

**PLANNING AND ZONING COMMISSION
MEMORANDUM**

November 22, 2011



Commercial Building Color Palette

Also in your packet for consideration as a text amendment at the regular meeting, please find the final version of the commercial building color ordinance and the commercial color palette describing approved colors and listing colors limited to accents only (5-15% of building façade depending on building size). The proposed ordinance would form Division 2 in a new Article X at the end of Chapter 62, the City of Bryan's Land and Site Development Ordinance. The commercial color palette would be adopted by reference if the Commission recommends the ordinance to City Council, and City Council chooses to adopt it.

In contrast to the building design standards, the commercial building color palette would affect every commercial building in the City of Bryan, regardless of location and whether or not the building currently exists at the time of adoption of the proposed ordinance. Maintenance of current color schemes would be allowed, but any changes to existing paint colors would trigger a requirement for full compliance with this ordinance, if adopted.

As the Design Review Board will also be heavily involved in implementing the commercial building color ordinance and palette, the ordinance piece establishing that board is repeated here. The proposed ordinance section to establish the Design Review Board would form Division 16 in Article III of Chapter 2, Administration, where other boards and commissions are also established. The term for Design Review Board members is the same as other boards, 3 years, with the list of members following the Commission's choices from this fall.

While the two major pieces of this packet would form two different text amendments to City of Bryan ordinances if recommended for City Council's consideration, I would encourage the Commission to consider them as essentially one item based on their close interdependence.

**Commercial Color Palette
for the City of Bryan**

**City of Bryan
Planning & Zoning Commission**

December 1, 2011

Chapter 62: Land and Site Development Ordinance

Article X. Building Design and Color

Division 2. Building Color

Section 62-680. Scope and Purpose.

- (a) *Purpose.* The purpose of this division is to establish an exterior color palette for commercial buildings, which is recognized as enhancing property values and is in the interest of the general welfare of the city.
- (b) *Scope and enforcement.*
 - (1) The provisions of this division shall be administered by the director of development services or designee.
 - (2) The standards and criteria contained within this section and the approved commercial color palette are deemed to be minimum standards and shall apply to all commercial buildings within the city.
 - (3) All commercial building facades and roofs shall consist of only colors from the color palette approved by the City Council, as may be amended by the Design Review Board, and maintained in the Development Services office. All other colors shall be limited to accent colors and may be used on a percentage of the façade as determined below:
 - a. For any commercial building of 49,999 square feet or less, accent colors may be used on no greater than fifteen percent of the façade on which the accent color is applied.
 - b. For any commercial building of 50,000 square feet up to 149,999 square feet, accent colors may be used on no greater than ten percent of the façade on which the accent color is applied.
 - c. For any commercial building of 150,000 square feet or greater, accent colors may be used on no greater than five percent of the façade on which the accent color is applied.
 - (4) Neon, fluorescent, and high intensity colors are prohibited on any façade or roof.
 - (5) When utilizing brick, colors normally found in manufactured fired brick are permitted. All colors of natural stone are permitted.
 - (6) After the effective date of this ordinance, when any color change is proposed on the exterior of any existing commercial building, the complete exterior color palette of that building shall be brought into compliance with this ordinance and color samples shall be submitted for approval.
 - (7) Existing commercial buildings may continue to utilize colors that are not on the approved color palette provided that repainting is done for maintenance purposes only and the existing color is continued.

(8) Provisions of this division or the Building Design Guidelines shall not apply to the following:

- a. Single family, two-family (duplex), or multi-family residential construction;
- b. Structures in historic preservation or other overlay districts, if applicable design standards already exist for those districts and a conflict exists between those standards and this division;
- c. Warehouses or other non-office structures on properties in industrial zoning districts; or
- d. Temporary uses lasting no longer than six months.

Section 62-681. Conflicts.

- (a) *Conflicts with planned development district ordinances.* Where provisions of a planned development district ordinance specify exterior color requirements for a project, provisions of the planned development district control. Where a planned development district ordinance does not address exterior color requirements for a project, this division shall control.
- (b) *Conflicts with other ordinances.* All applicable provisions of the zoning ordinance, subdivision ordinance, building codes, and other ordinances shall apply. Unless exempted by section 62-680(b)(8) above, when provisions of other ordinances or guidelines conflict with this division or the approved commercial color palette, the more restrictive provision shall control.

Section 62-682. Commercial building colors application and approval.

Application.

