AGENDA

BRYAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, SEPTEMBER 7, 2017 – 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 special meeting on August 17, 2017.

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 RP17-08: St. Luke’s Addition
   Proposed Replat of Lot 1 in Block 1 of St. Luke’s Addition, being a total of 9.75 acres of land adjoining the north side of West Villa Maria Road between Kingsgate and Autumn Lake Drives and currently addressed as 2700 West Villa Maria Road in Bryan, Brazos County, Texas. (L. Hackett) Drawing

b. Replat RP17-38: Miramont Subdivision – Section 11
   Proposed Replat of Lot 7-R in Block 1 and 0.035 acres out of an existing 1.699-acre common area in the Miramont Subdivision – Section 11, being a total of 0.310 acres of land adjoining the west side of Legacy Court, located approximately 490 to 625 feet from its intersection with Miramont Boulevard and currently addressed as 3325 Legacy Court in Bryan, Brazos County, Texas. (A. Kay) Drawing

7. REQUESTS RELATED TO 126.04 ACRES OF LAND ADJOINING THE NORTHWEST SIDE OF HARDY WEEDON ROAD NORTH FROM ITS INTERSECTION WITH STATE HIGHWAY 30/F.M. 158 IN BRYAN’S EXTRATERRITORIAL JURISDICTION, IN BRAZOS COUNTY, TEXAS – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission makes recommendation; City Council has final approval).

a. Annexation ANNEX17-01: 1983 Land Investments, LLC
   An owner-requested annexation of 94.11 acres of vacant land out of Maria Kegan Survey, Abstract No. 28, adjoining the northwest side of Hardy Weedon Road, approximately 850 to 2,850 feet northeast from its intersection with State Highway 30/F.M. 158, as well as 3.25 acres of adjoining right-of-way for Hardy Weedon Road, for a total of area of 97.36 acres of land being adjacent and contiguous to the present corporate limits of the City of Bryan and located in eastern Brazos County, Texas. (S. Doland) Attachments

b. Rezoning RZ17-13: 1983 Land Investments, LLC
   A request to change the zoning classification from Agricultural – Open District (A-O) to Planned Development – Mixed Use District (PD-M), on 28.68 acres of vacant land out of the Maria Kegan Survey, Abstract No. 28, located at the northeast corner of State Highway 30/F.M. 158 and Hardy Weedon Road, in Bryan, Brazos County, Texas. (S. Doland) Attachments

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 RZ17-14: Bryan Cotton Warehouse
   A request to change the zoning classification from Commercial District (C-3) to Planned Development – Business District (PD-B), specifically to allow warehouse operations on 18.45 acres of land, being 6.02 adjoining the east side of North Bryan Avenue between West 15th and West 18th Streets as well as 12.431 acres of land at the northwest corner of West 15th Street and North Parker Avenue, occupying Lot 1 in Block 107R and Lot 2 in Block 130 of the Bryan Original Townsite in Bryan, Brazos County, Texas. (R. Haynes) Drawing
9. REQUESTS FOR APPROVAL OF VARIANCES 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 PV17-18: David Earl Mickens
      A request for approval of a variance from the minimum 25-foot front building setback generally required on property zoned Mixed Use Residential District (MU-1), to allow for the proposed installation of a carport, planned to extend all the way to front property line on property located at 1230 Chigger Street, adjoining the northwest side of Chigger Street approximately 250 to 300 feet west from its intersection with Waco Street, being Lot 27 in Block 2 of the Candy Hill Subdivision – Phase 2, in Bryan, Brazos County, Texas. (L. Hackett)

   b. Planning Variance PV17-19: J. Cody Whitten
      A request for approval of a variance from the minimum 5-foot side building setback generally required on property zoned South College - Business District (SC-B), to allow the proposed construction of a building addition as well as the installation of a proposed walk-in cooler, planned to extend within 2.5 feet from the northwest side property line on property located at 3610 South College Avenue between South College Avenue and Old College Road, being Lot 1 in Block 1 of the Beltrand Subdivision, in Bryan, Brazos County, Texas. (A. Kay)

   c. Planning Variance PV17-20: TDG Management, LP
      A request for approval of a variance from the minimum 50-foot lot width generally required on properties zoned Residential District - 5000 (RD-5), to allow the proposed subdivision of 11 new lots, each of which is proposed to have a lot width of no less than 38.7 feet, on 8.259 acres of currently vacant land out of Zeno Phillips League, Abstract No. 45 adjoining the northeast side of Autumn Lake Drive, generally east from its intersection with Mountain Wind Loop, being Lots 11 through 21 in Block 1 of the proposed Autumn Ridge Subdivision in Bryan, Brazos County, Texas. (L. Hackett)

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).

   A special meeting of the Planning and Zoning Commission is scheduled for Thursday, September 21, 2017 at 6:00 p.m.

   The next regular meeting of the Planning and Zoning Commission is scheduled for Thursday, October 5, 2017 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 979-209-5002 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 Secretaría 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.