

Chairperson Scott Hickle
Vice-Chairperson Bobby Gutierrez
Parliamentarian Nancy Hardeman



Commissioners
Leo Gonzalez
Kyle Incardona
Kevin Krolczyk
Prentiss Madison
Robert Swearingen

AGENDA

**BRYAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, SEPTEMBER 17, 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 September 3, 2015.**
 - b. Final Plat [FP15-02](#): Messina Hof Estates**

Proposed Final Plat of the Messina Hof Estates Subdivision, being 35.62 acres of land adjoining the east side of Old Reliance Road, at the northeast corner of the intersection of Old Reliance Road and Merka Road in Bryan's eastern extraterritorial jurisdiction, Brazos County, Texas (M. Hilgemeier) [Drawing](#)

c. Final Plat FP15-25: Wixon Creek Estates

Proposed Final Plat of the Wixon Creek Estates Subdivision, being 11.00 acres of land located at the southwest corner of the intersection of Andert Road and Old Reliance Road, in Bryan's eastern extraterritorial jurisdiction (ETJ), Brazos County, Texas (M. Hilgemeier) 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 RP15-03: proposed Replat of Lots 1 - 3 in Block 1 of Austin's Colony, Phase 6

Proposed Replat of Lots 1 - 3 in Block 1 of Austin's Colony, Phase 6, being a total of 1.560 acres of land located generally southeast of the intersection of William's Trace Drive and Austin's Colony Parkway, Bryan, Brazos County, Texas. (R. Haynes) Drawing

b. Replat RP15-22: proposed Replat of Lots 16 - 17 & 0.17 acres of common area, The Traditions, Phases 20a and 20b

Proposed Replat of Lots 16 - 17 & 0.17 acres of common area, The Traditions, Phases 20a and 20b, being a total of 0.644 acres of land located generally southwest of the intersection of Boxelder Drive and Blue Belle Drive, in Bryan, Brazos County, Texas. (R. Haynes) Drawing

c. Replat RP15-29: proposed Replat of Lots 1-9 in Block 123 of the Bryan Original Townsite Subdivision

Proposed Replat of Lots 1 thru 9 in Block 123 of the Bryan Original Townsite into Lots 1-R through 6-R; being a total of 1.435 acres of land located at the southwest corner of the intersection of North Bryan Avenue and West 22nd Street, in Bryan, Brazos County, Texas. (M. Hilgemeier) Drawing

7. 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 CU15-10: Cody Hall

a request for approval of a Conditional Use Permit, to allow mini-warehouse/self-storage facilities and trailer/truck rentals on property in a Retail (C-2) zoning district, specifically on 10.58 acres of vacant land out of the Marie Kegan Survey, A-28, currently addressed as 10099 State Highway 30 and adjoining the northeast side of State Highway 30, approximately two-tenths of a mile southeast from its intersection with Elmo Weedon Road, in Bryan, Brazos County, Texas. (R. Haynes) Drawing

b. Conditional Use Permit CU15-12: Ellis Gerall

A request for approval of a Conditional Use Permit, to allow a fraternity house on property in an Agricultural – Open (A-O) district, specifically on 7.139 acres of vacant land in the J. M. Webb League, Tract 6, currently addressed as 3730 Sandy Point Road and adjoining the north side of Sandy Point Road between Hilton Road and Lee Morrison Lane in Bryan, Brazos County, Texas (S. Killam)

8. 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 PV15-08: David Cantey

A request for approval of a variance from the minimum 7.5-foot side building setback that is generally required from side property lines on residential home sites, to allow the proposed construction of an open carport that is planned to extend within 2 feet from the southeast side property line on property at 2915 Missouri Avenue, located at the east corner of Missouri Avenue and Russell Drive, being Lot 8 in Block 24 of The Lynndale Acres Subdivision – Phase 2 in Bryan, Brazos County, Texas (M. Hilgemeier)

b. Planning Variance PV15-09: Prentiss Madison

A request for approval of a 10-foot variance from the minimum 15-foot street side building setback generally required on residential home sites where a side property line adjoins a local street, to allow the proposed construction of a new single-family home proposed to extend within 5 feet from Columbus Avenue right-of-way, on property at 1105 Columbus Avenue at the south corner of Columbus Avenue and W. 16th Street, being Lot 10 in Block 2 of the Sunset Addition – Phase 2 Subdivision 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, October 1st, 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.