

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, AUGUST 21, 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 August 7, 2014.**
 - b. Right-of-Way Abandonment [RA14-03](#): West 23rd Street and North Parker Avenue**
A request to abandon portions of public street right-of-way for West 23rd Street and North Parker Avenue, adjacent, north, and east of Block 142 in the Bryan Original Townsite in Bryan, Brazos County, Texas. (R. Haynes)

c. Easement Release [ER14-03](#): Block 142 Bryan Original Townsite

A request to release a 20-foot wide and 125-foot long public utility easement that extends west from North Parker Avenue between West 23rd and West 24th Streets in Block 142 of the Bryan Original Townsite in Bryan, Brazos County, Texas. (R. Haynes)

d. Right-of-Way Abandonment [RA14-04](#): Koch and De Lee Streets

A request to abandon an approximately 50-foot wide and 196-foot long segment of public street right-of-way for Koch Street and an approximately 50-foot wide and 200-foot long segment of public street right-of-way for De Lee Street, extending generally west of Memorial Drive between Kent and 29th Streets in Bryan, Brazos County, Texas. (M. Hilgemeier) [Drawing](#)

e. Easement Release [ER14-01](#): St. Joseph Regional Health Center

A request to release a portion of a 20-foot wide (3,920 sq. ft.) public utility easement that extends generally east from Memorial Drive, north from its intersection with Koch Street, in Lot 1 of Block F of the St. Joseph Regional Health Center Subdivision in Bryan, Brazos County, Texas. (M. Hilgemeier) [Drawing](#)

f. Final Plat [FP14-16](#): Silver Horse Ranch Subdivision

Proposed Final Plat of Silver Horse Ranch Subdivision, being 57.966 acres of land out of the Moses A. Foster Survey, A-16, located southwest of the current terminus of Golden Eagle Drive generally southwest of Carrabba Road in Bryan's eastern extraterritorial jurisdiction (ETJ) in Brazos County, Texas. (M. Dalton) [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 [RP14-11](#): Block 142 of Bryan Original Townsite [Drawing](#)

Proposed Replat of Lots 6, 7, and parts of Lots 3, 4, 5 and 8 in Block 142 of Bryan Original Townsite, and portions of public street right-of-way for West 23rd Street and North Parker Avenue that have been requested to be abandoned, being a total of 0.47 acres of land at the southwest corner of West 23rd Street and North Parker Avenue in Bryan, Brazos County, Texas. (R. Haynes)

b. Replat [RP14-17](#): Woodville Acres Subdivision

Proposed Replat of portions of Lots 12 and 13 in Woodville Acres Subdivision, being 0.46 acres of land located at the north corner of Woody Lane and Stevens Drive in Bryan, Brazos County, Texas. (M. Hilgemeier) [Drawing](#)

c. Replat [RP14-19](#): Community Health Center Subdivision

Proposed Replat of Community Health Center Subdivision, being 4.711 acres of land adjoining the southwest side of South Texas Avenue, approximately 175 feet southeast of the intersection of Sulphur Springs Road in Bryan, Brazos County, Texas. (M. Dalton) [Drawing](#)

d. Replat [RP14-20](#): Buffington Subdivision

Proposed Replat of parts of Blocks 30, 31 and 32 of Mitchell's Addition and part of Block 2 of Phillips Addition, being a total of 1.0241 acres of land adjoining the northeast side of East 29th Street between Baker and Hutchins Streets in Bryan, Brazos County, Texas. (R. Haynes) [Drawing](#)

7. REQUESTS RELATED TO 0.876 ACRES OF VACANT LAND LOCATED AT THE EAST CORNER OF EAST 29TH AND SOUTH HUTCHINS STREETS – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval; applicants may direct appeal of variance denial to City Council).

a. Planning Variance [PV14-08](#): Laurence Marino

A request for variance from the minimum 100-foot lot depth generally required on lots in Residential District - 5000 (RD-5) zoning districts, to allow the division of two existing lots into five new lots, two of which are proposed to have lot depths of approximately 83.9 feet and 84.5 feet, respectively, 0.876 acres of vacant land located at the east corner of East 29th and South Hutchins Streets, being a portion of Block 3 in Phillips Addition and a portion of Block 62 in the JP Mitchell's Addition in Bryan, Brazos County, Texas. (M. Dalton)

b. Replat [RP14-07](#): Block 62 in JP Mitchell's Addition

Proposed Replat of a portion of Block 3 in the Phillips Addition and a portion of Block 62 in the JP Mitchell's Addition, being 0.876 acres of vacant land located at the east corner of East 29th and South Hutchins Streets in Bryan, Brazos County, Texas. (M. Dalton) [Drawing](#)

8. 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 [CU14-05](#): U&C Family Investments

A request for approval of a Conditional Use Permit to allow a neighborhood grocery store on property in a Residential District – 5000 (RD-5) zoning district, specifically 0.346 acres of land adjoining the northeast side of Palasota Drive between McArthur Avenue and Bridge Meadow Lane, being Lot 6R-2 in W.J. Coulter Subdivision of the Morille Tract in Bryan, Brazos County, Texas. (R. Haynes) [Drawing](#)

9. REQUESTS RELATED TO 1.918 ACRES OF LAND ADJOINING THE SOUTHWEST SIDE OF THE NORTH EARL RUDDER FREEWAY WEST FRONTAGE ROAD BETWEEN SYMPHONY PARK DRIVE AND LONG DRIVE – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval; applicants may direct appeal of variance/Conditional Use Permit denial to City Council).

a. Rezoning [RZ14-15](#): Mark W. Bedgood

A request to change the zoning classification from Office District (C-1) to Retail District (C-2) on 1.918 acres of land adjoining the southwest side of the North Earl Rudder Freeway West Frontage Road, addressed as 1003 North Earl Rudder Freeway, between Symphony Park Drive and Long Drive, being the Department of Public Safety Area Office Subdivision in Bryan, Brazos County, Texas. (R. Haynes)

b. Conditional Use Permit [CU14-11](#): Mark W. Bedgood

A request for approval of a Conditional Use Permit, to allow an auto sales and service business on property in a Retail District (C-2) zoning district, specifically on property located at 1003 North Earl Rudder Freeway between Symphony Park Drive and Long Drive, being 1.918 acres of land and the Department of Public Safety Area Office Subdivision in Bryan, Brazos County, Texas. (R. Haynes) [Drawing](#)

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 tentatively scheduled for Thursday, September 4, 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.