

**EXCERPT FROM PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES
OF SEPTEMBER 15, 2016:**

**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)*

Mr. Martin Zimmermann, Planning Manager, thanked the CPAC members for their involvement
in this Comprehensive Planning process and introduced Mr. Dan Sefko, of Freese and Nichols, Inc.
who presented an overview of the Comprehensive Plan.

The public hearing was opened.

Ms. Sharon Anderson, 2304 Cindy Lane, Bryan, Texas in Bryan stated her concerns about the
Comprehensive Plan, including perceived insufficient recognition of agricultural use and too many
proposed limitations on manufactured and affordable housing options.

The public hearing was closed.

**Commissioner Swearingen moved to recommend approval of the Comprehensive Plan
("Blueprint 2040") to the Bryan City Council, and Commissioner Incardona seconded the
motion.**

Commissioners thanked the community for their involvement in the planning process.

The motion passed unanimously.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF BRYAN, TEXAS, ADOPTING THE 2016 COMPREHENSIVE PLAN, ENTITLED “BLUEPRINT 2040,” AS THE CITY’S COMPREHENSIVE PLAN; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; FINDING AND DETERMINING THAT THE MEETINGS AT WHICH SAID ORDINANCE IS PASSED ARE OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Texas Local Government Code, Section 213.002, authorizes municipalities to adopt a comprehensive plan for the long-range development of the municipality; and

WHEREAS, the 2006 City of Bryan Comprehensive Plan was adopted on January 9, 2007, as a guide for growth and development for the entire City and its extraterritorial jurisdiction; and

WHEREAS, Bryan’s population and other demographic characteristics have significantly changed since 2006, and the City Council directed that an updated plan be prepared for the City; and

WHEREAS, the City of Bryan, Texas has engaged in the process of developing the Policy elements of the City’s Comprehensive Plan, thereby improving the City’s plan for the orderly growth and development; and

WHEREAS, the Comprehensive Plan Advisory Committee, representing citizen boards and commissions, citizens of Bryan, and other state and local agencies, was appointed by the City Council to oversee the preparation and public input into the Comprehensive Plan draft document; and

WHEREAS, over a period of 15 months involving a public engagement process including community survey, community events, CPAC workshops, town hall meetings and elected officials’ workshops, the Comprehensive Plan Advisory Committee, the Planning and Zoning Commission, the Parks and Recreation Advisory Board, and the City Council have developed and studied the document and received written and/or verbal comments and recommendations; and

WHEREAS, the City staff throughout the process provided coordination and guidance to the Comprehensive Plan consulting team; and

WHEREAS, the Planning and Zoning Commission, as provided by Chapter 2, Article III, Division 13 of the City of Bryan Code of Ordinances, has reviewed, finalized and following a public hearing recommended the draft Comprehensive Plan document for City Council consideration; and

WHEREAS, the City Council, following a public hearing regarding the adoption of a new Comprehensive Plan, hereby finds and determines that the adoption of the following ordinance will promote sound development of the City and is in the best interest of the public health, safety and welfare;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRYAN, TEXAS:

Section 1.

That the 2016 Comprehensive Plan, entitled “Blueprint 2040,” a copy of which is attached hereto as Exhibit “A” and incorporated for all purposes, is hereby adopted as the Comprehensive Plan for the City of Bryan. The Comprehensive Plan, Exhibit “A,” includes the *Future Land Use Plan Map*, the *Thoroughfare Plan* and all other figures, the *2016 Parks, Recreation, Open Space and Trails Master Plan* and the supplemental documents referenced in the Table of Contents and attached hereto as Exhibit “B” (West Area Plan) and Exhibit “C” (Appendix). The Comprehensive Plan adopted hereby supersedes and replaces the 2006 City of Bryan Comprehensive Plan.

Section 2.

That the Comprehensive Plan is a policy guide for the City Council, City Boards and Commissions, City staff and the public for evaluating and reviewing the physical development of the City and such regulations as may be utilized to implement the goals and policies of the Comprehensive Plan.

Section 3.

That the Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. In particular, the *Future Land Use Plan Map* shall not be nor shall it be considered a zoning map, nor constitute zoning regulations or establish zoning boundaries and shall not be site nor parcel specific and shall only be used to illustrate generalized policies.

Section 4.

That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

Section 5.

The Bryan City Code, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

Section 6.

If any section, paragraph, sentence, clause, phrase or word of this ordinance is declared unconstitutional or invalid for any purpose, the remainder of this ordinance shall not be affected thereby and to this end the provisions of this ordinance are declared to be severable.

Section 7.

It is hereby found and determined that the meetings at which this ordinance was passed were open to the public, as required by Section 551.001, *et seq.*, of the Texas Government Code, and that advance public notice of the time, place and purpose of said meetings was given.

Section 8.

This ordinance shall take effect immediately upon its second and final reading and passage.

PRESENTED AND GIVEN first reading the 11th day of October, 2016 at a regular meeting of the City Council of the City of Bryan, Texas; and given second reading, PASSED AND APPROVED on the 25th day of October, 2016 by a vote of ____ yeses and ____ noes at a regular meeting of the City Council of the City of Bryan, Texas.

ATTEST:

CITY OF BRYAN:

Mary Lynne Stratta, City Secretary

Jason P. Bienski, Mayor

APPROVED AS TO FORM:

Janis K. Hampton, City Attorney

**EXHIBIT "A":
2016 BRYAN COMPREHENSIVE PLAN
"BLUEPRINT 2040"**

(SEPARATE PDF)

**EXHIBIT "B":
2016 BRYAN COMPREHENSIVE PLAN
"BLUEPRINT 2040"
WEST AREA PLAN**

(SEPARATE PDF)

**EXHIBIT "C":
2016 BRYAN COMPREHENSIVE PLAN
"BLUEPRINT 2040"
APPENDIX A**

(SEPARATE PDF)