

Vice-Chairperson Bobby Gutierrez



Commissioners
John Bush
Cathy Conlee
Leo Gonzalez
Kevin Krolczyk
Kyle Incardona
Prentiss Madison
Reuben Marin
Robert Swearingen

AGENDA

**BRYAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, JANUARY 7, 2016 – 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. ELECTION OF PARLIAMENTARIAN, VICE-CHAIRPERSON AND CHAIRPERSON FOR 2016.**
- 4. HEAR CITIZENS.**
- 5. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST.**

All matters listed under Item 6, 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.

- 6. CONSENT AGENDA.**
 - a. Approval of minutes from the [workshop](#) and [regular](#) meeting on December 17, 2015.**

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

7. 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 [CU15-15](#): Alberta Real Estate Holdings, LTD.

A request for approval of a Conditional Use Permit to allow a single-family detached dwelling on property in a Retail District (C-2), specifically on property located at 501 Sulphur Springs Road, at the southeast corner of Sulphur Springs Road and Holick Lane, occupying Lot 1 in Block 3 of the A.D. Doerge Addition 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 [RZ15-26](#): George and Connie Hester

A request to change the zoning classification from Commercial District (C-3) to Residential District – 5000 (RD-5) on 0.286 acres of land located at 515 East 30th Street, adjoining the west corner of Baker Avenue and East 30th Street, being Lot 1 in Block 14 of the Phillips Addition in Bryan, Brazos County, Texas. (R. Haynes)

b. Rezoning [RZ15-27](#): Jason S. LaFollette

A request to change the zoning classification from Agricultural – Open District (A-O) to Commercial District (C-3) on 3.78 acres of land located at 3210 Colson Road, between 250 and 450 feet north of the intersection of Colson Road and the North Earl Rudder Freeway East Frontage Road, being parts of Lots 9 and 10 in Coulter’s Subdivision of the McGee Tract, in Bryan, Brazos County, Texas. (R. Haynes)

9. 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).

a. Planning Variance [PV15-17](#): Raven Homes

A request for approval of a 5-foot variance from the maximum 25-foot driveway street access width that is generally allowed on residential home sites; to allow for the proposed construction of a 30-foot wide driveway curb cut on property at 3138 Palmetto Trail, adjoining the northern terminus of Palmetto Trail, 1200 feet northwest of the intersection of Palmetto Trail and North Traditions Drive, being Lot 10 in Block 1 of The Traditions – Phase 15, in Bryan, Brazos County, Texas. (R. Haynes)

10. 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 **PV15-18: Crystalyn and Aaron Hull**

A request for approval of a 5-foot variance from the minimum 25-foot front building setback that is generally required from front property lines on residential home sites, to allow the proposed construction of an addition to an existing single-family home, which is planned to extend within 20 feet from the front property line on property at 4104 Warwick Lane, adjoining the west side of Warwick Lane between Brompton and Knightsbridge Lanes, being Lot 19 in Block 3 of Copperfield Subdivision – Section 1, in Bryan, Brazos County, Texas. (S. Doland)

11. 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, January 21, 2016 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.