- (1) Along with the submission of an application for any building permit necessary for the development or redevelopment of property subject to the provisions of this article, the following must also be submitted to evaluate compliance with this division:
 - a. A site plan showing the building footprint and all site elements in sufficient detail to demonstrate compliance with this division;
 - b. Sample building materials and color details (including color samples);
 - c. A table of vertical square footage and percentage of each building material or paint color for each facade; and
 - d. All other information necessary to demonstrate compliance this division.

- (2) If the applicant has not submitted sufficient information to demonstrate conformance with the required standards, the application may be found to be administratively incomplete and the application will not be further reviewed until complete information is submitted.
- (3) *Approval process.* The design standards elements application shall be reviewed within 15 business days unless otherwise noted below.

Section 62-683. Variances.

- (a) When a property owner can show that a strict application of the terms of this division will impose upon him unusual and practical difficulties or particular hardship, including instances where an applicant has previously utilized exterior building colors in strict conformance with approved architectural and site standards plans and such approval was erroneously granted by the director of development services or designee, a variance from the strict application of this division may be granted by the Design Review Board; provided that:
 - (1) The variance requested is in harmony with the general purpose and intent of this division and the approved commercial color palette;
 - (2) For franchises or chains, the applicant demonstrates that:
 - a. The applicant is an established franchise or chain;
 - b. The proposed colors or materials are part of its corporate branding; and
 - c. The applicant provides all of the alternative color or material schemes the franchise or chain has used previously.
 - (3) The board is satisfied that a granting of such variance will not merely serve as a convenience to the applicant, but will alleviate a demonstrable and unusual hardship or difficulty; and
 - (4) The board is satisfied that there will be no adverse impact on surrounding property.
- (b) The applicant may appeal the decision of the Design Review Board to the city council according to the procedures outlined below under appeal of decision.
- (c) *Findings.* Such findings of the Design Review Board, together with the specific facts upon which findings are based, shall be incorporated into the official minutes of the Design Review Board meeting at which such variance is granted. Variances may be granted only when in harmony with the general purpose and intent of this division. Pecuniary hardship to the developer, standing alone, shall not be deemed to constitute undue hardship.
- (d) *Formal application.* All requested variances from this division shall be made in the form of a formal application prior to the date on which consideration is to be given by the Design Review Board. Submittal shall be made in the office of planning and development services.

Section 62-684. Appeal of interpretation.

An applicant may appeal staff's interpretation of this division by:

- (a) Submitting a written request to the director of development services for an appeal of interpretation.
- (b) Within 30 days, the Design Review Board will hear the appeal and review all related documentation submitted as part of the building color application. The applicant may be requested to submit additional information in support of the appeal.
- (c) After hearing the appeal, the Design Review Board will issue a final decision of approval or denial. If the design review board denies the appeal, the applicant may appeal the decision to the City Council. The request for appeal must be made in writing within ten days of the Design Review Board's decision, according to the process listed below regarding appeal of decision.

Section 62-685. Appeal of Design Review Board decision.

- (a) *Request by applicant.* If applicant disagrees with the final decision of the Design Review Board, the applicant may appeal the decision to the city council. The request for appeal must be made in writing within ten days of the Design Review Board's decision.
- (b) *City council review.* Following the filing of a notice of appeal, the city council shall, within 30 days, conduct a review of the decision of the Design Review Board. In its review of the decision of the Design Review Board, the city council shall utilize the same criteria set forth for the consideration of the Design Review Board for review.
- (c) *Failure of city council to act on appeal of variance decision.* An application for a variance is automatically granted if the city council does not act on the variance appeal before the 46th day after the date the notice of appeal is filed. The applicant for the variance may waive the time deadline established by this subsection.

Section 62-686. Permitting and occupancy.

- (a) No development permit of any kind shall be issued for any development subject to the provisions of this division until color samples, which meet or exceed the standards set forth herein have been approved by the director of development services or designee.
- (b) A certificate of occupancy shall not be issued for any development which is required to meet the provisions of this article, unless it is constructed in accordance with the approved color palette.

Section 62-687. Noncompliance.

