

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, JULY 7, 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 **corrected minutes** from the regular meeting on May 19, 2016.
 - b. Approval of minutes from the **workshop** and **regular** meetings on June 16, 2016.
 - c. **Master Preliminary Plan MP16-03: Hope Subdivision**
Proposed Master Preliminary Plan of Hope Subdivision, being 17.88 acres of land out of the Zeno Phillips Survey, A-45, and located southeast of the southeastern termini of Silkwood and Imperial Valley Drives in Bryan, Brazos County, Texas. (S. Doland) [Drawing](#)

d. Final Plat [FP16-09](#): Hope Subdivision

Proposed Final Plat of Hope Subdivision – Phase 1, being 4.73 acres of land located generally southeast from the intersection of Imperial Valley Drive and Crystal Brook Drive in Bryan, Brazos County, Texas. (S. Doland) [Drawing](#)

e. Right-of-way Abandonment [RA16-05](#): Rabbit Lane

A request to abandon approximately 0.244 acres (12,000 square feet) of public street right-of-way for Rabbit Lane, specifically along the northeast and southeast sides of Rabbit Lane adjacent to Block 1 of Trail's End Subdivision, located generally north from the intersection of Rabbit Lane and Nancy Street in Bryan, Brazos County, Texas. (R. Haynes)

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 [RP16-20](#): Nancy Whitlock Subdivision

Proposed Replat of Lots 1A, 1B, and 2R in Block 1 of the Nancy Whitlock Subdivision, being 0.8073 acres of land adjoining the northeast side of the 1800 block of Nuches Lane between Primrose Street and Colson Road, located generally north of East State Highway 21 in Bryan, Brazos County, Texas. (R. Haynes) [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 [RZ16-09](#): Leo 60, LP

A request to change the zoning classification from Agricultural – Open District (A-O) to Residential District – 5000 (RD-5) on 61.59 acres of vacant land located on the northwest side of the 2300 block of Leonard Road, approximately 150 feet to 750 feet southwest from its intersection with Jordan Loop, being Lot 1 and the reserve tract of the Follett Subdivision in Bryan, Brazos County, Texas. (S. Doland)

b. Rezoning [RZ16-10](#): Ray Shanaa

A request to change the zoning classification from Agricultural – Open District (A-O) to Industrial District (I) on 34.031 acres of land out of Stephen F. Austin League No. 9, adjoining the east side of N. Harvey Mitchell Parkway (FM 2818), approximately 1,500 feet to 2,500 feet north from its intersection with West State Highway 21 in Bryan, Brazos County, Texas. (S. Doland)

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 PV16-11: Jamie Thompson and Martha MacPherson

A request for approval of a 13-foot variance from the minimum 15-foot side building setback required on a patio/zero lot line residential home site, to allow the proposed construction of an in-ground swimming pool to extend within 2 feet of the northwest side property line on the subject property, on property located at 5006 Fairfield Court, located approximately 280 feet northwest of the intersection of Fairfield Court and Park Meadow Lane, being Lot 20 in Block 3 of the Park Meadow Subdivision in Bryan, Brazos County, Texas. (R. Haynes) [Drawing](#)

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, July 21, 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.