

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, SEPTEMBER 1, 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 August 4, 2016.**
  - b. Easement Release [ER16-02](#): Austin's Colony Subdivision – Phase 12A [Drawing](#)**  
*A request to release two segments of a 15-foot wide public utility easement that extends generally northeast from Thornberry Drive, northwest from its intersection with Ambrose Court, and specifically along the rear (north) property lines of Lots 1 – 2 and 4- 5 in Block 1 of Austin's Colony Subdivision - Phase 12A in Bryan, Brazos County, Texas. (M. Zimmermann)*

- c. **Final Plat FP15-07: Edgewater Subdivision – Phase 2 Drawing1 Drawing2**  
*Proposed Final Plat of Edgewater Subdivision – Phase 2, being 55.55 acres of land out T.J. Wooten League, Abstract 59, and located generally north of the current terminus of Kingsgate Drive, north from its intersection with West Villa Maria Road (FM 1179), in Bryan, Brazos County, Texas. (M. Zimmermann)*
- d. **Final Plat FP16-11: Greenbrier Subdivision – Phase 4 Drawing**  
*Proposed Final Plat of Greenbrier Subdivision – Phase 4, being 9.75 acres of land out of the John Austin League, Abstract 2, adjoining the southwest side of Thornberry Drive, northwest from its intersection with FM 1179 in Bryan, Brazos County, Texas. (M. Zimmermann)*

*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 RP16-24: Highland Park Subdivision – Phase 1 Drawing**  
*Proposed Replat of Lots 5, 10 and 30 feet of Lots 4 and 9 in Block 4 of the Highland Park Subdivision – Phase 1, being a total of 0.459 acres of land located at the intersection of Clay and College Main Streets in Bryan, Brazos County, Texas. (S. Doland)*
- b. **Replat RP16-28: Westwood Estates Subdivision Drawing**  
*Proposed Replat of Tract “B” and 0.877 acres out of Tract “C” in the Westwood Estates Subdivision, and 2.885 acres out of the Zeno Phillips Survey, A-45, being a total of 5.57 acres of land located generally northwest from Lorito Circle, north from its intersection with Westwood Main in Bryan, Brazos County, Texas. (R. Haynes)*

**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 RZ16-14: Hector and Estella Garcia**  
*A request to change the zoning classification from Agricultural – Open District (A-O) to Industrial District (I) on 1.83 acres of land adjoining the northwest side of Charles Avenue between Clarks Lane and Drillers Drive, being Lot 4 in Block 1 of Parkwood Estates Subdivision – Phase 2, and currently addressed as 4031 Charles Avenue in Bryan, Brazos County, Texas. (S. Doland)*
- b. **Rezoning RZ16-15: E & F Development**  
*A request to change the zoning classification from Agricultural – Open District (A-O) to Multiple-Family District (MF) on 6.17 acres of vacant land out of the John H Jones Survey adjoining the northeast side of State Highway 47, approximately 1,500 feet to 1,900 feet southeast of its intersection with West Villa Maria Road in Bryan, Brazos County, Texas. (Randy 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, September 15, 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.*

