

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 15, 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 October 1, 2015.**
 - b. **Final Plat [FP15-16](#): Hwy 30 Business Park Subdivision**
Proposed Final Plat of Hwy 30 Business Park Subdivision, being 9.76 acres of land out of Maria Kegan Survey, and adjoining the northeast side of State Highway 30 between Winding Creek Road (private road) and Cole Lane in Bryan, Brazos County, Texas. (M. Hilgemeier) [Drawing](#)
 - c. **Final Plat [FP15-23](#): Trail's End Subdivision**
Proposed Final Plat of Trails End Subdivision, being 1.041 acres of land out of the Moses Baine League and located north of the intersection of Rabbit Lane and Nancy Street in Bryan, Brazos County, Texas. (R. Haynes) [Drawing](#)

d. Final Plat FP15-26: Siena Subdivision – Phase 4

Proposed Final Plat of Siena Subdivision – Phase 4, being 17.742 acres of land out of John Austin Survey, A-2 and located generally southeast of Old Reliance Road, wedged between the current termini of Positano Loop in Bryan, Brazos County, Texas. (M. Zimmermann) [Drawing](#)

e. Final Plat FP15-17: Siena Subdivision – Phase 5 [Drawing](#)

Proposed Final Plat of Siena Subdivision – Phase 5, being 6.076 acres of land out of John Austin Survey, A-2 and located generally southeast of Old Reliance Road, generally south of the westernmost terminus of Positano Loop in Bryan, Brazos County, Texas. (M. Zimmermann)

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 RP15-31: Block 1 of Ehlinger Place Subdivision

Proposed Replat of Lots 2 through 4 in Block 1 of Ehlinger Place Subdivision, being 0.664 acres of land located generally southeast of the 100 block of Ehlinger Drive between South College Avenue and Lakeview Street in Bryan, Brazos County, Texas. (R. Haynes) [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 RZ15-17: Larry Wayne Armstrong and Rebekah O’Brien

A request to change the zoning classification from Agricultural – Open District (A-O) to Retail District (C-2) on 42.59 acres of land out of John H Jones Subdivision, and adjoining the southeast side of State Highway 47 north from Raymond Stotzer Parkway in Bryan, Brazos County, Texas. (M. Zimmermann)

b. Rezoning RZ15-19: Felix Torres

A request to change the zoning classification from Agricultural – Open District (A-O) to Residential District – 5000 (RD-5) on 7.75 acres of land out of Stephen F. Austin League #9 currently addressed as 2502 Beck Street and adjoining the north side of the 2500 block of Beck Street, approximately 1,000 feet east of its intersection with Suncrest Street in Bryan, Brazos County, Texas. (M. Hilgemeier)

c. Rezoning RZ15-12: STTC, LLC.

A request to change the zoning classification from a combination of Agricultural – Open District (A-O), Retail District (C-2), Industrial District (I), and Planned Development – Housing District (PD-H), to Planned Development – Mixed Use District (PD-M) on 164.28 acres of land adjoining the southwest side North Harvey Mitchell Parkway (FM 2818) between West State Highway 21 and Sandy Point Road in Bryan, Brazos County, Texas. (M. Hilgemeier)

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 **CU15-13: Brazos Trace, LLC.**

A request for approval of a Conditional Use Permit, to allow zero lot line (patio) homes on property zoned Residential District – 5000 (RD-5), being approximately 1.136 acres of land out of the John Austin League, A-2 adjoining the northeast side of a proposed extension of Peterson Way, which is currently under construction, approximately 85 feet to 535 feet southeast from its intersection with Janice Trail (proposed Lots 1 through 9 in Block 1 of Briar Meadows Creek Subdivision – Phase 5), in Bryan, Brazos County, Texas. (S. Doland)

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 **PV15-13: Brazos Trace, LLC.**

A request for approval of a 5-foot variance from the minimum 7.5-foot side building setback generally required on properties zoned Residential District - 5000 (RD-5), to allow the construction of two new detached single-family homes within 2.5 feet of the northwestern and southeastern side property lines, respectively, on two new lots on approximately 0.25 acres of land out of John Austin League, A-2, adjoining the northeast side of a proposed extension of Peterson Way, which is currently under construction, approximately 555 feet to 655 feet southeast from its intersection with Janice Trail (proposed Lots 26 and 27 in Block 2 of Briar Meadows Creek Subdivision – Phase 5), in Bryan, Brazos County, Texas. (S. Doland)

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, November 5, 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.