

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, OCTOBER 20, 2016 – 5:30 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 September 29, 2016**
  - b. Approval of minutes from the [workshop](#) and [regular](#) meetings on October 6, 2016.**
  - c. Master Plan [MP16-04: Osborn Business Park Subdivision Drawing](#)**  
*Proposed Master Plan of Osborn Business Park Subdivision, being 11.814 acres of land out of the John Austin League, A-2, and located at the east corner of Osborn Lane and Prairie Drive in Bryan, Brazos County, Texas. (S. Doland)*

**d. Final Plat [FP16-16](#): Osborn Business Park Subdivision – Phase 1 [Drawing](#)**

*Proposed Final Plat of the Osborn Business Park Subdivision – Phase 1, being 11.814 acres of land out of the John Austin League, A-2, and located at the east corner of Osborn Lane and Prairie Drive in Bryan, Brazos County, Texas. (S. Doland)*

**e. Right-of-way Abandonment [RA16-07](#): Alley in Block 135 of Bryan Original Townsite**

*A request to abandon an approximately a 20-foot wide and 250-foot long public alley right-of-way extending east-to-west between South Parker and South Sims Avenues in Block 135 of Bryan Original Townsite in Bryan, Brazos County, Texas. (R. Haynes)*

**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 [CU16-12](#): Charles and Anita Szabuniewicz [Drawing](#)**

*A request for approval of a Conditional Use Permit, to allow a patio home development on property zoned Residential - Neighborhood Conservation District (R-NC), specifically on 1.225 acres of vacant land adjoining the southwest side of South Texas Avenue between East Brookside and Hensel Drives, being Lots 3 through 5 and 25 feet of Lot 2 in Block 3 of the North Oakwood Addition in Bryan, Brazos County, Texas. (R. Haynes)*

**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 [RZ15-03](#): Adam Development Properties, LP**

*A request to change the zoning classification from a combination of Agricultural – Open District (A-O) and Planned Development District (PD) to Planned Development – Mixed Use District (PD-M) on 409.75 acres of vacant land out of John Austin League, A-2, adjoining the north side of Boonville Road between Copperfield Drive and University Drive East in Bryan, Brazos County, Texas. (M. Zimmermann). [Oakmont Attachment1](#) [Oakmont Attachment2](#) [Oakmont Attachment3](#)*

**b. Rezoning [RZ16-19](#): Dalarm, LLC**

*A request to amend the development plan of a Planned Development – Housing District (PD-H), specifically to amend the development standards for freestanding subdivision identification signage on 4.425 acres of land adjoining the west side of Old College Road between South College and Mobile Avenues, being Lots 2 through 19 as well as Common Areas 1 and 2 in Block 1 of North Campus Subdivision in Bryan, Brazos County, Texas. (M. Zimmermann).*

**c. Rezoning [RZ16-20](#): BioCorridor Property Owners Association, Inc.**

*A request to amend the development plan of a previously-approved Planned Development – Mixed Use District (PD-M) to adopt size, design, construction and location standards for signage relating to the Stella Hotel and surrounding Atlas Lake Walk area, on 59.075 acres of land generally located northwest of the intersection of South Traditions Drive and HSC Parkway, being all of Phases 27 and 30 in The Traditions Subdivision and approximately 44 acres in the John H. Jones Survey, A-26, in Bryan, Brazos County, Texas. (R. Haynes). [Lake Walk Attachment1](#) [Lake Walk Attachment 2](#)*

**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 **PV16-16**: Julie Davis**

*A request for approval of variances from the minimum 150-foot lot width generally required of lots zoned Agricultural - Open District (A-O), to allow the creation of two new lots proposed to have lot widths of 109 feet and 98 feet, respectively, on 8.4 acres of currently vacant, unsubdivided acreage in the John Austin League, A-2, located approximately 250 feet northwest of the intersection of Oak Forest Drive and Wood Oaks Drive in Bryan, Brazos County, Texas. (R. Haynes)*

**9. REQUESTS FOR APPROVAL OF REPLATS – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval).**

**a. Replat **RP16-37**: Green Branch Ridge Subdivision – Phase 4 Drawing**

*Proposed Replat of Lots 37R1 and 37R2 in Green Branch Ridge Subdivision- Phase 4, being 4.66 acres of vacant land adjoining the southwest side of Olivia Trail approximately 587 feet north of the intersection of Olivia Trail and Green Branch Loop in Bryan's eastern extraterritorial jurisdiction (ETJ) in Brazos County, Texas. (R. Haynes)*

**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).*

*The next regular meeting of the Planning and Zoning Commission is scheduled for Thursday, November 17, 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 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 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.*