CITY OF BRYAN
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ACTION FORM
BRYAN CITY COUNCIL

Meeting Date (?) 01/07/2016

Subject Matter* (?) RZ15-23 (Catholic Diocese of Austin): A-O to C-3 on 2.547 acres on NW side of E. SH 21between Cross
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* Receive public comment regarding 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 Commercial District (C-3) on 2.547 acres of land adjoining the northwest side of East State Highway 21 between Cross Wind Drive and Marino Road, being Lot 14 and part of Lot 15 in the Charles (CAL) Marino Land Partition in Bryan, Brazos County, Texas. (case no. RZ15-23)

Summary Statement* The subject property is 2.547 acres in size and is currently addressed as 6083 East State Highway 21. The subject property is currently developed with approximately 6,100-square foot church building, a 1,200-square foot home, two small accessory structures, and a parking pad capable of accommodating approximately 35 vehicles.

The applicant, Carl Walthall of Walthall Holdings, LLC, is requesting a change of the zoning classification from Agricultural – Open District (A-O) to Commercial District (C-3). The subject property is sandwiched between adjacent properties that are zoned A-O and occupied with commercial businesses. The adjacent property to the northeast is utilized for real estate purposes and to the south is utilized as an insulation contractor business. Properties located across State Highway 21, southeast from the subject property, include a veterinary clinic and single-family homes. The area along the State Highway 21 corridor near Coulter Airfield has been developing and redeveloping with commercial uses in recent years. This rezoning request was made to facilitate the proposed sale of the long-vacant church property for a HVAC contractor business.

The A-O zoning district is intended to provide a location for principally undeveloped or vacant land situated on the fringe of an urban area and used primarily for agricultural purposes, but may become an urban area in the future. The C-3 zoning classification is intended to provide development opportunities for commercial service uses including heavy retail and commercial use that typically have operating characteristics or traffic service requirements of retail and shopping. The C-3 zoning classification is typically located generally near or adjacent to, but not directly in residential neighborhoods.

Staff Analysis & Recommendation*

During its meeting on November 19, 2015, the Planning and Zoning Commission concurred with staff and unanimously recommended approving this rezoning request.

• The proposed change will allow commercial development along a major freeway and entrance corridor, State Highway 21, to the City of Bryan.

• C-3 zoning appears to be appropriate for the subject tract and consistent with land use recommendations of Bryan's Comprehensive Plan, which suggests commercial uses are appropriate at points of high visibility along major streets.

• Allowing C-3 zoning on the subject property will support orderly urban growth in this vicinity where neighboring properties are being developed or are currently developed with commercial and/or retail establishments.

• C-3 zoning on these 2.547 acres is appropriate in this particular environment and will offer the exposure that most commercial use desires and requires.

• Objections to this request may include that the proposed C-3 zoning may not allow other uses that may be appropriate at this location in the future, and zoning this property to C-3 District and thereby allowing larger commercial development on a 2.547 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

RZ15-23_Attachment.docx 2.06MB

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

1. The single pdf attachment includes: location maps, proposed ordinance, excerpt from the November 19, 2015 Planning and Zoning meeting, and Planning and Zoning Commission staff report dated November 19, 2015

Dept. Head Signature

Kevin Russell

Deputy City Manager Signature

City Manager Signature

City Attorney Signature

Janis K Hampton