

Chairperson Scott Hickle
Vice-Chairperson Pete Bienski
Parliamentarian Nancy Hardeman



Commissioners
Leo Gonzalez
Bobby Gutierrez
Kyle Incardona
Kevin Krolczyk
Prentiss Madison
Robert Swearingen

AGENDA

**BRYAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, MAY 7, 2015 – 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 16, 2015.**
- b. Final Plat [FP14-21](#): Coulter North Addition**
Proposed Final Plat of Coulter North Addition, being 0.3743 acres of land out of John Austin League, A-2, adjoining the southeast side of North Coulter Drive between Park and Ertle 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 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 [CU15-04](#): David Riddle

A request for approval of a Conditional Use Permit, to allow continued use of a property as a single-family residence in an Office (C-1) zoning district, specifically on property located at 202 S. Parker Avenue, being parts of Lots 6-8 and an abandoned alley right-of-way in Block 138 of the Bryan Original Townsite, adjoining the west side of South Parker Avenue between West 27th and West 28th Streets in Bryan, Brazos County, Texas. (R. Haynes)

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 [RZ15-02](#): Jeffrey M. Burns

A request to change the zoning classification from Residential District - 5000 (RD-5) to Multiple-Family District (MF) on 0.287 acres of land, being Lots 6 and 7 in Block 2 of Highland Park Subdivision – Phase 1, addressed as 4408 Aspen Street and located at the west corner of Aspen and Foch Streets, in Bryan, Brazos County, Texas. (R. Haynes)

b. Rezoning [RZ15-07](#): Texas – Villa Maria Retail, L.P.

A request to amend the development plan of a previously-approved Planned Development – Business District (PD-B) on 0.665 acres of vacant land, being Lot 12R of Villa Maria Road Subdivision, addressed as 712 East Villa Maria Road and adjoining the north side of East Villa Maria Road between South Texas Avenue and Wayside Drive, in Bryan, Brazos County, Texas. (R. Haynes) [Development Plan](#) [Landscaping Plan](#)

8. PROPOSED AMENDMENTS TO THE TEXT OF BRYAN’S CODE OF ORDINANCES – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission makes recommendation; City Council has final approval).

a. Bryan Code of Ordinances Chapters 62 and 130

A recommendation to the Bryan City Council regarding amendments to the text of Bryan Code of Ordinances Chapter 62, Land and Site Development, and Chapter 130, Zoning, correcting internal conflicts, inconsistencies, ambiguities, scrivener’s errors, formatting mistakes and other technical irregularities of a non-substantive nature, to make the ordinances easier to use, less prone to misinterpretation and confusion, and more legally defensible. (M. Zimmermann)

[Amend 1](#) [Amend 2](#) [Amend 3](#) [Amend 4](#) [Amend 5](#)

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 scheduled for Thursday, May 21, 2015 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.