

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, NOVEMBER 17, 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 October 20, 2016.**
 - b. Approval of minutes from the [special meeting](#) on November 10, 2016.**
 - c. Final Plat [FP16-21: Campus Club Estates Subdivision Drawing](#)
*Proposed Final Plat of the Campus Club Estates Subdivision, being 0.42 acres of land out of Zeno Phillips League, A-45, located at the northwest corner of Green Street and Fairway Drive and currently addressed as 3108 Green Street in Bryan, Brazos County, Texas. (S. Doland)***

d. Final Plat [FP16-22](#): The Traditions Subdivision – Phase 19 [Drawing](#)

Proposed Final Plat of The Traditions Subdivision – Phase 19, being 19.381 acres of land out of Thomas S. Wooten League, A-59, located generally west from the intersection of Traditions Boulevard and South Traditions Drive along the southwest side of West Villa Maria Road (F.M. 1179) in Bryan, Brazos County, Texas. (R. Haynes)

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 [CU16-12](#): Charles and Anita Szabuniewicz

A request for approval of a Conditional Use Permit, to allow a patio home development on property zoned Residential - Neighborhood Conservation District (R-NC), specifically on 1.225 acres of vacant land adjoining the southwest side of South Texas Avenue between East Brookside and Hensel Drives, being Lots 3 through 5 and 25 feet of Lot 2 in Block 3 of the North Oakwood Addition in Bryan, Brazos County, Texas. (R. Haynes) [Drawing1](#) [Drawing2](#) [Drawing3](#)

7. 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 [RZ16-11](#): Living Hope Baptist Church, Inc.

A request to change the zoning classification from Residential District – 5000 (RD-5) to Planned Development – Housing (PD-H) on 9.28 acres of land adjoining the north side of Beason Street, approximately 600 feet to 1,000 feet west from its intersection with South College Avenue in Bryan, Brazos County, Texas. (S. Doland)

b. Rezoning [RZ16-21](#): PMG Auto Sales of Brazos Valley, LLC.

A request to change the zoning classification from Agricultural-Open District (A-O) to Commercial District (C-3) on 4.18 acres of vacant land out of John Austin Survey, Abstract No. 2, located at the northwest corner of Hill Point Drive and the northbound frontage road of North Earl Rudder Freeway in Bryan, Brazos County, Texas. (R. Haynes)

8. 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 [PV16-22](#): Evolution Construction, LLC.

A request for approval of a variance to allow a 18.1-foot reduction to the minimum 25-foot front building setback that is typically required on single-family residential home sites, to allow the proposed expansion of an existing single-family home to extend within 6.9 feet from the front property line, on 0.138 acres of land out of John Austin League adjoining the north side of Boonville Road between Curtis Street and Wildflower Drive, and currently addressed as 2505 Boonville Road in Bryan, Brazos County, Texas. (S. Doland)

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 scheduled for Thursday, December 1, 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.