

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, MAY 5, 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 April 21, 2016.**
 - b. **Final Plat [FP15-36](#): Scott Properties**

Proposed Final Plat of Scott Properties Subdivision, being 6.4937 acres of land out of the Stephen F Austin Survey, Abstract No. 53, adjoining the southeast side of East State Highway 21 between Murphy Lane and Old Kurten Road in Bryan, Brazos County, Texas. (M. Hilgemeier)

[Drawing](#)

c. Final Plat [FP16-06](#): Cunningham Oaks Subdivision – Phase 3

Proposed Final Plat of Cunningham Subdivision – Phase 3, being 9.081 acres of land out of the Stephen F Austin League, No. 9, A-62, adjoining the southeast corner of West 28th Street and Cunningham Lane in Bryan, Brazos County, Texas. (M. Hilgemeier) [Drawing1](#) [Drawing2](#)

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 [RP16-08](#): Miramont Subdivision – Section 6

Proposed Replat of Lots 9 and 10 in Block 15 of Miramont Subdivision – Section 6, being 1.563 acres of land located at the southeast corner of Miramont Circle and Concordia Drive in Bryan, Brazos County, Texas. (R. Haynes) [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 [PV16-08](#): Alberta Real Estate Holdings, Ltd.

A request for approval of a 7.3-inch variance from the minimum 7.5-foot side building setback that is generally required from side property lines on residential home sites, to legitimize the construction of a single-family home which extends within 6.89 feet from the northeast side property line on the property currently addressed as 501 Sulphur Springs Road, at the southeast corner of Sulphur Springs Road and Holick Lane, being Lot 1 in Block 3 of the A.D. Doerge 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 [RZ16-05](#): RockWater Investments, LP

A request to change the zoning classification from a combination of Residential District – 5000 (RD-5) and Planned Development District – Housing (PD-H), to Planned Development District – Housing (PD-H), to allow up to 10 townhouse units on 0.46 acres of land adjoining the south side of Clay Street between College Main and Aspen Streets, being parts of Lots 4 and 9, Lot 5, and Lot 10 in Block 4 of Highland Park Subdivision – Phase 1 in Bryan, Brazos County, Texas. (M. Hilgemeier).

9. REQUESTS RELATED TO 0.6 ACRES OF LAND LOCATED AT THE SOUTHWEST CORNER OF CAVITT AVENUE AND SULPHUR SPRINGS ROAD, BEING LOT 1 IN BLOCK 1 OF SEALE ADDITION AND CURRENTLY ADDRESSED AS 211 SULPHUR SPRINGS ROAD IN BRYAN, BRAZOS COUNTY, TEXAS – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval; applicant may appeal variance denial to City Council).

a. Replat **RP16-04**: Seale Addition

Proposed Replat of Lot 1 in Block 1 of the Seale Addition Subdivision. (M. Hilgemeier) [Drawing](#)

b. Planning Variance **PV16-07**: Paul Torres

A request for approval of a variance to allow a 10-foot reduction to the minimum 25-foot front building setback that is typically required on single-family residential home sites.(M. Hilgemeier)

10. REQUESTS RELATED TO 1.078 ACRES OF VACANT LAND ADJOINING THE EAST SIDE OF SOUTH COLLEGE AVENUE APPROXIMATELY 215 FEET TO 350 FEET SOUTH OF ITS INTERSECTION WITH SULPHUR SPRINGS ROAD, BEING LOTS 5 THROUGH 10 IN BLOCK 7 OF MARTIN'S ADDITION AS WELL AS A 0.196-ACRE UNNAMED PUBLIC RIGHT-OF-WAY WHICH HAS BEEN REQUESTED TO BE ABANDONED, IN BRYAN, BRAZOS COUNTY, TEXAS – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval; appeals to Conditional Use Permit approval may be directed to City Council).

a. Conditional Use Permit **CU16-01**: J. C. Wall III [Site Plan](#)

A request to allow a multi-family residential development on property zoned South College – Business District (SC-B). (M. Hilgemeier) [Letter of Opposition](#) [Drawing-Elevations](#)

b. Replat **RP16-07**: Martin's Addition

Proposed Replat of Lots 5 through 10 in Block 7 of Martin's Subdivision as well as a 0.196-acre unnamed public right-of-way which has been requested to be abandoned, being a total of 1.078 acres. (M. Hilgemeier) [Drawing](#)

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, May 19, 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.