryan, Brazos County, Texas. (R. Haynes) [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 RP14-06: W.J. Coulter’s Subdivision of the Morille Tract

Proposed Replat of a portion of Lot 6 in W.J. Coulter’s Subdivision of the Morille Tract, being 1.918 acres of land adjoining the northeast side of Palasota Drive between McArthur Avenue and Bridge Meadow Lane in Bryan, Brazos County, Texas. (R. Haynes) [Drawing](#)

b. Replat RP14-08: Woodville Acres No. 3 Subdivision

Proposed Replat of Lots 19 thru 21 in Block 5 of Woodville Acres No. 3 Subdivision, being 1.1564 acres of land adjoining the southwest side of Shirley Drive between Nancy Street and Stevens Drive 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 RZ14-11: Sam Trinh

A request to change the zoning classification from Agricultural – Open District (A-O) to Retail District (C-2) on 9.86 acres of land out of the Marie Kegan Survey, A-28, located at the northeast corner of State Highway 30 and Elmo Weedon Road in Bryan, Brazos County, Texas. (M. Dalton)

b. Rezoning RZ14-12: Juan Enrique Pachuca

A request to change the zoning classification from Mixed-Use Residential District (MU-1) to Retail District (C-2) on property located at 3801 East State Highway 21 at the east corner of East State Highway 21 and Old Kurten Road, being Lot 1R in Block 1 of Castle Heights 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 PV14-03: Diane and Joshua Lorden

A request for approval of a 55-foot variance from the minimum 200-foot lot depth generally required for lots in Retail (C-2) zoning districts, to allow the creation of a lot proposed to be only 145 feet in depth on property located at 2208 Finfeather Road at the west corner of Finfeather Road and Stuart Street, being Lot 1 in Block 1 Ferrara's Addition, Bryan, Brazos County, Texas. (R. Haynes)

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, June 19, 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.