- (a) If at any time after the issuance of a certificate of occupancy the building exterior or site is altered in such a manner as to utilize colors not listed in the approved commercial color palette, the designee of the director of development services shall issue a notice of noncompliance to the owner, citing the violation and describing action required to comply with this division.
 - (1) The owner, tenant, and/or agent shall, within 30 days of said notice:
 - a. Submit revised exterior building color samples and plans, which meet standards outlined in this division; or
 - b. Make reasonable progress toward restoring the building and site to its approved form, or, if no progress can be made within 30 days due to weather or other factors, receive a waiver from the director of development services for this requirement.
 - (2) If, within 90 days of the date of notice of noncompliance, full restoration in compliance with original or revised and approved plans has not been made, the owner, tenant, and/or agent shall be held in violation of this division.

Sections 62-688--62-690. Reserved.

City of Bryan Commercial Color Palette

All standard colors from the Sherwin Williams color palette, or their match in other paint company palettes, not listed as limited colors below are considered as approved commercial color palette options. Please note that City of Bryan ordinance specifically prohibits any neon, fluorescent, or high intensity colors to be used on any commercial building façade or roof.

Please see Sections 62-680 through 62-687 in the City of Bryan Land and Site Development Ordinance for more information.

Limited Colors:

The following colors may only be used on 5-15% of the building façade, depending on the building size.

Color Strip Number	Color Name	Paint Number
A	Bohemian Black	6988
	Domino	6989
	Caviar	6990
	Tricorn Black	6258
	Black Magic	6991
	Inkwell	6992
	Black of Night	6993
	Greenblack	6994

City of Bryan Commercial Color Palette

Limited Colors:

The following colors may only be used on 5-15% of the building façade, depending on the building size.

Color Strip Number	Color Name	Paint Number
81	Venus Pink	6560
	Teaberry	6561
	Irresistible	6562
	Rosebay	6563
	Red Clover	6564
	Grandeur Plum	6565
	Framboise	6566
82	Anemone	6567
	Lighthearted Pink	6568
	Childlike	6569
	Haute Pink	6570
	Cyclamen	6571
	Ruby Shade	6572
	Juneberry	6573
83	Rosily	6574
	Priscilla	6575
	Azalea Flower	6576
	Jaipur Pink	6577
	Tuberose	6578
	Gala Pink	6579
	Cerise	6580
84	Verbena	6581
	Impatiens Petal	6582
	In the Pink	6583
	Cheery	6584
	Coming up Roses	6585
	Heartfelt	6586
	Valentine	6587
85	Diminutive Pink	6588
	Alyssum	6589
	Loveable	6590
	Amaryllis	6591
	Grenadine	6592
	Coral Bells	6593
	Poinsettia	6594
86	Amour Pink	6595
	Bella Pink	6596
	Hopeful	6597
	Dishy Coral	6598
	Begonia	6599
	Enticing Red	6600
	Tanager	6601

Color Strip Number	Color Name	Paint Number
87	Angelic	6602
	Oleander	6603
	Youthful Coral	6604
	Charisma	6605
	Coral Reef	6606
	Red Tomato	6607
	Rave Red	6608
88	Touching White	6609
	Koral Kicks	6610
	Jovial	6611
	Ravishing Coral	6612
	Lei Flower	6613
	Quite Coral	6614
	Peppery	6615
89	Feather White	6616
	Blushing	6617
	Cosmetic Peach	6618
	Sockeye	6619
	Rejuvenate	6620
	Emotional	6621
	Hearty Orange	6622
90	Teasing Peach	6623
	Peach Blossom	6624
	Certain Peach	6625
	Sunset	6626
	Emberglow	6627
	Robust Orange	6628
91	Posy	6630
	Naïve Peach	6631
	Neighborly Peach	6632
	Inventive Orange	6633
	Copper Harbor	6634
	Determined Orange	6635
92	Organza	6637
	Flattering Peach	6638
	Avid Apricot	6639
	Tangerine	6640
	Outgoing Orange	6641
	Rhumba Orange	6642
	Yam	6643

City of Bryan Commercial Color Palette

Limited Colors:

The following colors may only be used on 5-15% of the building façade, depending on the building size.

