

Chairperson Bobby Gutierrez
 Vice-Chairperson Leo Gonzalez
 Parliamentarian Kevin Krolczyk



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

MINUTES

**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**

Disclaimer: *The meeting minutes herein are a summarization of meeting procedures, not a verbatim transcription*

1. CALL TO ORDER.

Vice- Chairperson Gutierrez called the meeting to order at 6:02 p.m.

Commissioners	Present	2016 Regular Meetings Held	2016 Regular Meetings Attended	Regular Meetings Held During Last 6 Months	Regular Meetings Attended During Last 6 Months
John Bush*	Y	1	1	12	4
Cathy Conlee**	Y	1	1	12	1
Leo Gonzalez	Y	1	1	12	8
Bobby Gutierrez	Y	1	1	12	11
Kyle Incardona	Y	1	1	12	11
Kevin Krolczyk	Y	1	1	12	12
Prentiss Madison	N	1	0	12	11
Reuben Marin**	Y	1	1	12	1
Robert Swearingen	N	1	0	12	9

* appointed to the Commission effective 11/5/2015

** appointed to the Commission effective 1/1/2016

Staff members present: Mr. Thomas Leeper, First Assistant City Attorney; Mrs. Stephanie Doland, Staff Planner; Mr. Cody Cravatt, Development Manager; Mr. Martin Zimmermann, Planning Manager; Mr. Randy Haynes, Senior Planner, and Ms. Maria Watson, Planning Intern.

2. LEDGE OF ALLEGIANCE TO THE U.S. FLAG.

Vice-Chairperson Gutierrez led the pledge.

3. ELECTION OF PARLIAMENTARIAN, VICE-CHAIRPERSON AND CHAIRPERSON FOR 2016.

Commissioner Gonzalez moved to nominate Commissioner Bobby Gutierrez as Chairperson, himself as Vice-Chairperson, and Commissioner Kevin Krolczyk as Parliamentarian for 2016. Commissioner Incardona seconded the motion, and the motion passed unanimously.

4. HEAR CITIZENS.

No citizens came forward.

5. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST.

No affidavits were filed.

6. CONSENT AGENDA.

a. Approval of minutes from the workshop and regular meeting on December 17, 2015.

Commissioner Gonzalez moved to approve the Consent Agenda. Commissioner Krolczyk seconded the motion and the motion passed unanimously.

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)

Mr. Haynes presented the staff report (on file in the Development Service Department). Staff recommends approval of the request.

Commissioners directed questions to staff including whether or not there had been any public input regarding the case prior to the meeting. Mr. Haynes responded that there was not. Commissioners also asked if the property would still allow commercial use. Mr. Haynes responded that yes it could be allow commercial use as the underlying zoning would not be changed. Lastly, Commissioners asked whether or not all setback requirements had been met, to

which Mr. Haynes responded that yes, all setback requirements had been met.

The public hearing was opened.

No one came forward.

The public hearing was closed.

Commissioner Gonzalez moved to approve Conditional Use Permit CU15-15, based on staff's recommendations and to adopt the written staff report and analysis as the report, findings, and evaluation of the Commission. Commissioner Conlee seconded the motion and the motion passed unanimously.

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)

Mr. Haynes presented the staff report (on file in the Development Service Department). Staff recommends approval of the request.

Commissioners directed questions to staff including whether or not there had been any public input regarding the case prior to the meeting. Mr. Haynes responded that there was not.

The public hearing was opened.

No one came forward.

The public hearing was closed.

Commissioner Incardona moved to recommend approval of Rezoning RZ15-26 to the Bryan City Council, and to adopt the written staff report and analysis, as the report, findings and evaluation of this Commission. Commissioner Krolczyk seconded the motion and the motion passed unanimously.

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)

Mr. Haynes presented the staff report (on file in the Development Service Department). Staff recommends approval of the request.

