

Chairperson Scott Hickle
Vice-Chairperson Bobby Gutierrez
Parliamentarian Nancy Hardeman



Commissioners
Leo Gonzalez
Kyle Incardona
Kevin Krolczyk
Prentiss Madison
Robert Swearingen

AGENDA

**BRYAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, JULY 16, 2015 – 6:00 P.M.
BASEMENT TRAINING ROOM, 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 June 18, 2015.**
 - b. Right-of-way Abandonment [RA15-02](#): S. Parker Avenue and W. 31st Street**

A request to abandon approximately 0.095 acres of public street rights-of-way for West 31st Street and South Parker Avenue, adjoining the south and west sides of Block 114 of the Bryan Original Townsite at the northeast corner of South Parker Avenue and West 31st Street in Bryan, Brazos County, Texas Brazos County, Texas. (R. Haynes)

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

a. Replat [RP15-11](#): Block 114 of Bryan Original Townsite

Proposed Replat of parts of Lots 1, 2 and 3 in Block 114 of the Bryan Original Townsite, being a total of 0.23 acres of land located at the northeast corner of West 31st Street and Parker Avenue, and currently addressed as 204 – 206 West 31st Street in Bryan, Brazos County, Texas. (R. Haynes) [Drawing](#)

b. Replat [RP15-16](#): Block 10 of Lone Oak Acres Subdivision

Proposed Replat of Lot 8 in Block 10, of the Lone Oak Acres Subdivision, being 0.473 acres of land located on the west corner Clarks Lane and Owen Street in Bryan, Brazos County, Texas. (M. Hilgemeier) [Drawing](#)

7. REQUESTS RELATED TO 0.454 ACRES OF LAND AT THE EAST CORNER OF MERVIN'S RUN AND PALASOTA DRIVE – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval; applicants may direct appeal of variance denial to City Council).

a. Planning Variance [PV15-04](#): Bryan/College Station Habitat for Humanity

A request for variance from the minimum 100-foot lot depth generally required of lots in Residential District - 5000 (RD-5) zoning districts, to allow the proposed division of an existing lot into three new lots with proposed lot depths of approximately 80 feet on 0.454 acres of land at the east corner of Mervin's Run and Palasota Drive in Bryan, Brazos County, Texas. (R. Haynes)

b. Replat [RP15-14](#): Common Area in W. J. Coulter's Subdivision of the Morille Tract

Proposed Replat of a 0.454-acre common area in W.J. Coulter's Subdivision of the Morille Tract, being 0.454 acres of land at the east corner of Mervin's Run and Palasota Drive in Bryan, Brazos County, Texas. (R. Haynes) [Drawing](#)

8. 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 [RZ15-13](#): Dennis Thane

A request to change the zoning classification from Agricultural-Open District (A-O) to Retail District (C-2) on 10.58 acres of land currently addressed as 10099 State Highway 30 and adjoining the northeast side of State Highway 30, approximately two-tenths of a mile southeast from its intersection with Elmo Weedon Road in Bryan, Brazos County, Texas. (R. Haynes)

b. Rezoning [RZ15-14](#): Veronica Morgan

a request to change the zoning classification from Multiple-Family District (MF) to Planned Development – Housing District (PD-H) on 1.123 acres of land adjoining the southeast side of Natalie Street, south of its intersection with Boyett Street, being Lots 2R, 3R, 4R, 5R and 6R in Block 1 of the Hyde Park Addition in Bryan, Brazos County, Texas. (M. Hilgemeier) [Overall Site Plan](#) [Development Plan](#)

9. REQUESTS FOR APPROVAL OF VARIANCE TO STANDARDS OF ARTICLE IV (BUILDING SETBACKS 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 [PV15-05](#): Jay Burch/Tim Ware

A request for approval of a 4-foot variance from the minimum 15-foot side street building setback generally required on residential home sites adjacent to a collector street, to allow the proposed construction of a new single-family home proposed to extend within 11 feet of the northwest side property line of property at 1201 Bennett Street, being Lot 1 in Block 4 of the Gordon Subdivision, located at the south corner of South Coulter Drive and Bennett Street in Bryan, Brazos County, Texas in Bryan, Brazos County, Texas. (M. Hilgemeier)

10. REQUESTS FOR APPROVAL OF VARIANCE TO STANDARDS OF ARTICLE VI (ACCESS AND OFF-STREET PARKING) 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).

b. Planning Variance [PV15-06](#): Jason Nutt

A request for approval of a variance to the reduce the minimum number of parking spaces required for a proposed new 3-bedroom single-family home from 3 spaces to 2 spaces, for the property at 411 South Hutchins Street, being Lot 4R in Block 62 of the Mitchell Subdivision, located on the southeast side of the South Hutchins Street, north from its intersection with East 29th Street in Bryan, Brazos County, Texas. (S. Killam)

11. 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. [Bryan Code of Ordinances Chapters 38 and 130](#)

A recommendation to the Bryan City Council regarding amendments to the text of Bryan Code of Ordinances Chapter 38, Environment, and Chapter 130, Zoning, clarifying the definition of “residential outdoor storage”, permitting residential outdoor storage only in certain areas under certain conditions, and removing provisions in conflict therewith. (M. Zimmermann/M. Jurica)

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, August 6, 2015 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.