

Chairperson Scott Hickle  
Vice-Chairperson Bobby Gutierrez  
Parliamentarian Nancy Hardeman



Commissioners  
John Bush  
Leo Gonzalez  
Kyle Incardona  
Kevin Krolczyk  
Prentiss Madison  
Robert Swearingen

## AGENDA

**BRYAN PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
THURSDAY, DECEMBER 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. 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 November 17, 2015.**
  - b. Approval of regular meeting dates and deadlines for submitting applications in 2016.**
  - c. Right-of-way Abandonment **RA15-04: Bryan Original Townsite Blocks 264 and 265****

*A request to abandon approximately 0.275 acres (12,000 square feet) of public street right-of-way for East 21<sup>st</sup> Street adjoining the north and south sides, respectively, of Block 265 and 264 in the Bryan Original Townsite, east of the intersection of East 21<sup>st</sup> Street and North Main Street in Bryan, Brazos County, Texas 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.*

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

**a. Replat [RP15-35](#): Bryan Original Townsite Blocks 264 and 265**

*Proposed Replat of Block 264 and Block 265 in the Bryan Original Townsite, being a total of 1.997 acres of land adjacent to the east side of North Main Street between East Pruitt Street and East 22<sup>nd</sup> Street, in Bryan, Brazos County, Texas. (R. Haynes) [Drawing](#)*

**b. Replat [RP15-36](#): Country Club Estates Subdivision – Phase 2**

*Proposed Replat of Lot 3 in Block A of Country Club Estates Subdivision – Phase 2, being 0.413 acres of land adjoining the northwest side of Fairway Drive between Green and Link Streets, south of W. Villa Maria Road (FM 1179) and currently address as 312 Fairway Drive in Bryan, Brazos County, Texas. (S. Doland) [Drawing](#)*

**c. Replat [RP15-37](#): The Traditions Subdivision – Phase 5**

*Proposed Replat of Lots 44 - 46 in Block 2 of The Traditions Subdivision – Phase 5, being a total of 2.165 acres of land located approximately ¼-mile west of the intersection of South Traditions Drive and Hickory Ridge Circle, in Bryan, Brazos County, Texas. (R. Haynes) [Drawing](#)*

**d. Replat [RP15-38](#): Green Branch Ridge – Phase 4**

*Proposed Replat of Lot 37 in Green Branch Ridge Subdivision – Phase 4, being 4.66 acres of land adjoining the southwest side of Olivia Trail, approximately 587 feet north of its intersection with Green Branch Loop in Bryan's extraterritorial jurisdiction (ETJ) in 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 [RZ15-21](#): GAZW Holdings, LLC**

*A request to change the zoning classification from Commercial District (C-3) to Office District (C-1) on 0.62 acres of land located at the northwest corner of the intersection of North Earl Rudder Freeway Frontage Road and Water Locust Drive, being Lot 2 in Block 2 of the Canyon Creek Entertainment Subdivision in Bryan, Brazos County, Texas. (M. Hilgemeier)*

**b. Rezoning [RZ15-24](#): Rockwater Investments, LP**

*A request to change the zoning classification from Residential District – 5000 (RD-5) to Planned Development – Housing District (PD-H) on 0.23 acres of land located at the south corner of Aspen and Clay Streets, being Lot 10 and parts of Lot 9 in Block 4 of the Highland Park Subdivision and currently addressed as 4200 Aspen Street in Bryan, Brazos County, Texas. (M. Hilgemeier) [Drawing](#)*

**c. Rezoning [RZ15-25](#): Blinn College**

*A request to change the zoning classification from Agricultural – Open District (A-O) to Planned Development – Mixed Use District (PD-M) on 95.29 acres of vacant land out of Zeno Phillips Survey, A-45, located at the south corner of North Harvey Mitchell Parkway (FM 2818) and Leonard Road in Bryan, Brazos County, Texas. (M. Zimmermann) [Drawing](#)*

**8. 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 **PV15-16**: Cruz Auila**

*A request for approval of a 3.5-foot variance from the minimum 7.5-foot side building setback that is generally required from side property lines on residential home sites, to allow the proposed construction of an addition to an existing home, planned to extend within 4 feet from the northeast side property line on property at 112 Edge Street, adjoining the north side of Edge Street between S. College and Cavitt Avenues, being Lot 7 in Block 1 of The Dellwood Park Subdivision in Bryan, Brazos County, Texas. (M. Hilgemeier)*

**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, December 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.*