

Chairperson Scott Hickle
Vice-Chairperson Pete Bienski
Parliamentarian Nancy Hardeman



Commissioners
Michael Beckendorf
Leo Gonzalez
Bobby Gutierrez
Kevin Krolczyk
Prentiss Madison
Robert Swearingen

AGENDA

**BRYAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, NOVEMBER 20, 2014 – 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 6, 2014.**
 - b. Approval of [regular meeting dates and deadlines](#) for submitting applications in 2015.**
 - c. Master Preliminary Plan [MP14-04: Stonebrier Subdivision](#)**
Proposed Master Preliminary Plan of Stonebrier Subdivision, being 14.054 acres of land out of John Austin League, A-2, adjoining adjoining both sides of Riverstone Drive north of its intersection with F.M. 1179 in Bryan, Brazos County, Texas. (M. Zimmermann) [Drawing](#)

d. Final Plat [FP14-18](#): The Traditions Subdivision – Phase 27

Proposed Final Plat of The Traditions Subdivision – Phase 27, being 13.837 acres of land out of the John H. Jones Survey adjoining the north side of the 3800 block of South Traditions Drive between HSC Parkway and Club Drive in Bryan, Brazos County, Texas. (R. Haynes) [Drawing](#)

e. Right-of-Way Abandonment [RA14-09](#): Washington Heights Subdivision - Block 10

A request to abandon 2,000 square feet of unimproved public alley right-of-way in Block 10 of the Washington Heights Subdivision, extending 100 feet northeast from Red Oak Street between Madison and Wellington Avenues in Bryan, Brazos County, Texas. (M. Dalton) [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 [RP14-27](#): Washington Heights Subdivision – Block 10

Proposed Replat of Lots 9 and 10 in Block 10 of the Washington Heights Subdivision as well as 1,000 square feet of public alley right-of-way that has been requested to be abandoned, being a total of 0.287 acres of land currently addressed as 1300 and 1304 Red Oak Street and located at north corner of the intersection of Red Oak Street and Madison Avenue in Bryan, Brazos County, Texas. (M. Dalton) [Drawing](#)

7. REQUESTS RELATED TO LAND IN AND ADJACENT TO BLOCK 43 OF THE BRYAN ORIGINAL TOWNSITE BOUNDED BY EAST 23RD STREET, NORTH HOUSTON AVENUE, AND EAST 24TH STREET - A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission makes recommendation and City Council has final approval regarding requests to abandon public rights-of-way; Commission has final approval of the replat).

a. Right-of-Way Abandonment [RA14-01](#): Bryan Original Townsite – Block 43

A request to abandon a 0.07-acre portion of a 20-foot wide public alley right-of-way extending east-to-west between North Houston and North Texas Avenues in Block 43 of the Bryan Original Townsite, as well as a 12-foot wide portion of East 24th Street and a 15-foot wide portion of North Houston Avenue rights-of-way cumulatively 0.13 acres in size, both lying adjacent to Block 43 of the Bryan Original Townsite between North Texas Avenue and North Houston Avenue and East 23rd and East 24th Streets, respectively, in Bryan, Brazos County, Texas. (R. Haynes) [Link to additional document](#)

b. Replat [RP14-25](#): Bryan Original Townsite – Block 43

Proposed Replat of portions of part of Lots 3 and 7 and all of Lots 4, 5, 8, 9, and 10 in Block 43, as well as a portion of public alley right-of-way and portions of public street rights-of-way for North Houston Avenue and East 24th Street that have been requested to be abandoned, being a total of 0.95 acres of land adjoining the west side of North Houston Avenue between East 23rd and East 24th Streets in Bryan, Brazos County, Texas. (R. Haynes) [Drawing](#)

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 RZ14-20: Bryan Commerce and Development

A request to change the zoning classification from a combination of Agricultural – Open District (A-O), Planned Development Mixed – Use District (PD-M), and Retail District (C-2) to Planned Development Mixed – Use District (PD-M) on 36.092 acres of land out of the John H. Jones Survey, A-26, adjoining the southwest side of S. Traditions Drive, generally located southwest of its intersection with of Club Drive 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 tentatively scheduled for Thursday, December 4, 2014 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.