

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, MARCH 3, 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 18, 2016.

*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 [RP16-05](#): Highland Park Addition – Phase 2**

*Proposed Replat of Lots 4, 5, and 6 and part of Lots 3 and 7 in Block 9B of Highland Park Addition – Phase 2, being a 0.76 acres of land adjoining the southwest side of Oaklawn Street between Foch and Clay Streets and currently addressed as 4302, 4304, and 4308 Oaklawn Street 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 [PV16-02](#): Omega Builders**

*A requests for approval of 16-inch and 18-inch variances from the minimum 7.5-foot side building setback that is generally required from side property lines on residential home sites, to legitimize the construction of a single-family home which extends within 6.1 feet and 5.9 feet from the north and south side property lines, respectively, on property located at 3004 Archer Circle, approximately 120 feet north from its intersection with Thornberry Drive, being Lot 40 in Block 3 of Austin's Colony Subdivision – Phase 13 in Bryan, Brazos County, Texas (M. Zimmermann)*

**8. 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 [RZ16-03](#): Paul Marvin**

*A request to change the zoning classification from Residential District – 5000 (RD-5) to Retail District (C-2) on 0.921 acres of land located at 2306 Sandy Lane, between Turkey Creek Road and Stuart Street, and being Lots 4, 5, and part of Lot 6 in Block 4 of Oak Glade Addition in Bryan, Brazos County, Texas. (R. Haynes)*

**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, April 7, 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.*