ACTION FORM
BRYAN CITY COUNCIL

Meeting Date (?) 11/10/2015

Subject Matter* (?) Rezoning RZ15-19 (Tricap Realty Consultants): A-O to RD-5 at on 7.75 acres at 2502 Beck Street
This must match rolling agenda entry

Department of Origin* DEVELOPMENT SERVICES

Submitted By* Martin Zimmermann

Type of Meeting* ○ BCD ○ Special ◉ Regular

Classification* ○ Public Hearing ○ Consent ○ Statutory ◉ Regular

Ordinance* ○ None ◉ First Read ○ Second Read ○ First & Only Read

Strategic Initiative* ☐ Public Safety ☐ Service ☑ Economic Development ☐ Infrastructure ☑ Quality of Life

Agenda Item Description* Consideration of an ordinance to amend Chapter 130, Zoning, of the City of Bryan Code of Ordinances, by changing the zoning classification from Agricultural – Open (A-O) to Residential District – 5000 (RD-5) on 7.75 acres of land out of the Stephen F. Austin Survey, Abstract No. 62, and adjoining the north side of the 2500 block of Beck Street, approximately 1,000 feet east of its intersection with Suncrest Street and currently addressed as 2502 Beck Street Bryan, Brazos County, Texas. (RZ15-19)

Summary Statement* The subject property is 7.75 acres in size and adjoins the north side of the 2500 block of Beck Street, approximately 1,000 feet from its intersection with Suncrest Street and is currently addressed as 2502 Beck Street. The property is currently zoned Agricultural – Open District (A-O) and occupied by a vacant single-family home and accessory structure. The subject property is located north from a large RD-5 zoning district (Oakwood Manufactured Home Park). To the east of the subject property is land owned by the City of Bryan and zoned A-O District that is almost completely encumbered by FEMA recognized floodplain. Property located to the northwest is zoned Mixed Use – Residential District (MU-1), but is undeveloped at this time. Property located west of the subject property is also zoned A-O District and is undeveloped, and it also is almost completely encumbered by FEMA recognized floodplain.

The applicant/property owner, Mr. Felix Torres, wishes to develop this land with a single-family residential subdivision. If the requested rezoning classification is approved, approval of a preliminary plan and final plat meeting all standards of the City of Bryan's Subdivision Ordinance will be required before any building permits for a new subdivision may be issued.

The A-O zoning classification is intended to provide opportunities for development of low density, detached single-family residences on lots of at least one acre in a suburban or rural setting. This zoning classification is also intended to serve as a holding zone for vacant land areas annexed to the City as well as to protect areas that may be unsuitable for development and to preserve natural open space. The RD-5 zoning classification is intended to provide opportunities for development of detached dwellings on lots of at least 5,000 square feet in size.

Staff Analysis & Recommendation *

During its meeting on October 15, 2015, the Planning and Zoning Commission concurred with staff and unanimously recommends approving this rezoning request.

• The proposed change will promote orderly urban growth in close proximity to Milam and Anson Jones Elementary schools, which are located approximately 1,500 northeast from the subject property.

• RD-5 zoning appears to be appropriate for the subject tract and consistent with land use recommendations of Bryan's Comprehensive Plan, which has the goal of encouraging the development of affordable housing through small subdivision development.

• Allowing RD-5 zoning on the subject property will support and promote orderly urban growth in this vicinity where development has been moving at a slower pace than in other parts of the City of Bryan.

• RD-5 zoning on these 7.75 acres is appropriate in this particular environment by providing access to Beck Street, which is classified as a minor arterial street and is capable of handling traffic associated with housing developments of this size.

• Objections to this request may include the proposed RD-5 zoning may not allow other uses that may be appropriate at this location in the future, and zoning this property to RD-5 on a 7.75 acre site may increase traffic to and from this location.

Options *

(In Suggested Order of Staff Preference)

1. approve the requested zone change;
2. approve the requested zone change with modifications, which may require rescheduling the request for consideration on a future City Council meeting agenda;
3. deny the requested zone change.

Funding Source *

N/A

Attachments

Attachments CAF RZ15-19, Beck St AO to RD-5_formated.docx 2.17MB

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

(all in one attachment):

1. Location Map
2. Ordinance
3. Excerpt from Planning and Zoning Commission Meeting minutes of October 15, 2015
4. Staff report to Planning and Zoning Commission

Dept. Head Signature

Kevin Russell

Deputy City Manager Signature

City Manager Signature

City Attorney Signature

Janis K. Hampton