Commissioners directed questions to staff including whether or not there had been any indication as to what kind of development would be going on the property. Mr. Haynes responded that there was no indication to staff's knowledge, but it could be any of the uses permitted in Commercial District (C-3) in the City of Bryan Code of Ordinances.

The public hearing was opened.

Mr. Randell Cutburth, 3314 Colson Road, Bryan, Texas spoke with regards to the request. Stated concerns included whether or not the development would affect the value of his property.

Mr. Jason LaFollette, 1723 Ball Circle, College Station, Texas, owner and applicant in the case, spoke regarding the request. Mr. LaFollette stated that the existing house on the property is aging and needs to be removed. Mr. LaFollette is requesting a rezoning in order to open up possibilities for development in the future.

The public hearing was closed.

Commissioner Incardona moved to recommend approval of Rezoning RZ15-27 to the Bryan City Council, and to adopt the written staff report and analysis, as the report, findings and evaluation of this Commission. Commissioner Krolczyk seconded the motion.

Commissioners commented that the buffer provided by the floodplain on the property will help shield neighboring properties from any detrimental effects from this rezoning.

The motion passed unanimously.

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)

Mr. Haynes presented the staff report (on file in the Development Service Department). Staff recommends approval of the request.

Commissioners asked if the extra feet for the driveway would impact the neighboring lot. Mr. Haynes responded that it would not. Commissioners also asked if there was a Homeowners Association for this neighborhood. Mr. Haynes responded that they had been formally notified and indicated that they were in favor of the request.

The public hearing was opened.

No one came forward.

The public hearing was closed.

Commissioner Gonzalez moved to recommend approval of Planning Variance PV15-17 as requested, and to adopt the written staff report and analysis, as the report, findings and evaluation of this Commission. Commissioner Incardona seconded the motion.

Commissioners commented that the request is appropriate considering the unique circumstances of the property and appreciate the City cooperating with the Homeowners Association.

The motion passed unanimously.

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)

Ms. Doland presented the staff report (on file in the Development Service Department). Staff recommends approval of the request.

Commissioners directed questions to staff including whether or not there had been any public input regarding the case prior to the meeting. Ms. Doland responded that there was one letter in opposition. Commissioners asked if the Homeowners Association had been notified, to which Ms. Doland responded that the Copperfield Neighborhood Association had been notified of the request. Lastly, Commissioners asked if there was any reason the homeowner could not build the addition in the back of the property. Ms. Doland responded that there was not.

The public hearing was opened.

Ms. Crystalyn Hull, applicant and owner, 4104 Warwick Lane, Bryan, Texas spoke regarding the request. Ms. Hull commented that she went to both the Homeowners Association and her surrounding neighbors regarding the request and they were in support. Ms. Hull also commented that she wants to maintain the current feel of the neighborhood with the addition.

Commissioners asked why the addition was going to be in the front of the house, requiring the variance, as opposed to the back.

Ms. Hull responded that availability for better materials for the addition, the circular driveway, the preservation of the backyard, and overall aesthetics contributed to the decision to put the addition on the front of the house.

Ms. Barbara Young, 4101 Brompton Lane, Bryan, Texas, also spoke in favor of the request. Ms. Young confirmed that Ms. Hull sought the input of the neighbors and believes this is the best solution due to the nature of the property.

The public hearing was closed.

Commissioner Gonzalez moved to recommend approval of Planning Variance PV15-18 as requested, and to adopt the written staff report and analysis, as the report, findings and evaluation of this Commission. Commissioner Marin seconded the motion and the motion passed unanimously.

10. ADJOURN.

Without objection, Chairperson Gutierrez adjourned the meeting at 6:40 p.m.

These minutes shall serve as the official findings of the City of Bryan Planning and Zoning Commission, as approved on this the 4th day of **February, 2016**.

Bobby Gutierrez, Chairperson
Planning and Zoning Commission
City of Bryan, Texas

Martin Zimmermann, AICP
Planning Manager and Secretary to the
Planning and Zoning Commission