

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, MAY 19, 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 May 5, 2016.**
 - b. **Easement Release [ER16-01: Parc Traditions, LP](#)**

A request to release a 20-foot wide and approximately 333-foot long portion of a public utility easement extending across Lot 1 in Block 1 of The Traditions Subdivision - Phase 28 at the southeast corner of South Traditions and Club Drives in Bryan, Brazos County, Texas. (R. Haynes)

c. Right-of-way Abandonment RA16-03: Alley in Block 43 of Oak Grove Park Subdivision

A request to abandon a 20-foot wide and 250-foot long public alley right-of-way extending east-to-west between Turkey Street and Tidwell Avenue in Block 43 of the Oak Grove Park Subdivision in Bryan, Brazos County, Texas. (S. Doland)

d. Right-of-way Abandonment RA16-04: Portions of East Pruitt Street and North Washington Avenue

A request to abandon approximately 0.064 acres (2,775 square feet) of public street rights-of-way for East Pruitt Street and North Washington Avenue adjoining the southwest corner of Block 32 in the Bryan Original Townsite in Bryan, Brazos County, Texas. (M. Hilgemeier)

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 RP16-11: Block 1 of Fox Addition

Proposed Replat of part of Lot 1 in Block 1 of the Fox Addition, being 0.993 acres of land at the south corner of Cavitt Avenue and Helena Street and currently addressed as 3510 Cavitt Avenue in Bryan, Brazos County, Texas. (S. Doland) [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 RZ15-28: Carter Arden Development LLC

A request to amend the development plan of a Planned Development – Mixed Use District (PD-M) on 186.6 acres of land located at the southeast intersection of Bullinger Creek Drive and Thornberry Drive, being Phases 1, 5, 6a, 8, 9, 10, 12, and 15 of the Greenbrier Subdivision and also 117.5 acres of vacant land in the John Austin League, Abstract 2 in Bryan, Brazos County, Texas. (R. Haynes) [Masterplan Attachment for RZ15-28](#)

b. Rezoning RZ16-08: John L. and Joan K. Krog

A request to change the zoning classification from Commercial District (C-3) to Multiple-Family District (MF), on 15.575 acres of land out of Zeno Phillips League wrapping around the east corner of Leonard Road and North Harvey Mitchell Parkway (FM 2818) in Bryan, Brazos County, Texas. (M. Hilgemeier)

8. PROPOSED AMENDMENTS TO THE TEXT OF BRYAN’S CODE OF ORDINANCES – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission makes recommendation; City Council has final approval).

a. Bryan Code of Ordinances Chapters 62 and 110

A recommendation to the Bryan City Council regarding proposed amendments to the text of Bryan Code of Ordinances Chapter 62, Land and Site Development, and Chapter 110, Subdivisions, specifically by adding a definition for “Maintenance Easement” and requiring

dedication of such easements on subdivision plats on lots intended for patio/zero lot line home developments. (S. Doland)

[Maintenance Easement Text Amendment Memo](#) [Maintenance Easements Memo](#)

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, June 2, 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.