

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, JULY 21, 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 July 7, 2016.

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 **RP16-15: Block 1 of Trail’s End Subdivision**

Proposed Replat of Lots 1 through 3 in Block 1 of Trail’s End Subdivision and 0.244 acres of public street right-of-way for Rabbit Lane which has been requested to be abandoned, being a total of 1.041 acres of land located north of the intersection of Rabbit Lane and Nancy Street in Bryan, Brazos County, Texas. (R. Haynes) [Drawing](#)

7. PROPOSED AMENDMENTS TO THE TEXT OF BRYAN’S CODE OF ORDINANCES – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission makes recommendation; City Council has final approval).

a. [Bryan Code of Ordinances Chapter 130 and Chapter 62](#)

A recommendation to the Bryan City Council regarding proposed amendments to the text of Bryan Code of Ordinances Chapter 130, Zoning ,and Chapter 62, Land and Site Development, specifically BY AMENDING ARTICLE 1, “GENERAL”, SECTION 130-3 “DEFINITIONS”, REMOVING UNNECESSARY DEFINITIONS, REVISING DEFINITIONS OF “HOME OCCUPATION,” “MULITFAMILY (RESIDENTIAL) DEVELOPMENT OR DWELLING,” “OCCUPANCY” AND “SINGLE-FAMILY DWELLING UNIT” AND TO ADD DEFINITIONS OF “DETACHED DWELLING UNIT WITH NO MORE THAN TWO UNRELATED PERSONS,” “DETACHED DWELLING UNITS WITH NO MORE THAN FOUR UNRELATED PERSONS,” “GUEST,” “MULTI-FAMILY DWELLING UNIT,” “OCCUPANT,” “RELATED PERSONS,” “SECOND FAMILY,” “SINGLE-FAMILY DETACHED DWELLING UNIT,” “SINGLE-FAMILY ATTACHED DWELLING UNIT,” “TENANT” AND “UNRELATED PERSONS” AND BY AMENDING ARTICLE 2, “ZONING DISTRICTS”, SECTION 130-31 TO MAKE A GRAMMATICAL CORRECTION AND TO CLARIFY THE PERMITTING OF A SECOND FAMILY ON A TEMPORARY BASIS AND BY AMENDING ARTICLE 3 “OTHER REGULATIONS,” SECTION 130-34, BY ADDING SUBSECTION (P) TO ESTABLISH PRIMA FACIE PROOF OF OCCUPANCY AND TO AMEND CHAPTER 62, “LAND AND SITE DEVELOPMENT,” SECTION 62-1 “GENERAL DEFINITIONS” TO REVISE THE DEFINITION OF “MULTIFAMILY (RESIDENTIAL) DEVELOPMENT OR DWELLING.” (S. Doland)

8. 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, August 4, 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.