

Chairperson Bobby Gutierrez  
Vice-Chairperson Leo Gonzalez  
Parliamentarian Kevin Krolczyk

Commissioners  
Ethan Brisby  
John Bush  
Cathy Conlee  
Kyle Incardona  
Craig Regan  
Robert Swearingen



## AGENDA

**BRYAN PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
THURSDAY, DECEMBER 15, 2016 – 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. **RECOGNITION OF FORMER COMMISSIONERS MARIN AND MADISON AND OUTGOING COMMISSIONER GONZALEZ.**
4. **HEAR CITIZENS.**
5. **RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST.**

*All matters listed under Item 6, 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.*

6. **CONSENT AGENDA.**
  - a. **Approval of minutes from the [workshop](#) and [regular](#) meetings on December 1, 2016.**
  - b. **Approval of regular [meeting dates and deadlines](#) for submitting applications in 2017.**
  - c. **Master Plan [MP16-06: Oakmont Subdivision](#)**  
*Proposed Master Plan of Oakmont Subdivision, being 409.75 acres of vacant land out of J.W. Scott League, A-49, adjoining the north side of Boonville Road between Copperfield Drive and University Drive East in Bryan, Brazos County, Texas. (S. Doland) [Drawing](#)*

**d. Preliminary Plan [PP16-23](#): Miramont Subdivision – Section 16**

*Proposed Preliminary Plan of Miramont Subdivision – Section 16, a proposed gated subdivision on 4.725 acres of land out of the John Austin Survey, A-2 and T.J. Wooten Survey, A-1, located at the southeastern corner Copperfield Drive and Miramont Circle in Bryan, Brazos County, Texas. (L. Hackett) [Drawing](#)*

**e. Final Plat [FP16-25](#): Miramont Subdivision – Section 16**

*Proposed Final Plat of Miramont Subdivision – Section 16, a proposed gated subdivision on 4.725 acres of land out of the John Austin Survey, A-2 and T.J. Wooten Survey, A-1, located at the southeastern corner Copperfield Drive and Miramont Circle in Bryan, Brazos County, Texas. (L. Hackett) [Drawing](#)*

**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 [RZ16-22](#): Christopher Ponce**

*A request to change the zoning classification from Industrial District (I) to Residential District – 5000 (RD-5) on 0.619 acres of land located at the north corner of Groesbeck and Trant Streets, being part of Lot 5 and all of Lots 6 through 8 in the Roberts Addition in Bryan, Brazos County, Texas. (L. Hackett)*

**8. REQUESTS FOR APPROVAL OF VARIANCE TO STANDARDS OF ARTICLE IV (BUILDING 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 [PV16-23](#): 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. A RECOMMENDATION TO THE BRYAN CITY COUNCIL REGARDING A PLANNING AND ZONING COMMISSIONER APPOINTMENT TO THE DESIGN REVIEW BOARD (Commission makes recommendation; City Council has final approval).**

**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, January 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 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.*