

Chairperson Michael Beckendorf
Vice-Chairperson Leo Gonzalez



Commissioners
Pete Bienski
Bobby Gutierrez
Nancy Hardeman
Scott Hickle
G.H. Jones
Kevin Krolczyk
Prentiss Madison

AGENDA

**BRYAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, JUNE 6, 2013 – 6:00 P.M.
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

1. **CALL TO ORDER.**
2. **HEAR CITIZENS.**
3. **RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST.**

All matters listed under Item 4, 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.

4. CONSENT AGENDA.

- A. Approval of minutes from the **joint workshop** meeting with the City of College Station Planning and Zoning Commission on May 6, 2013 and the minutes from the **workshop and regular** meetings on May 16, 2013.
- B. **Right-of-Way Abandonment RA13-05: 400 Block of East 26th Street** **M. Dalton**
A request to abandon a 34-foot wide and 250-foot long portion of East 26th Street right-of-way between South Texas and South Houston Avenues adjacent to Lots 6-10 in Block 40 of the Bryan Original Townsite in Bryan, Brazos County, Texas. [Drawing](#)
- C. **Final Plat FP13-03: The Traditions Subdivision – Phase 20B** **R. Haynes**
Proposed Final Plat of The Traditions Subdivision – Phase 20B, being 8.940 acres of land out of the Thomas J. Wooten League, A-59 and generally located southeast of the 3000 block of West Villa Maria Road in Bryan, Brazos County, Texas. [Drawing](#)

All matters listed on the regular agenda below are subject to individual staff presentations, discussion, and possible action by the Planning and Zoning Commission.

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).

- 5. Conditional Use Permit [CU13-04](#): J.C. Wall III** **M. Hilgemeier**
A request to allow a townhouse development on property zoned South College – Business District (SC-B), specifically on property located at 3500 South College Avenue, being 2 acres of vacant land out of the J.E. Scott Survey at the south corner of South College Avenue and Watson Lane in Bryan, Brazos County, Texas. [Drawing / Letter](#)

REQUESTS FOR APPROVAL OF ZONING CHANGES – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission makes recommendation; City Council has final approval).

- 6. Rezoning [RZ13-05](#): Grant Carrabba** **M. Dalton**
A request to change the zoning classification from Agricultural – Open District (A-O) to Residential District – 5000 (RD-5) on 12.82 acres of land located east of the intersection of Thornberry and Bullinger Creek Drives in Bryan, Brazos County, Texas.
- 7. Rezoning [RZ13-06](#): Lingyu He and John Fu** **M. Dalton**
A request to change the zoning classification from Residential District – 5000 (RD-5) to Multiple-Family District (MF) on 0.466 acres of land adjoining the southeast side of Jefferson Street between College Main and Aspen Streets, being Lots 5, 9, 10, and the northwestern 12.5 feet of Lot 4 in Block 3 of Highland Park Addition in Bryan, Brazos County, Texas.

REQUESTS FOR APPROVAL OF REPLATS – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval).

- 8. Replat [RP13-05](#): Royal Oaks Gardens – Block One** **M. Hilgemeier**
Proposed Replat of Lot 1 and 3 and part of Lot 5 in Block One of the Royal Oaks Gardens Subdivision, being 1.78 acres of land adjoining the south side of Carter Creek Parkway between East 29th Street and Briar Oaks Drive in Bryan, Brazos County, Texas. [Drawing](#)
- 9. Replat [RP13-10](#): Carrabba Industrial Park – Blocks 4 and 5** **M. Hilgemeier**
Proposed Replat of Lots 11-14 in Block 5 and Lots 3 and 4 in Block 4 of the Carrabba Industrial Park Subdivision, being a total of 6.384 acres of land adjoining both sides of Gooseneck Drive, north from its intersection with Colson Road in Bryan, Brazos County, Texas. [Drawing](#)
- 10. Replat [RP13-12](#): Bryan Original Townsite – Block 40** **M. Dalton**
Proposed Replat of Lots 6 – 10 in Block 40 of the Bryan Original Townsite and the adjacent 34-foot wide and 250-foot long portion of East 26th Street right-of-way that has been requested to be abandoned, being a total of 0.855 acres of land adjoining the south side of the 400 block of East 26th Street between South Texas and South Houston Avenues in Bryan, Brazos County, Texas. [Drawing](#)

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).

11. Tattoo Studio Uses

M. Zimmermann

A recommendation to the Bryan City Council regarding an amendment to the text of Bryan Code of Ordinances Chapter 130, Zoning, to allow tattoo studio uses in the Downtown – South (DT-S) zoning district by right, or with prior approval of a Conditional Use Permit, and determining whether any use-specific conditions should be applied to such uses in the DT-S District and/or city-wide, and amending existing zoning district regulations accordingly.

12. 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 scheduled for Thursday, June 6, 2013 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.