

Chairperson Bobby Gutierrez
Vice-Chairperson Leo Gonzalez
Parliamentarian Kevin Krolczyk

Commissioners
John Bush
Cathy Conlee
Kyle Incardona
Prentiss Madison
Reuben Marin
Robert Swearingen



AGENDA

**BRYAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, FEBRUARY 18, 2016 – 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 February 4, 2016.**
 - b. **Final Plat [FP15-19](#): Greenbriar Subdivision – Phase 6A**
Proposed Final Plat of Greenbriar Subdivision – Phase 6A, being 5.003 acres of land out of the John Austin League, Abstract No.2 adjoining the northeast side of Thornberry Drive between Stoneleigh Road and Wakefield Drive in Bryan, Brazos County, Texas. (R. Haynes) [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 **RP16-01: Block 2 of the Mitchell-Lawrence-Cavitt Addition**

Proposed Replat of Lots 1 – 4 and 10 – 18 in Block 2 of the Mitchell-Lawrence-Cavitt Subdivision, being 2.22 acres of land adjoining the northwest side of Lawrence Street between Cavitt and Maloney Avenues in Bryan, Brazos County, Texas. (M. Hilgemeier) [Drawing](#)

b. Replat **RP16-02: La Brisa Subdivision – Phase 1**

Proposed Replat of Lots 15 – 17 in Block F of the La Brisa Subdivision – Phase 1, being 1.183 acres of land adjoining the south side of Lobo Drive approximately 100 feet to 400 feet east of its intersection with Westwood Main, and currently addressed as 2205 Lobo Drive, in Bryan, Brazos County, Texas. (S. Doland) [Drawing](#)

7. 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 **PV16-01: Tamara Jackson**

A request for approval of a 2.5-foot variance from the minimum 15-foot side street building setback generally required on residential home sites adjacent to a local street, to allow the proposed construction of a new single-family home proposed to extend within 12.5 feet of the side property line along Hazel Street for property addressed as 1508 Pecan Street, being Lot 5 in Block 5 of the Woodlawn Subdivision and located at the north corner of Hazel and Pecan Streets in Bryan, Brazos County, Texas. (S. Doland)

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, March 3, 2016 at 6:00 p.m.

FOR INFORMATION ON SIGN LANGUAGE INTERPRETATION, TDD OR OTHER TRANSLATION OR ACCESSIBILITY INFORMATION, PLEASE CONTACT THE CITY OF BRYAN CITY SECRETARY'S OFFICE AT 209-5002 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 la Oficina de la Secretaria de la Ciudad de Bryan al 979-209-5002 por lo menos 48 horas antes del tiempo planificado de la reunión para que su petición pueda ser acomodada.