

Chairperson Bobby Gutierrez  
Vice-Chairperson Leo Gonzalez  
Parliamentarian Kevin Krolczyk

Commissioners  
John Bush  
Cathy Conlee  
Kyle Incardona  
Prentiss Madison  
Reuben Marin  
Robert Swearingen



## AGENDA

**BRYAN PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
THURSDAY, OCTOBER 6, 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. 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 September 15, 2016.**
  - b. Final Plat [FP16-15](#): Austin's Colony Phases 16 & 17**  
*Proposed Final Plat of Austin's Colony Phases 16 and 17, being 28.336 acres of land out of the John Austin League, A-2, adjoining the south side of Thornberry Drive between Bullinger Creek Drive and Embers Loop in Bryan, Brazos County, Texas. (M. Zimmermann) [Drawing](#)*

**c. Right-of-way Abandonment RA16-08: Alley in Block 3 of Woodlawn Addition**

*A request to abandon an approximately 20-foot wide and 200-foot long public alley right-of-way extending east-to-west between Birch Street and Hickory Street in Block 3 of the Woodlawn Addition, being a total of 0.0115 acres (4,000 square feet) of land in Bryan, Brazos County, Texas. (S. Doland)*

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

**a. Replat RP16-27: Block C of Country Club Estates Subdivision – No. 2**

*Proposed Replat of Lots 1 and 2 in Block C of the Country Club Estates Subdivision – No. 2, being a total of 0.797 acres of land at the south corner of Fairway Drive and Link Street, and currently addressed as 3200 Link Street in Bryan, Brazos County, Texas. (S. Doland) [Drawing](#)*

**b. Replat RP16-31: Block B of Country Club Estates Subdivision – No. 2**

*Proposed Replat of Lot 7 in Block B of Country Club Estates Subdivision – No.2, being a total of 0.399 acres of land at the east corner of Fairway Drive and Link Street, and currently addressed as 317 Fairway Drive in Bryan, Brazos County, Texas. (S. Doland) [Drawing](#)*

**7. REQUESTS RELATED TO 1.248 ACRES OF LAND LOCATED AT THE SOUTHEAST CORNER OF WEST 28<sup>TH</sup> AND KUBIN STREETS, AND CURRENTLY ADDRESSED AS 1025 WEST 28<sup>TH</sup> STREET IN BRYAN, BRAZOS COUNTY, TEXAS – 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 PV16-19: Contreras Construction Co., Inc.**

*A request for approval of variances to the minimum 100-foot lot depth generally required on properties zoned Residential District – 5000 (RD-5), to allow the creation of 4 new lots intended for single-family residential development, specifically proposed Lots 1R-1, 1R-2, 1R-3, and 1R-4 in Block A of Kubin Addition, which are proposed to be 82 feet, 80 feet, 87 feet, and 98 feet in depth, respectively. (L. Hackett)*

**b. Replat RP16-33: Kubin Subdivision**

*Proposed Replat of Lot 1R in Block A of the Kubin Subdivision. (L. Hackett) [Drawing](#)*

**8. 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 CU16-08: Terry B. Roberts**

*A request for approval of a Conditional Use Permit, to allow a single-family detached dwelling on land zoned Commercial District (C-3), specifically on property located at 2316 Boatwright Street, at the west corner of Brookhaven and Boatwright Streets, being half of Lot 7 and Lot 8 in Block 4 of the Northview Subdivision in Bryan, Brazos County, Texas. (S. Doland)*

**b. Conditional Use Permit CU16-10: Doug Enterprises, LLC**

*A request for approval of a Conditional Use Permit, to allow a multi-family dwelling (apartment) on property zoned Office District (C-1), specifically on property located at 2402 Broadmoor*

*Drive, adjoining the east side of Broadmoor Drive between East 29<sup>th</sup> Street and Rustling Oaks Drive, being Lot 1A in the Memorial Forest Subdivision – First Installment in Bryan, Brazos County, Texas. (S. Doland)*

**9. REQUESTS FOR APPROVAL OF EXCEPTIONS FROM DESIGN STANDARDS OF THE SUBDIVISION ORDINANCE (BRYAN CODE OF ORDINANCES CHAPTER 110) – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval; appeals may be directed to City Council).**

**a. Planning Exception PE16-01: Osborn Business Park Subdivision**

*A request for approval of an exception from standards for subdivision design of the Subdivision Ordinance (Bryan Code of Ordinances Chapter 110) which states that drainage easements shall not be considered part of the lot area for purposes of minimum lot size requirements for lots zoned Commercial District (C-3), to allow proposed new Lot 4 in Block 2 of the Osborn Business Park – Phase 2 on 11.814 acres of land at the east corner of Osborn Lane and Prairie Drive in Bryan, Brazos County, Texas. (S. Doland)*

**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 PV16-20: Toby Brewster**

*A request for approval of a 10-foot variance from the minimum 25-foot front building setback, and a 2.5-inch variance to the minimum side building setback generally required on properties zoned Residential District – 5000 (RD-5), to allow the proposed construction of a new single-family home within 15 feet from the front property line and within 7 feet and 2.5-inches from side property lines on property located at 3105 Broadmoor Drive, adjoining the southwest side of Broadmoor Drive between Janice Trail and Braeburn Street, being Lot 9 in Block 2 of the Briarcrest West Subdivision – Phase 1 in Bryan, Brazos County, Texas. (L. Hackett)*

**b. Planning Variance PV16-21: Harriet G Turner**

*A request for approval of a 15-foot variance from the minimum 25-foot front building setback generally required on properties zoned Residential District – 5000 (RD-5), to allow the proposed expansion of a front porch of an existing residence to extend within 10 feet from the front property line on property at 1209 Baker Street, adjoining the northwest side of Baker Street between East 29<sup>th</sup> and East 30<sup>th</sup> Streets, being Lot 5R in Block 13 of the Philips Addition in Bryan, Brazos County, Texas. (R. Haynes)*

**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, October 20, 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 CITY SECRETARY'S OFFICE AT 979-209-5002 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 la Oficina de la Secretaria de la Ciudad de Bryan al 979-209-5002 por lo menos 48 horas antes del tiempo planificado de la reunión para que su petición pueda ser acomodada.*