Color Strip Number	Color Name	Paint Number
93	Champagne	6644
	Frangipane	6645
	Orange Blast	6646
	Exciting Orange	6647
	Kumquat	6648
	Tango	6649
	Marquis Orange	6650
94	Cherish Cream	6651
	Flan	6652
	Delicious Melon	6653
	Surprise Amber	6654
	Adventure Orange	6655
	Serape	6656
	Amber Wave	6657
95	Welcome White	6658
	Captivating Cream	6659
	Honey Blush	6660
	Papaya	6661
	Summer Day	6662
	Saffron Thread	6663
	Marigold	6664
96	Gardenia	6665
	Enjoyable Yellow	6666
	Afterglow	6667
	Sunrise	6668
	Yarrow	6669
	Gold Crest	6670
	Curry	6671
97	Morning Sun	6672
	Banana Cream	6673
	Jonquil	6674
	Afternoon	6675
	Butterfield	6676
	Goldenrod	6677
	Sunflower	6678
98	Full Moon	6679
	Friendly Yellow	6680
	Butter Up	6681
	June Day	6682
	Bee	6683
	Brittlebrush	6684
	Trinket	6685

Color Strip Number	Color Name	Paint Number
99	Lemon Chiffon	6686
	Lantern Light	6687
	Solaria	6688
	Overjoy	6689
	Gambol Gold	6690
	Glitzy Gold	6691
	Auric	6692
100	Lily	6693
	Glad Yellow	6694
	Midday	6695
	Quilt Gold	6696
	Nugget	6697
	Kingdom Gold	6698
	Crispy Gold	6699
101	Daybreak	6700
	Moonraker	6701
	Lively Yellow	6702
	Frolic	6703
	Hep Green	6704
	High Strung	6705
	Offbeat Green	6706
102	Narcissus	6707
	Springtime	6708
	Gleeful	6709
	Mélange Green	6710
	Parakeet	6711
	Luau Green	6712
	Verdant	6713
103	Citrine	6714
	Lime Granita	6715
	Dancing Green	6716
	Lime Rickey	6717
	Overt Green	6718
	Gecko	6719
	Paradise	6720
104	Enlightened Lime	6721
	Cucumber	6722
	Jardin	6723
	Mesclun Green	6724
	Pickle	6725
	Tailpot Palm	6726
	Houseplant	6727

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Limited Colors:

The following colors may only be used on 5-15% of the building façade, depending on the building size.

Color Strip Number	Color Name	Paint Number
105	White Willow	6728
	Lacewing	6729
	Romaine	6730
	Picnic	6731
	Organic Green	6732
	Grasshopper	6733
	Espalier	6734
106	Minted	6735
	Jocular Green	6736
	Kiwi	6737
	Vegan	6738
	Eco Green	6739
	Kilkenny	6740
	Derbyshire	6741
107	Lighter Mint	6742
	Mint Condition	6743
	Reclining Green	6744
	Lark Green	6745
	Julep	6746
	Argyle	6747
	Greens	6748
108	Embellished Blue	6749
	Waterfall	6750
	Refresh	6751
	Larchmere	6752
	Jargon Jade	6753
	Ionian	6754
	Starboard	6755
109	Crystal Clear	6756
	Tame Teal	6757
	Aqueduct	6758
	Cooled Blue	6759
	Rivulet	6760
	Thermal Spring	6761
	Poseidon	6762
110	Retiring Blue	6763
	Swimming	6764
	Spa	6765
	Mariner	6766
	Aquarium	6767
	Gulfstream	6768
	Maxi Teal	6769

Color Strip Number	Color Name	Paint Number
111	Bubble	6770
	Bathe Blue	6771
	Cay	6772
	Rapture Blue	6773
	Freshwater	6774
	Briny	6775
	Blue Nile	6776
112	Carefree	6777
	Aviary Blue	6778
	Liquid Blue	6779
	Nautilus	6780
	Jamaica Bay	6781
	Cruising	6782
	Amalfi	6783
113	Bravo Blue	6784
	Quench Blue	6785
	Cloudless	6786
	Fountain	6787
	Capri	6788
	Blue Mosque	6789
	Adriatic Sea	6790
114	Lauren's Surprise	6791
	Minor Blue	6792
	Bluebell	6793
	Flyway	6794
	Major Blue	6795
	Blue Plate	6796
	Jay Blue	6797
115	Iceberg	6798
	Soar	6799
	Something Blue	6800
	Regale Blue	6801
	Jacaranda	6802
	Danube	6803
	Dignity Blue	6804
116	Glass Bead	6805
	Rhythmic Blue	6806
	Wondrous Blue	6807
	Celestial	6808
	Lobelia	6809
	Lupine	6810
	Honorable Blue	6811

City of Bryan Commercial Color Palette

Limited Colors:

The following colors may only be used on 5-15% of the building façade, depending on the building size.

