

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, JUNE 16, 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 June 2, 2016.**
 - b. **Final Plat [FP16-01](#): Sierra Ridge Estates – Phase 2**
Proposed Final Plat of Sierra Ridge Estates Subdivision – Phase 2, being 5.885 acres of land out of the Stephen F. Austin League, Abstract 63, located east of Tabor Road (FM 974) between Elkhorn Trail and Nuches Lane in Bryan, Brazos County, Texas. (R. Haynes) [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 [RP16-19](#): Highland Park Addition – Second Installment

Proposed Replat of Lots 4 and 5 and part of Lot 3 and part of an abandoned alley in Block 9A of the Highland Park Addition – Second Installment, being 0.454 acres of land adjoining the northeast side of Oaklawn Street between Foch and Clay Streets and currently addressed as 4307 and 4309 Oaklawn 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 [CU16-06](#): South Texas Auto/Heemann Motor Company Inc.

A request for approval of a Conditional Use Permit, to allow an automobile sales use on land zoned Retail District (C-2), specifically on property located at 101 South Texas Avenue at the southeast corner of South Texas Avenue and East 26th Street, occupying Lot 6R in Block 40 of the Bryan Original Townsite in Bryan, Brazos County, Texas. (S. Doland)

b. Conditional Use Permit [CU16-07](#): U&C Family Investments

A request for approval of a Conditional Use Permit, to allow a neighborhood grocery store and laundromat on property in a Residential District – 5000 (RD-5) zoning district, specifically on property at 1814 Palasota Drive, on 0.346 acres of land adjoining the northeast side of Palasota Drive between McArthur Avenue and Bridge Meadow Lane, being Lot 6R-2 in W. J. Coulter Subdivision of the Morille Tract in Bryan, Brazos County, Texas. (R. Haynes)

8. 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, July 7, 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.