ACTION FORM
BRYAN CITY COUNCIL

Meeting Date (?) 12/15/2015

Subject Matter* (?) RZ15-17_Second Read
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 Agricultural – Open District (A-O) to Retail District (C-2) on 42.59 acres of land out of John H. Jones Survey, Abstract No. 26, and adjoining the southeast side of State Highway 47 north from Raymond Stotzer Parkway in Bryan, Brazos County, Texas. (RZ15-17)

Summary Statement* Larry Wayne Armstrong and Rebekah O'Brien own 195.39 of land in southwest Bryan that adjoins the south side of Texas State Highway 47. The subject 42.59 acres have been in the city limits since July 27, 1999, and are currently zoned Agricultural – Open (A-O) District. Mr. Armstrong and Ms. O'Brien have requested that the zoning of these 42+ acres be changed to Retail District (C-2). Earlier this year, Mr. Armstrong and Ms. O'Brien petitioned the City of Bryan to annex the remaining 152.8 acres of their property, which is currently vacant, and to establish Retail District (C-2) zoning on that property upon annexation. Approval of that request (case no. ANNEX15-03) also is scheduled for consideration by the City Council during its meeting on November 24, 2015.
Land on either side of the subject 42+ acres is currently vacant and zoned A-O District. The Texas A&M Health Science Center campus is located to the north, across Highway 47 on a 200+ acre property zoned C-2 District.

The subject property lies within the SH47 Corridor Overlay District, which imposes higher development standards such as 100% non-metallic structures, the screening of utility equipment, and open storage is prohibited. The purpose of the district is to exercise greater control over the aesthetic and functional characteristics of development along Highway 47, which serves as a major entrance to the community where higher development standards can effectively enhance the city's image as a desirable place to live, work, and shop.

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 Comprehensive Plan suggests that commercial uses are appropriate at points of high visibility along arterial and major collector streets and at intersection of major streets.

• Approving the request will create opportunity for development of general retail trade, business, and service uses along one of the City's major gateways.

• Few retail developments are currently being developed in this vicinity and an increased demand for land zoned for retail development can be expected along the south side of State Highway 47, across from the Texas A&M University Health Science Center and the BioCorridor.

• The property has access to the recently grade-separated intersection of State Highway 47 and HSC Parkway, classified as urban freeway and arterial street on Bryan's Thoroughfare Plan.

• C-2 zoning will offer the exposure that most retail trade requires and will be compatible with anticipated surrounding land uses.

• Conforms and supports the land use recommendations of the Comprehensive Plan, which encourages the development of attractive entrances and corridors, and encouraging and promoting compatible infill and redevelopment in areas where these activities will benefit the City as a whole and the area specifically.

• There may be opportunity to extend the mixed-use BioCorridor concept along the south side of State Highway 47 onto the subject property.

• Objections to this request may include that the proposed C-2 zoning may not allow other uses that may be appropriate at this location in the future.

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

RZ15-17_Ordinance_Second Read.docx 4.29MB

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 Regular Meeting October 15, 2015 Minutes
4. Staff report to Planning and Zoning Commission

Dept. Head Signature

Kevin Russell

Deputy City Manager Signature

Hugh R. Walker

City Manager Signature

City Attorney Signature

Janis K Hampton