Color Strip Number	Color Name	Paint Number
117	White Iris	6812
	Wishful Blue	6813
	Breathtaking	6814
	Awesome Violet	6815
	Dahlia	6816
	Gentian	6817
	Valiant Violet	6818
118	Minuet White	6819
	Inspired Lilac	6820
	Potentially Purple	6821
	Wisteria	6822
	Brave Purple	6823
	Forget-Me-Not	6824
	Izmir Purple	6825
119	Whimsical White	6826
	Elation	6827
	Rhapsody Lilac	6828
	Magical	6829
	Kismet	6830
	Clematis	6831
	Impulsive Purple	6832
120	White Lilac	6833
	Spangle	6834
	Euphoric Lilac	6835
	Novel Lilac	6836
	Baroness	6837
	Vigorous Violet	6838
	Kimono Violet	6839

City of Bryan Commercial Color Palette

Limited Colors:

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Color Strip Number	Color Name	Paint Number
121	Exuberant Pink	6840
	Dynamo	6841
	Forward Fuschia	6842
	Hot	6843
	Eros Pink	6860
	Radish	6861
	Cherries Jubilee	6862
	Lusty Red	6863
122	Merry Pink	6844
	Child's Play	6845
	Prominent Pink	6846
	Ice Plant	6847
	Panache Pink	6848
	Partytime	6849
	Vivacious Pink	6850
	Hibiscus	6851
123	Desire Pink	6852
	Fussy Pink	6853
	Impatient Pink	6854
	Dragon Fruit	6855
	Reverie Pink	6856
	Pink Moment	6857
	Zany Pink	6858
	Feverish Pink	6859
124	Cherry Tomato	6864
	Gypsy Red	6865
	Heartthrob	6866
	Fireworks	6867
	Real Red	6868
	Stop	6869
	Ablaze	6870
	Positive Red	6871
125	Gaiety	6872
	Coral Bead	6873
	Ardent Coral	6874
	Gladiola	6875
	Comical Coral	6876
	Inner Child	6877
	Animated Coral	6878
	Daring	6879

Color Strip Number	Color Name	Paint Number
126	Energetic Orange	6880
	Cayenne	6881
	Daredevil	6882
	Raucous Orange	6883
	Obstinate Orange	6884
	Knockout Orange	6885
	Invigorate	6886
	Navel	6887
127	Pizzazz Peach	6888
	Stirring Orange	6889
	Osage Orange	6890
	Mandarin	6891
	Solé	6896
	Sundance	6897
	Social Butterfly	6898
	Nasturtium	6899
128	Carnival	6892
	Kid's Stuff	6893
	Forceful Orange	6894
	Laughing Orange	6895
	Gusto Gold	6904
	Goldfinch	6905
	Citrus	6906
	Forsythia	6907
129	Optimistic Yellow	6900
	Daffodil	6901
	Decisive Yellow	6902
	Cheerful	6903
	Fun Yellow	6908
	Lemon Twist	6909
	Daisy	6910
	Confident Yellow	6911
130	Glisten Yellow	6912
	Funky Yellow	6913
	Eye Catching	6914
	Citronella	6915
	Impetuous	6916
	Nervy Hue	6917
	Humorous Green	6918
	Fusion	6919

City of Bryan Commercial Color Palette

Limited Colors:

The following colors may only be used on 5-15% of the building façade, depending on the building size.

Color Strip Number	Color Name	Paint Number
131	Center Stage	6920
	Electric Lime	6921
	Outrageous Green	6922
	Festival Green	6923
	Direct Green	6924
	Envy	6925
	Lucky Green	6926
	Greenbelt	6927
132	Green Vibes	6928
	Witty Green	6929
	Laudable Lime	6930
	Jolly Green	6931
	Spirited Green	6932
	Clean Green	6933
	Rally Green	6934
	Straightforward Green	6935
133	Aquatint	6936
	Tantalizing Teal	6937
	Synergy	6938
	Turquish	6939
	Workout Green	6984
	Green Jewel	6985
	Active Green	6986
	Jitterbug Jade	6987
134	Biscay	6940
	Nifty Turquoise	6941
	Splashy	6942
	Intense Teal	6943
	Pool Blue	6944
	Belize	6945
	Surfer	6946
	Tempo Teal	6947
135	Blue Bauble	6948
	Slick Blue	6949
	Calypso	6950
	Cote D' Azur	6951
	Blue Click	6952
	Candid Blue	6953
	Resonant Blue	6954
	Impromptu	6955

