

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, APRIL 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. 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 March 3, 2016.**
  - b. Final Plat [FP15-12](#): Stonebrier Subdivision – Phase 2**  
*Proposed Final Plat of the Stonebrier Subdivision – Phase 2, being 6.828 acres of land out of John Austin League, located at the north corner of Riverstone Drive and F.M. 1179 in Bryan, Brazos County, Texas. (M. Zimmermann) [Drawing](#)*

- c. **Final Plat FP16-03: Blinn College West Campus Addition – Phase 1**  
*Proposed Final Plat of the Blinn College West Campus Addition, being 48.95 acres of land out of the Zeno Phillips League, located at the south corner of Leonard Road and Harvey Mitchell Parkway (FM 2818) in Bryan, Brazos County, Texas. (M. Zimmermann) [Drawing](#)*
- d. **Final Plat FP16-04: The Traditions Subdivision – Phase 31**  
*Proposed Final Plat of the Traditions Subdivision – Phase 31, being 0.83 acres of land out of the John H. Jones Survey League, A-26 located approximately 250 feet northwest of the intersection of South Traditions Drive and HSC Parkway in Bryan, Brazos County, Texas. (R. Haynes) [Drawing](#)*
- e. **Right-of-way Abandonment RA16-01: Unnamed Right-of-way in Martin’s Addition**  
*A request to abandon a 26-foot wide, unnamed and undeveloped public right-of-way in the Martin’s Addition, being approximately 0.196 acres (8,537 square feet) in size and extending northeast from the east side of South College Avenue, approximately 325 feet south of its intersection with Sulphur Springs Road in Bryan, Brazos County, Texas. (M. Hilgemeier) [Drawing](#)*
- f. **Right-of-way Abandonment RA16-02: East Dodge Street and East 33<sup>rd</sup> Street**  
*A request to abandon approximately 2.81 acres of undeveloped public street rights-of-way for East Dodge Street and East 33<sup>rd</sup> Street, between East 32<sup>nd</sup> Street and East Pease Street as well as South Ennis Street and South Coulter Drive, respectively, in Bryan, Brazos County, Texas. (S. Doland) [Drawing](#)*

*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 RP16-03: Philips Addition – Blocks 30 - 33**  
*Proposed Replat of Blocks 30 through 33 and portions of public street rights-of-way for East Dodge and East 33<sup>rd</sup> Street which have been requested to be abandoned, being a total of 17.88 acres of land bounded by South Ennis Street, East 32<sup>nd</sup> Street, South Coulter Drive and East Pease Street, currently addressed as 801 South Ennis Street and occupied by the campus of Stephen F. Austin Middle School in Bryan, Brazos County, Texas. (S. Doland) [Drawing](#)1 2*
- b. **Replat RP16-06: Fox Addition – Block 1**  
*Proposed Replat of a portion of Lot 1 in Block 1 of the Fox Addition, being 0.993 acres of land located at the southeast corner of Cavitt Avenue and Helena Street and currently addressed as 3510 Cavitt Avenue in Bryan, Brazos County, Texas. (S. Doland) [Drawing](#)*

**7. 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 PV16-04: Betty Hubenak**

*Request for approval of a 17-foot variance from the minimum 70-foot lot width required for properties intended to be developed with a duplex, to allow the proposed construction of a duplex on a lot that is only 53 feet in width, specifically on property addressed as 4400 College Main Street, being 0.1326 acres of land out of the J.E. Scott League adjoining the southwest side of College Main Street between Adams and Foch Streets in Bryan, Brazos County, Texas. (S. Doland)*

**b. Planning Variance PV16-05: David A. Mingus**

*Request for approval of a 4-foot variance from the minimum 25-foot front building setback that is generally required on residential home sites, to legitimize previous installation of a manufactured home which extends within 21 feet from the front property line, on property at 1513 Hooper Street, located approximately 150 feet southwest from its intersection with State Highway 21 East, being Lot 14 in Block 12 of the Castle Heights Subdivision in Bryan, Brazos County, Texas. (S. Doland)*

**c. Planning Variance PV16-06: Diane Garcia and Bill Zamora**

*Request for approval of a 5-foot variance from the minimum 15-foot side building setback that is generally required from side property lines on residential home sites located adjacent to collector or local streets, to allow the proposed construction of an addition to a single-family home which is planned to extend within 10 feet of the west side property line on property located at 808 Boulevard Street, approximately 200 feet west of its intersection with Austin Street being Lot 6 in Block 28 of the Oak Grove Park Addition in Bryan, Brazos County, Texas. (R. Haynes)*

**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 RZ16-04: Linda Cunningham Guyden**

*A request to change the zoning classification from Industrial District (I) to Mixed Use Residential District (MU-1) on 9.081 acres of land located at 2509 West 28<sup>th</sup> Street, generally southeast of the intersection of Cunningham Lane and West 28<sup>th</sup> Street, and being the proposed Cunningham Oaks Subdivision – Phase 3 in Bryan, Brazos County, Texas. (M. Hilgemeier).*

**9. 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 CU16-02: Urias Cruz**

*A request for approval of a Conditional Use Permit, allow multi-family residential use with up to 4 dwelling units on property zoned Commercial District (C-3), specifically on property located at 2507 State Highway 21 East, being 1.874 acres of land out of Stephen F. Austin League No. 10, A-63 and adjoining the south side of State Highway 21 East between Murphy Lane and Maple Street in Bryan, Brazos County, Texas. (M. Hilgemeier) [Drawing](#)*

**10. 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, April 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 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.*