

Chairperson Scott Hickle
Vice-Chairperson Bobby Gutierrez
Parliamentarian Nancy Hardeman



Commissioners
Leo Gonzalez
Kyle Incardona
Kevin Krolczyk
Prentiss Madison
Robert Swearingen

AGENDA

**BRYAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, AUGUST 20, 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 August 6, 2015.**

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 [RP15-20](#):**
Proposed Replat of Lots 2R, 3R, 4R, 5R and 6R in Block 1 of Hyde Park Addition, being a total of 1.123 acres of land adjoining the southeast side of Natalie Street, south of its intersection with Boyett Street in Bryan, Brazos County, Texas. (M. Hilgemeier) [Drawing](#)

7. 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 [CU15-08](#): Hill Country Tabacalera

A request for approval of a Conditional Use Permit, to allow a nightclub with a floor area of less than 5,000 square feet (“cigar bar”) on property in a Retail District (C-2), specifically on property at 3700 South Texas Avenue, Suite 650, in the North Park Plaza Shopping Center adjoining the southwest side of South Texas Avenue between Dunn Street and East North Avenue, being Lot 1R-A in Block 2 of the Ramsey Place Subdivision - Phase 3, in Bryan, Brazos County, Texas. (S. Killam)

b. Conditional Use Permit [CU15-09](#): Mosqueda Cooling & Heating

A request for approval of a Conditional Use Permit, to allow an air conditioning sales and service business on property in the South College – Business (SC-B) zoning district, specifically on property located at 1800 S. College Avenue, being 4.76 acres of land out of the Zeno Phillips League adjoining the west side of South College Avenue between Beason and Rebecca Streets in Bryan, Brazos County, Texas. (M. Hilgemeier) [Drawing](#)

8. 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, September 3, 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.