Color Strip Number	Color Name	Paint Number
136	Blue Refrain	6956
	Undercoat	6957
	Dynamic Blue	6958
	Blue Chip	6959
	Pulsating Blue	6964
	Hyper Blue	6965
	Blueblood	6966
	Frank Blue	6967
137	Bewitching Blue	6960
	Blue Beyond	6961
	Dazzle	6962
	Sapphire	6963
	Hyacinth Tint	6968
	Indulgent	6969
	Venture Violet	6970
	Morning Glory	6971
138	Joyful Lilac	6972
	Free Spirit	6973
	Plum Blossom	6974
	Lavish Lavender	6975
	Vanity Pink	6976
	Queenly	6977
	Drama Violet	6978
	Verve Violet	6979
139	Gutsy Grape	6980
	Passionate Purple	6981
	African Violet	6982
	Fully Purple	6983

City of Bryan Commercial Color Palette

Limited Colors:

The following colors may only be used on 5-15% of the building façade, depending on the building size.

Color Strip Number	Color Name	Paint Number
140	Chelsea Mauve	2
	Queen Anne Lilac	21
	Cabbage Rose	3
	Pewter Tankard	23
	Mulberry Silk	1
	Rose Brocade	4
	Patchwork Plum	22
	Deepest Mauve	5
141	Crewel Tan	11
	Wickerwork	10
	Curio Gray	24
	Empire Gold	12
	Eastlake Gold	9
	Decorous Amber	7
	Cajun Red	8
	Toile Red	6
142	Festoon Aqua	19
	Calico	17
	Peacock Plume	20
	Teal Stencil	18
	Majolica Green	13
	Sheraton Sage	14
	Gallery Green	15
	Billiard Green	16
143	Porcelain	53
	Classic Light Buff	50
	Classic Ivory	51
	Classic Sand	56
	Twilight Gray	54
	Pearl Gray	52
	Silver Gray	49
	Light French Gray	55
144	Indian White	35
	Buckram Binding	36
	Ruskin Room Green	42
	Peristyle Brass	43
	Morris Room Grey	37
	Roycroft Adobe	40
	Rembrandt Ruby	33
	Antiquarian Brown	45

Color Strip Number	Color Name	Paint Number
145	White Hyacinth	46
	Hubbard Squash	44
	Roycroft Rose	34
	Portrait Tone	39
	Library Pewter	38
	Studio Blue Green	47
	Bunglehouse Blue	48
	Dard Hunter Green	41
146	Caen Stone	28
	Colonial Yellow	30
	Aristocrat Peach	27
	Rachel Pink	26
	Rosedust	25
	Acanthus	29
	Dutch Tile Blue	31
	Needlepoint Navy	32
147	Jazz Age Coral	58
	Studio Mauve	62
	Frostwork	59
	Blue Sky	63
	Salon Rose	61
	Alexandrite	60
	Blue Peacock	64
	Chinese Red	57
148	Belvedere Cream	67
	Rose Tan	69
	Pink Shadow	70
	Orchid	71
	Copen Blue	68
	Cascade Green	66
	Vogue Green	65
	Deep Maroon	72
149	Sunbeam Yellow	78
	Appleblossom	76
	Pinky Beige	79
	Chartreuse	73
	Holiday Turquoise	75
	Radiant Lilac	74
	Classic French Gray	77
	Pink Flamingo	80

Chapter 2, Article III:

Division 16. – Design Review Board

Sec. 2-410. Membership.

The Design Review Board is composed of seven members appointed by city council for a three year term with a maximum of one reappointment for a total of six continuous years. Appointments shall be by place. In the case of vacancies on the board, the city council shall appoint a replacement to serve the remainder of that term. The unexpired term does not apply when calculating service for the maximum service of six years.

Sec. 2-411. Qualifications.

(a) The Design Review Board shall be composed of the following members:

1. Two members currently serving as Planning & Zoning Commissioners;
2. Three registered architects;
3. A contractor or builder; and
4. A commercial developer.

(b) All members should be residents of Brazos County, and reside within the City of Bryan if possible. All members must have knowledge and experience in the architectural, cultural, social, economic, ethnic or political history of the city. No one business shall constitute a majority membership on the board.

Sec. 2-412. –Duties and functions.

- (a) Hold public hearings, hear appeals, authorize variances, and take other actions concerning design matters as authorized by ordinance;
- (b) Make recommendations to and advise the city council on matters involving building design standards and building design guidelines; and
- (c) Establish policies and procedures of the Design Review Board.