

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, SEPTEMBER 3, 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. **RECOGNITION OF FORMER COMMISSIONER PETE BIENSKI FOR HIS SERVICE ON THE PLANNING AND ZONING COMMISSION.**
4. **HEAR CITIZENS.**
5. **RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST.**

All matters listed under Item 6, 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.

6. **CONSENT AGENDA.**
 - a. **Approval of minutes from the [workshop](#) and [regular](#) meetings on August 20, 2015.**
 - b. **Master Plan [MP15-02: Heritage Lakes Estates Drawing1](#) [Drawing2](#)**
Proposed Second Revised Master Plan of Heritage Lakes Estates Subdivision, being 83.92 acres of land out of Richardson Perry League, located at the north corner of Steep Hollow and Elmo Weedon Roads in Bryan's extraterritorial jurisdiction (ETJ) in Brazos County, Texas. (S. Killam)

c. Final Plat [FP15-18](#): The Traditions Subdivision – Phase 20C-1 [Drawing](#)

Proposed Final Plat of The Traditions Subdivision – Phase 20C-1, being 4.426 acres of land out of the Thomas J. Wooten League A-59 and southeast of the 3000 block of West Villa Maria Road, and at the easternmost end of Blue Belle Drive in Bryan, Brazos County, Texas (R. Haynes)

All matters listed on the regular agenda below are subject to individual staff presentations, discussion, and possible action by the Planning and Zoning Commission.

7. REQUESTS FOR APPROVAL OF REPLATS – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval).

a. Replat [RP15-26](#): Green Branch Ridge Subdivision – Phase 4

Proposed Replat of Lots 6 and 7 in Green Branch Ridge Subdivision – Phase 4, being at total of 3.37 acres of land adjoining the north side of Green Branch Loop, northwest from its southernmost intersection with Steep Hollow Road in Bryan’s extraterritorial jurisdiction (ETJ), Brazos County, Texas. (S. Killam) [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 [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) [Drawing](#)

b. Conditional Use Permit [CU15-11](#): Fred and Carol Anderson

A request for approval of a Conditional Use Permit, to allow the combined square footage of two detached accessory structures to be up to 2,384 square feet on property in a Residential - Neighborhood Conservation District (R-NC), specifically on property located at 2504 River Forest Drive, being Lot 11 in Block 7 of The Memorial Forest Subdivision – Phase 3 on 0.7954 acres of land adjoining the east side of River Forest Drive, south from its intersection with Rustling Oaks Drive in Bryan, Brazos County, Texas (M. Hilgemeier) [Drawing](#)

9. 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 [RZ15-09](#): Leo 60 L.P.

A request to change the zoning classification from Agricultural – Open District (A-O) to Planned Development – Mixed Use District (PD-M), to allow a mixed use development consisting of commercial, residential and manufactured home land lease community uses on 61.59 acres of vacant land located on the northwest side of the 2300 Block of Leonard Road, 150 feet to 750 feet southwest from its intersection with Jordan Loop, being Lot 1 and the reserve tract of the Follett Subdivision in Bryan, Brazos County, Texas. (R. Haynes)

b. Rezoning RZ15-16: RBA Investments

A request to change the zoning classification from Agricultural – Open District (A-O) to Commercial District (C-3) on 1.487 acres of land adjoining the northwest side of State Highway 21 East, southwest from its intersection with Marino Road in Bryan, Brazos County, Texas. (S. Killam)

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 scheduled for Thursday, September 17, 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.