

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 15, 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 September 1, 2016.**
  - b. Final Plat [FP15-08](#): Miramont Subdivision – Section 8 [Drawing](#)  
*Proposed Final Plat of Miramont Subdivision – Section 8, being 11.19 acres of land out of the J. W. Scott League, A-49, adjoining the north side of Boonville Road (FM 158) between Miramont Circle and Copperfield Drive in Bryan, Brazos County, Texas. (R. Haynes)***

- c. **Final Plat FP16-13: AAA & Family Addition** [Drawing1](#) [Drawing 2](#)  
*Proposed Final Plat of AAA & Family Addition, being 0.963 acres of land out of the Steven F. Austin League, Abstract 62, adjoining the northwestern corner of the intersection of Graham Drive and West 28<sup>th</sup> Street in Bryan, Brazos County, Texas. (R. Haynes)*

- d. **Right-of-way Abandonment RA16-06: parts of West 23<sup>rd</sup> Street and N. Parker Avenue and part of alley in Block 121 of Bryan Original Townsite**  
*A request to abandon approximately 2,039 square feet of public street rights-of-way for West 23<sup>rd</sup> Street and North Parker Avenue adjoining the north and west sides of Block 121 of the Bryan Original Townsite at the southeast corner of North Parker Avenue and West 23<sup>rd</sup> Street, and the north half of a 20-foot wide alley right-of-way that extends east from North Parker Avenue between West 23<sup>rd</sup> and West 24<sup>th</sup> Streets, being a total of 0.06 acres (2,614 square feet) of land 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. PROPOSED UPDATE OF THE BRYAN COMPREHENSIVE PLAN – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission makes recommendation; City Council has final approval.)**

- a. **Blueprint 2040: City of Bryan 2016 Comprehensive Plan Update**  
*Proposed update to the Bryan Comprehensive Plan, including the Future Land Use Plan and Thoroughfare Plan, the Parks, Recreation and Trails Master Plan, and the West Area Plan, intended to guide growth and development in the City of Bryan and its extraterritorial jurisdiction. (M. Zimmermann)*  
[2016 Comprehensive and Parks Master Plan\\_Executive Summary](#)  
[2016 Comprehensive and Parks Master Plan\\_Memo to P&Z](#)

**7. REQUESTS FOR APPROVAL OF REPLATS – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval).**

- a. **Replat RP16-25: Bryan Original Townsite** [Drawing1](#) [Drawing 2](#)  
*Proposed Replat of Lot 7, the west 7.5 feet of Lot 6, and the north half of the 20-foot wide alley in Block 121 of the Bryan Original Townsite, being a total of 0.23 acres of land located at the southeast corner of the intersection of North Parker Avenue and West 23<sup>rd</sup> Street in Bryan, Brazos County, Texas. (R. Haynes)*
- b. **Replat RP16-26: Kazmeier Gardens**  
*Proposed Replat of Block 4 (Reserve Tract) and Lot 1 in Block 5 (Reserve Tract) in the Kazmeier Gardens Subdivision, being a total of 9.28 acres of land adjoining the north side of Beason Street, approximately 600 feet to 1,000 feet west from its intersection with South College Avenue in Bryan, Brazos County, Texas. (S. Doland) [Drawing](#)*

**8. 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 **CU16-04**: Steven Sweet**

*A request for approval of a Conditional Use Permit, to allow a new single-family detached dwelling on land zoned Commercial District (C-3), specifically on property located at 2000 East 29<sup>th</sup> Street, located approximately 450 feet west of the intersection of Joseph Drive and East 29<sup>th</sup> Street, being 1.14 acres out of John Austin League, A-2 in Bryan, Brazos County, Texas. (R. Haynes)*

**9. 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 **PV16-18**: NN Out Properties**

*A request for approval of a 9-inch variance to the minimum 25-foot front building setback generally required on property zoned Residential District – 5000 (RD-5), to legitimize the construction of a single-family home within 24’3” from the front property line on property at 1011 East 28<sup>th</sup> Street, located approximately 150 feet west of the intersection of South Ennis and East 28<sup>th</sup> Streets, being Lot 4 in Block 6 of the Buchanan Subdivision in Bryan, Brazos County, Texas. (L. Hackett)*

**10. 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 **RZ16-16**: 318 Bryan Capital, LP.**

*A request to change the zoning classification from Agricultural – Open District (A-O) to Office District (C-1) on 5.5 acres of land out of the Steven F. Austin Survey No. 9, Abstract 62, adjoining the southwest side of West Martin Luther King Street between Dean Street and Harlem Road, and currently addressed as 1401 West Martin Luther King Street, in Bryan, Brazos County, Texas. (L. Hackett)*

**11. 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, October 6, 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.*