

Chairperson Scott Hickle  
Vice-Chairperson Pete Bienski  
Parliamentarian Nancy Hardeman



Commissioners  
Michael Beckendorf  
Leo Gonzalez  
Bobby Gutierrez  
Kevin Krolczyk  
Prentiss Madison  
Robert Swearingen

## AGENDA

**BRYAN PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
THURSDAY, AUGUST 7, 2014 – 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 July 17, 2014.**

*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. 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 [CU14-06](#): Bristol Village Partners, LLC**

*A request for approval of a Conditional Use Permit, to allow an apartment development with up to 71 units on property in a Retail (C-2) zoning district, specifically on 2.984 acres of land located at 1401 Bristol Street between East 29<sup>th</sup> and Avon Streets, being part of Lot 2 in Block 1 of Patricia Place Subdivision in Bryan, Brazos County, Texas. (M. Zimmermann)*

*[Building Elevations](#) [Landscaping Plan](#) [Site Plan Rendering](#) [Site Plan](#)*

**b. Conditional Use Permit [CU14-10](#): Johnny and Julia Ramirez**

*A request for approval of a Conditional Use Permit, to allow a single-family dwelling on property in a Commercial (C-3) zoning district, specifically on property at 1817 Sandy Point Road, located approximately 560 feet to 760 feet west of the intersection of State Highway 21 and Sandy Point Road, being Lot 1 in Block 1 of the Ramirez Addition Subdivision in Bryan, Brazos County, Texas. (M. Hilgemeier)*

**7. REQUESTS FOR APPROVAL OF VARIANCE TO STANDARDS OF ARTICLE IV (BUILDING 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 [PV14-06](#): Gerry Broadhead**

*A request for approval of a 5-foot variance from the minimum 7.5-foot side building setback generally required on residential home sites, to legitimize the previous installation of a building addition that extends within 2 feet from the south side property line on property at 2102 Miana Court, being Lot 8 in Block 1 of Dominion Hill Subdivision - Phase 2, located north of West Villa Maria Road between Autumn Lake and Kimmy Drives in Bryan, Brazos County, Texas. (R. Haynes) [Drawing](#)*

**8. 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. [Design Review Board Membership](#)**

*A recommendation to the Bryan City Council concerning the City Council’s proposed change regarding the membership of a Design Review Board, which would be authorized to hear appeals and grant variances to proposed building design standards, which were previously recommended by the Planning and Zoning Commission as part of proposed amendments to Bryan Code of Ordinances Chapter 62, Land and Site Development, and Chapter 2, Administration. (M. Zimmermann)*

**b. [Hookah Lounges](#)**

*A recommendation to the Bryan City Council regarding amendments to the text of Bryan Code of Ordinances Chapter 130, Zoning, concerning business establishments, referred to as “hookah lounges”, that offer the rental of hookah pipes for on-site use to smoke flavored tobacco products. (M. Hilgemeier)*

**9. 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 tentatively scheduled for Thursday, August 21, 2014 at 6:00 p.m.*

FOR INFORMATION ON SIGN LANGUAGE INTERPRETATION, TDD OR OTHER TRANSLATION OR ACCESSIBILITY INFORMATION, PLEASE CONTACT THE CITY OF BRYAN COMMUNICATIONS DEPARTMENT AT (979) 209-5120 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 al Departamento de Comunicaciones de la Ciudad de Bryan al (979) 209-5120 por lo menos 48 horas antes del tiempo planificado de la reunión para que su petición pueda ser acomodada.*