

Thursday, May 7, 2026
Bryan Planning and Zoning Commission Regular Meeting

6:00 p.m.
Council Chambers, Bryan Municipal Building
300 S. Texas Avenue, Bryan, Texas

1. Opening Items.

- A. Call to Order.
- B. Pledge of Allegiance to the U.S. Flag.
- C. Hear Citizens.
- D. Recognition of Affidavits filed in response to State Law on Disclosure of Local Official's Conflict of Interest.

2. Consent Agenda - these items 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.

- A. Approval of minutes from the workshop and regular meetings on April 2, 2026 and the regular meeting on April 16, 2026.
- B. Right-of-Way Abandonment RA25-04: An unimproved portion of public street right-of-way for Louis Street - A request to abandon a 0.197-acre portion of unimproved public street right-of-way for Louis Street, extending southeast of Louis Street and adjacent to Lots 34 and 35 in Block 4 of the Broadway Addition and Lot 1 in Block 1 of Brazos County Public Works Center subdivision in Bryan, Brazos County, Texas. (B. Johnson)
- C. Final Plats FP26-16: Proposed Final Plat of Presidio Park Subdivision - Phase 1, being 30.36 acres of land out of the Thomas J. Allcorn Survey, Abstract No. 61, located at the eastern corner of Dyess and Elmo Weedon Roads, within the City of Bryan's Extraterritorial Jurisdiction in Bryan, Brazos County, Texas. (K. Williams)
- D. Approval of Consent Agenda.

3. Request for Approval of Zoning Changes - A Public Hearing will be held for each item (Commission makes recommendation; City Council has final approval).

- A. Rezoning RZ25-15: 720 E. Villa Maria Road - A request to change the zoning classification from Residential District - 7000 (RD-7) to Planned Development District (PD) on 0.41 acres of land adjoining the northwest side of E. Villa Maria Road between Wayside Drive and S. Texas Avenue, being Lots 16 and 17 and part of Lot 18 of the Villa Maria Road Subdivision in Bryan, Brazos County, Texas. (M. Dickenson)
- B. Rezoning RZ26-08: Jones & W. Villa Maria Roads - A request to change the zoning classification from Innovation Corridor - Retail Services District (IC-RS) to Planned Development District (PD) on 8.18 acres of vacant land out of the TJ Wooten Survey, Abstract No. 59, located at the northeast corner of Jones and W. Villa Maria Roads in Bryan, Brazos County, Texas. (K. Williams)

4. Request for Approval of Variances - A Public Hearing will be held for each item (Commission has final approval; applicants may direct appeals to City Council).

- A. Planning Variance PV26-03: 821 Enfield Street - A request for approval of a 4.9-foot variance from the minimum 25-foot front building setback generally required on properties zoned Residential District - 5000 (RD-5), to allow the proposed construction of a carport planned to extend within 20.1 feet of the northwest (front) property line on property at 821 Enfield Street adjoining the southeast side of Enfield Street between Edgewood Drive and Windwomere Street, being Lot 11 in Block 8 of the North Garden Acres Subdivision - Phase 1 in Bryan, Brazos County, Texas. (P. Jackson)
- B. Planning Variance PV26-08: 824 N. Polk Avenue - A request for approval of a 6.51-foot variance from the minimum 50-foot lot width and a 1,977-square-foot variance from the minimum 5,000-square-foot lot area

generally required on properties zoned Residential District – 5000 (RD-5), to allow the planned creation of one new lot with a proposed lot width of 43.49 feet and lot area of 3,023 square feet, on 0.751 acres of land adjoining the west side of N. Polk Avenue, south of its intersection with Military Drive and addressed as 824 N. Polk Avenue, being called Lot 12 of Conlee No. 2 West of Polk Subdivision in in Bryan, Brazos County, Texas. (P. Jackson)

- C. Planning Variance PV26-11: 3408 Mahogany Drive - A request for approval of a 1.8-foot variance from the minimum 5-foot rear building setback generally required on properties within a Planned Development District (PD), to allow the planned construction of a swimming pool which extends up to 3.2 feet from the north property line at 3408 Mahogany Drive, adjoining the northwest side of Mahogany Drive and approximately 375 feet southwest from its intersection with Stephan's Crossing, being Lot 28 in Block 2 of The Traditions Subdivision – Phase 26, in Bryan, Brazos County, Texas. (B. Johnson)

5. Closing Item

- A. 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).

SUPPLEMENTAL NOTICE: Notice is hereby given that at this meeting of the Bryan Planning & Zoning Commission, no more than four members of the Commission may participate in this meeting from a remote location via videoconference call as allowed by Section 551.127, Texas Government Code. A quorum of the Commission will be present during this meeting in Council Chambers of the Bryan Municipal Building, 300 S. Texas Avenue, Bryan, where citizens may attend the open session of this meeting as outlined in order to view the member(s) participating by videoconference call.

For more information on meeting location and ways to view and/or present comments, please contact Development Services prior to 12:00 p.m. on Thursday, May 7, 2026, at 979.209.5030 or by emailing planning@bryantx.gov.

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 TWO (2) BUSINESS DAYS BEFORE THE SCHEDULED TIME OF THE MEETING SO THAT YOUR REQUEST MAY BE ACCOMMODATED.

Para informacion en la interpretacion de lenguaje por senas, TDD u otra informacion de traduccion o accesibilidad, por favor contacte la Oficina de la Secretaria de la Ciudad de Bryan al 979-209-5002 por lo menos dos (2) dias habiles antes del tiempo planificado de la reunion para que su peticion pueda ser acomodada.