ACTION FORM
BRYAN CITY COUNCIL

Meeting Date (?) 11/24/2015

Subject Matter* (?) ANNEX15-03
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 annexing 152.8 acres of land out of John H. Jones Survey, Abstract No. 26, located generally south of Texas State Highway 47, southwest from its intersection with HSC Parkway and adjoining the northeast side of Jones Road in Brazos County, Texas. (ANNEX15-03)

Summary Statement* Mr. Armstrong and Ms. O'Brien, the owners of a 195+ acre tract adjoining the south side of State Highway 47, have petitioned the City of Bryan to annex a 152.8-acre portion of their property that is currently not located within the city limits. The remaining 42.59 acres of their tract has been part of the City of Bryan since its annexation on July 27, 1999. The property owners are proposing to establish Retail District (C-2) zoning on the subject property upon annexation. A separate rezoning request from A-O District to C-2 District for the 42.59 acres of land already in the city limits also is scheduled for consideration by the City Council during its regular meeting on November 24, 2015 (case no. RZ15-17).

As required by State law, two public hearings regarding this requested annexation were held on October 27, 2015. No one came forward to speak for or against this owner-requested annexation at those public hearings. In order for the City of Bryan to annex this property, an annexation ordinance must be adopted by the City Council.

State law requires the annexation ordinance include a municipal service plan that details the specific municipal services to be provided to the area after it has been annexed. The attached draft ordinance has been prepared in accordance with State law. Staff anticipates no extraordinary new services, facilities, or expenses as a result of annexing these 152+ acres, which would bring this land under the full regulatory control of the City. Annexation and subsequent development of this tract with retail uses, or other land uses allowed or potentially allowed in the C-2 zoning district, may require the City to upgrade the capacity of the Thompson Creek Wastewater Treatment Plant sooner than originally anticipated when that plant was put in service about 2.5 years ago. Without knowing how and when properties in southwest Bryan, including this acreage, will specifically develop, plans to expand capacity of that plant may have to be made in the 2030's rather than the 2060's.

Staff Analysis & Recommendation *

During its meeting on October 1, 2015, the Planning and Zoning Commission concurred with staff and unanimously recommends approving the owner-requested annexation of this land and to assign Retail District (C-2) zoning to this property upon annexation.

• Approving the requested annexation will bring 152+ acres of vacant, undeveloped land under the full regulatory control of the City.

• Annexation of this acreage can therefore help promote orderly urban growth and development in southwest Bryan and along the State Highway 47/BioCorridor.

• The area requested to be annexed adjoins the current city limits, has regular, logical boundaries and is proposed for urban development. The area requested to be annexed therefore meets annexation criteria, adopted by the City Council with Resolution No. 3128 on November 13, 2007, which were established to provide guidance on annexation decisions.

• No extraordinary new services, facilities or expenses as a result of annexing these 152.8 acres are anticipated. The City is able to provide municipal services upon annexation, in accordance with State law, without negatively impacting service provisions within the City.

Options *

(In Suggested Order of Staff Preference)

1. approve the requested annexation; or
2. deny the requested annexation.

Funding Source *

N/A

Attachments

ANNEX15-03, ordinance.docx 3.87MB

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

1. Location Map
2. Ordinance
3. Excerpt from Planning and Zoning Commission Meeting October 1, 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