



Thursday, October 1, 2026
Planning and Zoning Commission Regular Meeting

6:00 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 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 regular meeting on September 17, 2026.
[9-17-2026 - Regular.docx](#) 
- B. Final Plat FP26-01: Proposed Final Plat of Pleasant Hill Section 3 – Phase 8, being 26.84 acres of land out of the James McMillen Survey, A-176, located generally south of the intersection of Lara Drive and Wintun Way in Bryan, Brazos County, Texas. (M. Dickenson)
[FP26-000001, Updated Final Plat, Pleasant Hill Sec 3 Ph 8.pdf](#) 
[SR FP26-01, Pleasant Hill Sec 3 Ph 8.pdf](#) 
- C. Approval of Consent Agenda

3. 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 RZ26-21: The Traditions – Phase 19 - A request to amend a previously-approved Planned Development District (PD), specifically to revise the permitted land uses and physical development standards on 23.82 acres of land located south of the intersection of West Villa Maria Road and Traditions Boulevard being Lot 1R-3 in Block 1 of the Traditions - Phase 19 and 4.51 acres of vacant land in Bryan, Brazos County, Texas. (B. Johnson)

[Scheduled, RZ26-000021, Traditions Ph 14, PD Exhibit.pdf](#) 

[SR RZ26-21, Traditions, Ph. 19.pdf](#) 

- B. Rezoning RZ26-22: 3094 Club Drive - A request to amend a previously-approved Planned Development District (PD), specifically to revise the permitted land uses and physical development standards on 2.574 acres of land located west of the intersection of South Traditions and Club Drives being Lot 10 in Block 1 of the Traditions - Phase 35 in Bryan, Brazos County, Texas. (B. Johnson)

[1. Existing PD-H District \(ord. 2464\).pdf](#) 

[2. Proposed Zoning Exhibit.pdf](#)  [SR RZ26-22, Traditions, Ph. 35.pdf](#) 

4. 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 5:00 p.m. on October 1, 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 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