ACTION FORM
BRYAN CITY COUNCIL

Meeting Date (?) 11/24/2015

Subject Matter* (?) Rezoning RZ15-12 (STTC, LLC)
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 ☑ Economic Development ☑ Quality of Life ☐ Service ☐ Infrastructure

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 a combination of Agricultural – Open District (A-O), Retail District (C-2), Industrial District (I), and Planned Development – Housing District (PD-H), to Planned Development – Mixed Use District (PD-M) on 164.28 acres of land out of Stephen F. Austin League No. 9, A-62, Hezekiah Jones Survey, A-145, and James Mc Millen Survey, A-176, adjoining the southwest side of North Harvey Mitchell Parkway (FM 2818) between West State Highway 21 and Sandy Point Road in Bryan, Brazos County, Texas. (RZ15-12)

Summary Statement* The applicants/property owners, STTC, LLC, are requesting a change of the zoning classification of 164.28 acres of land adjoining the southwest side of North Harvey Mitchell Parkway (FM 2818) between West State Highway 21 and Sandy Point Road, from a combination of Retail District (C-2), Agricultural-Open District (A-O), Industrial District (I) and Planned Development District – Housing District (PD-H) to Planned Development District – Mixed Use District (PD-M). The request was made to create development opportunities for a combination of commercial and retail uses, including a hotel, RV Park, and a convenience store/truck stop in various land use zones within the new zoning district.

The subject property was originally zoned A-O District when it was annexed into the City of Bryan in 1999. In 2008, the property owner at the time successfully sought a zoning change of most of the subject property to a Planned Development – Housing District (PD-H). The PD-H portion of the property was intended to be developed as single-family homes on lots having dimensions and setback that were less than the typical lot dimension standards required by the standard Residential District – 5000 (RD-5) zoning classification.

Since that time the property has remained undeveloped and now the current owner would like to change the zoning classification to a PD-M district to create development opportunities for a mix of commercial and retail uses.

Staff Analysis & Recommendation *

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

• The specific mix of uses and development standards proposed within the development plan are all supported by the land use policies outlined in the 2006 Comprehensive Plan and may be considered appropriate in the immediate area of the subject property.

• The development of the western portion of the subject property into a commercial/industrial business park is suitable in the proposed location as the land is in close proximity to industrial facilities along Harvey Mitchell Parkway as well as the Texas Triangle Park.

• Retail and hotel development in the specific locations identified in the proposed development plan are in locations of high traffic and visibility that are characteristics required by such uses. The proposed arrangement also is supported by the land use policies outlined in the 2006 Comprehensive Plan.

• A conceivable objection to the proposal would be that the subject property occupies one large quadrant of the intersection of a future major arterial (Sandy Point Road) and North Harvey Mitchell Parkway, and also is surrounded by many physically attractive, undeveloped acres of land that, over time, could potentially support other land uses than the mix of heavy commercial and light industrial proposed in the western area of the development plan.

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 RZ15-12, Sandy Point at 2818_formated.docx 3.36MB

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 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