

Chairperson Scott Hickle
Vice-Chairperson Pete Bienski
Parliamentarian Nancy Hardeman



Commissioners
Leo Gonzalez
Bobby Gutierrez
Kyle Incardona
Kevin Krolczyk
Prentiss Madison
Robert Swearingen

AGENDA

**BRYAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, APRIL 16, 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 March 5, 2015.**
 - b. Final Plat [FP15-01](#): Briar Meadows Creek Subdivision – Phase 5**
Proposed Final Plat of Briar Meadows Creek Subdivision – Phase 5, being 17.27 acres of land out of John Austin League, A-2 and located southeast from the current termini of Red River Drive and Peterson Way, generally south of Broadmoor Drive in Bryan, Brazos County, Texas. (R. Haynes) [Drawing1](#) [Drawing2](#)

c. Final Plat [FP15-03](#): Porter’s Meadow Subdivision – Phase 1

Proposed Final Plat of Porter’s Meadow Subdivision – Phase 1, being 6.732 acres of land of the Reserve Tract of the Marvin M. Porter’s Addition and adjoining the southwest side of the 2700 block of Old Hearne Road between Willhelm and Orlan Drives in Bryan, Brazos County, Texas. (R. Haynes) [Drawing1](#) [Drawing2](#)

d. Final Plat [FP15-04](#): Prostar Lane Subdivision

Proposed Final Plat of Prostar Lane Subdivision, being 5.5 acres of land out of Stephen F. Austin League No. 9, A-62 and located at the northeast corner of N. Harvey Mitchell Parkway (F.M. 2818) and Beck Street, in Bryan, Brazos County, Texas. (M. Hilgemeier) [Drawing](#)

e. Final Plat [FP15-05](#): Crenshaw Addition

Proposed Final Plat of Crenshaw Addition, being 3.3 acres of land out of Stephen F. Austin League No. 10, A-63 and located at 2111 Nuches Lane, approximately 0.3 miles southeast of the intersection of Tabor Road and Nuches Lane and 150 feet northwest from the intersection of Nuches and Autry Lanes 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 CONDITIONAL USE PERMITS – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval; appeals may be directed to City Council).

a. Conditional Use Permit [CU15-02](#): Foresight Communications

A request for approval of a Conditional Use Permit, to allow the installation of an intermediate wireless telecommunications facility (up to 110 feet tall) in a Planned Development (PD) District on property at 4221 Boonville Road, adjoining the north side of Boonville Road between Copperfield Drive and Miramont Boulevard, being Lot 1 in Block 1 of the Bethel Evangelical Lutheran Church Subdivision in Bryan, Brazos County, Texas. (M. Hilgemeier)

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 [RZ15-04](#): Morgan Lane, LP

A request to change the zoning classification from Agricultural – Open District (A-O) to Commercial District (C-3) on 5.5 acres of currently vacant land out of Stephen F. Austin League No. 9, A-62 and located at the northeast corner of N. Harvey Mitchell Parkway (F.M. 2818) and Beck Street, in Bryan, Brazos County, Texas. (R. Haynes)

8. REQUESTS FOR APPROVAL OF VARIANCE TO STANDARDS OF ARTICLE VI (ACCESS AND OFF-STREET PARKING) 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 PV15-02: Billy Joe Holyfield

A request for approval of a 10-foot variance from the maximum 25-foot residential driveway connection width allowed for lots in single-family residential use, to legitimize previous construction of a 35-foot wide driveway connection on property at the northeast corner of Thornberry Drive and Archer Circle, currently addressed as 3000 Archer Circle, being Lot 41 in Block 3 of Austin's Colony Subdivision – Phase 13 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, May 7, 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.