

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, AUGUST 4, 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 21, 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 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 PV16-13: Gardner Family Trust**

*A request for approval of a 6.5-foot variance to the minimum 7.5-foot side building setback generally required on properties zoned Residential District – 5000 (RD-5), to allow the proposed installation of an carport to extend within 1 foot from the west side property line on property located at 3723 Ravenwood Drive, located approximately 90 feet northeast of the intersection of Knight Drive and Ravenwood Drive, being Lot 2 in Block 22 of the Wheeler Ridge Subdivision – Phase 6 in Bryan, Brazos County, Texas. (S. Doland)*

**b. Planning Variance PV16-14: Nathan Winchester**

*A request for approval of variance to the minimum 7.5-foot side building setback generally required on properties zoned Residential District – 5000 (RD-5) on two adjacent vacant lots, being Lots 4 and 5 in the WT James Resubdivision, specifically a 26-inch variance on both sides of Lot 4 and a 14-inch variance on both sides of Lot 5, to allow the proposed construction of two single-family residences, planned to extend within 5.3-feet and 6.3-feet, respectively, from the side property lines on property currently addressed as 1106 East 24<sup>th</sup> Street, between the East William Joel Bryan Parkway and Baker Avenue in Bryan, Brazos County, Texas.(S. Doland)*

**c. Planning Variance PV16-15: Eli & Fern Jones**

*A request for approval of a 13-foot variance to the 25-foot maximum driveway width typically required on residential home sites, to allow two driveways with a total driveway width of 38 feet on a residential home site, specifically on property located at 3109 Palmetto Lane, located approximately 325 feet north of the intersection of North Traditions Drive and Palmetto Lane, being Lot 18A in Block 1 of The Traditions Subdivision – Phase 15 in Bryan, Brazos County, Texas. (R. Haynes)*

**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 RZ16-12: Brutus Enterprises, LLC**

*a request to change the zoning classification from Agricultural – Open District (A-O) to Commercial District (C-3) on 1.989 acres of land out of the Stephen F Austin League No. 10, adjoining the south side of East State Highway 21, southwest from its intersection with Wallis Road and currently addressed as 6086 East State Highway 21 in Bryan, Brazos County, Texas. (S. Doland)*

**8. CONSIDERATION TO APPOINT PLANNING AND ZONING COMMISSIONERS TO SPEAK ON BEHALF OF THE COMMISSION AND MAKE PUBLIC STATEMENTS CONCERNING COMMISSION POSITIONS DURING CITY COUNCIL MEETINGS, SPECIFICALLY CONCERNING PROPOSED CHANGES TO THE TEXT OF BRYAN CODE OF ORDINANCES CHAPTER 130, WHICH THE COMMISSION RECOMMENDED ON JULY 21, 2016.**

**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, September 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.*

