



**Thursday, September 17, 2026**  
**Planning and Zoning Commission Regular Meeting**

**12:00 PM**

**Council Chambers, Bryan Municipal Building**  
**300 South 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 on 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 September 3, 2026.  
[9-3-2026 - Regular.docx](#)  [9-3-2026 - Workshop.docx](#) 
- B. Recommendation to the Bryan City Council concerning an ordinance making an uncontested finding that all territory included within the City of Bryan through September 26, 2006 is part of the City. (M. Dickenson)  
[2006 City Limits Map.pdf](#)   
[City Limits 2006 vs 2026.pdf](#)   
[COB 20 yr annexation memo.pdf](#)   
[Current City Limits Map 2026.pdf](#) 
- C. Final Plat FP25-41: Proposed Final Plat of Gourd Creek Subdivision - Phase 4, being

23.769 acres of land out of the Zeno Phillips League, Abstract No. 45 located east of the Welsummer Court and Pinemont View Drive intersection in Bryan, Brazos County, Texas. (M. Dickenson)

[REVISED FP25-000041, Gourd Creek Ph 4, 9-8-26.pdf](#) 

[SR FP25-41 Gourd Creek Ph 4.pdf](#) 

- D. Final Plat FP26-08: Proposed Final Plat of Pagosa Springs Subdivision - Phase 3, being 9.70 acres of land out of the Stephen F. Austin League No. 9, Abstract No. 62, located generally west of the intersection of Pagosa Springs and Chama Drives in the Pagosa Springs Subdivision, in Bryan, Brazos County, Texas. (P. Jackson)

[Scheduled, FP26-000008, Final Plat, Pagosa Springs Ph 3, 03-18-2026.pdf](#) 

[SR FP26-08, Pagosa Springs Ph 3.pdf](#) 

- E. Master Plan MP26-03: Proposed revised Master Plan of Pagosa Springs Subdivision - Phases 1 through 5, being 65.52 acres of land out of the Stephen F. Austin Survey, Abstract No. 62, located east of Suncrest Street between W. 28th and Beck Streets. (P. Jackson)

[Scheduled, MP26-000003, Pagosa Springs.pdf](#) 

[SR MP26-03 Pagosa Springs.pdf](#) 

- F. Approval of Consent Agenda

### **3. Proposed Amendments to the Text of Bryan's Code of Ordinances**

A Public Hearing will be held for each item (Commission makes recommendation; City Council has final approval).

- A. Proposed amendments to the text of the Bryan Code of Ordinances Chapter 2 - Administration, and Chapter 62 - Land and Site Development, specifically the elimination of the Design Review Board and transfer of duties to the Planning and Zoning Commission. (M. Zimmermann)

[Draft - ordinance DRB elimination 9-17-26 FINAL.pdf](#)  [Memo - DRB elimination 9-17-26 FINAL.pdf](#) 

### **4. Staff Announcements**

This item includes introductions of new employees, meeting reminders, upcoming events, and staff recognition.

- A. Upcoming Noon Regular Meeting Dates: October 15 and November 19, 2026. 12pm. Council Chambers.
- B. Upcoming Evening Regular Meeting Dates: October 1 and November 5, 2026. 5/6pm. RM305/Council Chambers.

### **5. Presentation and Discussion Items**

Questions may be directed to staff; no action will be taken.

- A. Discussion of Planning and Zoning Commission items following the September 8, 2026

Second Regular City Council meeting.

**6. Closing Items**

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 September 17, 2026 at 979.209.5030 or by emailing [planning@bryantx.gov](mailto: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 209-5008 at least two business days before the scheduled time of the meeting so that your request may be accommodated.

Para información en la interpretación de lenguaje por señas, TDD u otra información de traducción o accesibilidad, por favor contacte la Oficina de la Secretaria de la Ciudad de Bryan al 979-209-5008 por lo menos dos días hábiles antes del tiempo planificado de la reunión para que su petición pueda ser acomodada.

Posted this \_\_\_\_\_ day of \_\_\_\_\_, 2026, in the Bryan Municipal Building at \_\_\_\_\_ a.m. | p.m.

---

Melissa Brunner, City Secretary