

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, APRIL 21, 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. **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 April 7, 2016.**
 - b. **Master Plan [MP16-01](#): Save Our Streets Subdivision**
Proposed First Revised Master Plan of Save Our Streets Subdivision, being 20.61 acres of land out of the Zeno Phillips Survey, A-45 adjoining the west side of Groesbeck Street between Palasota Drive and Richard Street in Bryan, Brazos County, Texas. (S. Doland) [Drawing](#)

c. Final Plat [FP16-02](#): Save Our Streets Subdivision – Phase 2

Proposed Final Plat of the Save Our Streets Subdivision – Phase 2, being 2.34 acres of land out of Zeno Phillips Survey, A-45 adjoining the west side of Groesbeck Street between Palasota Drive and Richard Street in Bryan, Brazos County, Texas (S. Doland) [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 [RP16-09](#): The Traditions Subdivision – Phase 15

Proposed Replat of Lot 18 and Common Area No. 1 in Block 1 of The Traditions Subdivision – Phase 15, being a total of 4.2 acres of land located at the northeast corner of North Traditions Drive and Palmetto Lane in Bryan, Brazos County, Texas. (R. Haynes) [Drawing](#)

7. 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 [PV16-03](#): Greater Galilee Baptist Church

A request for approval of a 5-foot variance from the minimum 15-foot side building setback that is generally required from property lines adjacent to local streets, to allow a proposed building addition to an existing 1-story church building which is planned to extend within 10 feet from the side property line along N. Logan Avenue on property at 804 N. Logan Avenue, at the southwest corner of the intersection of W. 18th Street and N. Logan Avenue, being Lot 6 in Block 201 of the Bryan Original Townsite, in Bryan, Brazos County, Texas. (S. Doland)

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 [RZ16-02](#): Save Our Streets Ministries

A request to amend the development plan of a Planned Development – Mixed Use District (PD-M) on 20.61 acres of land adjoining the west side of the Groesbeck Street between Palasota Drive and Richard Street, being north of the intersection of Richard Street and Groesbeck Street being Lot 1 in Block 1 of Save Our Streets Subdivision as well as 11.67 acres of land out of Zeno Phillips Survey, A-45 in Bryan, Brazos County, Texas. (S. Doland). [Development Plan](#)

b. Rezoning [RZ16-07](#): Highland Interests

A request to change the zoning classification from Agricultural – Open District (A-O) to Residential District – 7000 (RD-7) on 14.869 acres of land out of John Austin League, A-2, wrapping around the north and west side of the intersection of Thornberry and Austin’s Estates Drives in Bryan, Brazos County, Texas. (M. Zimmermann).

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 5, 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.