

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, OCTOBER 1, 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 September 17, 2015.**
- b. **Final Plat [FP15-14](#): Austin's Colony – Phases 14 and 15**
Proposed Final Plat of Austin's Colony Subdivision, being 21.012 acres of land out of John Austin League, A-2 and located northeast of Thornberry Drive between Archer Circle and River Rock Drive in Bryan, Brazos County, Texas. (R. Haynes) [Drawing](#)

c. Final Plat [FP15-27](#): Lantern Cove Subdivision

Proposed Final Plat of Lantern Cove Subdivision, being 12.058 acres of land out of S.F. Austin League, A-63 and located at the northeast corner of Wallis Road, approximately 505 feet northeast of its intersection with Old Reliance Road in the City of Bryan's extraterritorial jurisdiction (ETJ) in Brazos County, Texas. (M. Hilgemeier) [Drawing](#)

d. Final Plat [FP15-29](#): The Traditions Subdivision – Phase 29

Proposed Final Plat of The Traditions Subdivision – Phase 29, being 10.760 acres of land out of J.H. Jones Survey, A-26 and located north of the northern terminus of Atlas Pear Drive, approximately 800 feet northwest of its intersection with HSC Parkway in Bryan, Brazos County, Texas. (R. Haynes) [Drawing](#)

e. Right-of-Way Abandonment [RA15-03](#): portions of E. 23rd Street and N. Washington Ave.

A request to abandon approximately 0.105 acres (4,574 square feet) of public street rights-of-way for East 23rd Street and North Washington Avenue, adjoining the south and east sides, respectively, of Block 11 in the Bryan Original Townsite, at the northwest corner of East 23rd Street and North Washington Avenue in Bryan, Brazos County, Texas Brazos County, Texas. (M. Hilgemeier) [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 [RP15-32](#): Bryan Original Townsite – Block 11

Proposed Replat of Lots 8 and 9 and portions of an abandoned public alley right-of-way in Block 11 of the Bryan Original Townsite, as well as portions of public street rights-of-way for East 23rd Street and North Washington Avenue that have been requested to be abandoned, being a total of 0.44 acres of land located at the northwest corner of East 23rd Street and North Washington Avenue in Bryan, Brazos County, Texas Brazos County, Texas. (M. Hilgemeier) [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 [RZ15-18](#): SF Business Investments, LLC.

A request to change the zoning classification from Agricultural – Open District (A-O) to Retail District (C-2) on 4.675 acres of land out of Maria Kegan Survey, adjoining the northeast side of the State Highway 30 between Winding Creek Road (private road) and Cole Lane in Bryan, Brazos County, Texas. (M. Hilgemeier) [Drawing](#)

8. REQUESTS FOR ANNEXATION – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission makes recommendation; City Council has final approval).

a. Annexation [ANNEX15-03](#): Larry Wayne Armstrong and Rebekah O'Brien

An owner-requested annexation of 152.8 acres of land out of John H. Jones Survey, Abstract No. 26, located generally south of Texas State Highway 47, southwest from its intersection with HSC Parkway and adjoining the northeast side of Jones Road in Bryan's extraterritorial jurisdiction (ETJ) in Brazos County, Texas. (M. Zimmermann)

9. REQUESTS FOR APPROVAL OF VARIANCE TO STANDARDS OF ARTICLE IV (BUILDING SETBACKS 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 [PV15-11](#): Rick Rogers

A request for approval of a complete variance from the minimum 25-foot front building setback generally required on properties zoned Residential District – 5000 (RD-5), to legitimize previous installation of a carport that extends all the way to the front property line on property at 3803 Oak Hill Drive on the south side of Oak Hill Drive between Windridge and Woodmeadow Drives, being Lot 12 in Block 14 of The Oaks Phase 4 in Bryan, Brazos County, Texas. (S. Doland)

10. REQUESTS FOR APPROVAL OF VARIANCE TO STANDARDS OF ARTICLE VI (ACCESS AND OFF STREET PARKING) 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 [PV15-12](#): Jeremy Richardson

A request for approval of a variance from the minimum 275-foot drive separation distance and 50-foot driveway throat depth generally required on properties along major arterial streets, to allow a new driveway with a driveway throat depth of 36 feet to be located within 132 feet of East 29th Street on property at 2305 East Villa Maria Road, at the southeast corner of the intersection of East Villa Maria Road and East 29th Street, being Lot 1 in Block 1 of the Villa Maria Gulf Service Subdivision in Bryan, Brazos County, Texas. (M. Hilgemeier) [Drawing](#)

11. 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, October 15, 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.