

Summary Statement *

During its workshop meeting on April 21, 2016, the Planning and Zoning Commission appointed a subcommittee (Commissioners Bush and Swearingen) to review, investigate, and report on possible changes to the regulations for the Residential – Neighborhood Conservation (R-NC) zoning district. During its second regular meeting on June 7, 2016, the City Council unanimously directed the City Attorney to have a draft ordinance of the previously discussed changes to the RNC ordinance to the City Council by the last meeting in August 2016.

During the July 7, 2016, Planning and Zoning Commission workshop meeting, Commissioners received a report from the subcommittee. No action was taken at that meeting. During its regular meeting on July 21, 2016, the Commission voted to recommend approval of the following proposed amendments to the text of Bryan Code of Ordinances Chapters 130 and 62:

- delete the definition of Family and revising the definitions of Home Occupation, Multifamily (Residential) Development or Dwelling, Occupancy and Single-Family Dwelling Unit; and
- add definitions for 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 Units, Tenant and Unrelated Persons; and
- clarify the permitting of a second family on a temporary basis; and
- add a subsection to establish prima facie proof of occupancy; and
- revise the definition of Multifamily (Residential) Development or Dwelling.

During its regular meeting on August 4, 2016, the Planning and Zoning Commission unanimously authorized Commissioners Bush and Swearingen to appear before the City Council on behalf of the Commission to provide information and answer questions regarding the proposed text amendments.

Staff Analysis & Recommendation *

During its meeting on July 21, 2016, the Planning and Zoning Commission voted (5 - 0 vote) to recommend approving these ordinance text amendments to Chapters 130 and 62.

- The proposed amendments codify the relationship of residents within a single-family detached dwelling unit and clarify when occupancy is short term.
- The attached draft ordinance will clarify certain existing zoning definitions.
- The proposed definition updates are consistent with state and federal law, reflect current interpretations and applications, and have consistent terminology among various Code sections

Options *

(In Suggested Order of Staff Preference)

1. approve ordinance;
2. approve ordinance with modifications (which may require City Council consideration at a future City Council meeting); or
3. do not approve this ordinance at this time.

Funding Source *

N/A

Attachments

ATTACHMENTS CAF RNC Text Amendment.docx

180.14KB

Please detail attachments and note attachments available for viewing in City Secretary's Office:

Note: all attachments are in a single Word document

1. draft ordinance; and
2. excerpt from April 21, 2016, Planning and Zoning Commission workshop meeting minutes; and
3. excerpt from June 7, 2016, City Council second regular meeting minutes; and
4. excerpt from July 7, 2016, Planning and Zoning Commission workshop meeting minutes; and
5. excerpt from July 21, 2016, Planning and Zoning Commission regular meeting minutes.

Dept. Head Signature


**Deputy City Manager
Signature**

Hugh R. Walker

City Manager Signature

A handwritten signature in black ink, appearing to be "L. D.", written on a light gray rectangular background.

City Attorney Signature

Janis K. Hampton