ACTION FORM
BRYAN CITY COUNCIL

Meeting Date (?) 01/07/2016

Subject Matter* (?) Rezoning RZ15-24 (Aspen St. Rockwater Investments, LP): RD-5 to PD-H on 0.2296 acres SE side of Cla
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 Residential District – 5000 (RD-5) to Planned Development – Housing District (PD-H) on 0.2296 acres of land located at the south corner of Clay and Aspen Streets, being parts of Lot 9 and Lot 10 in Block 4 of Highland Park Subdivision – Phase 1 in Bryan, Brazos County, Texas (case no. RZ15-24).

Summary Statement *

The applicant, Jeff Mazzolini, is requesting a change to the zoning on the subject property from RD-5 District to PD-H District, to permit the proposed construction of 5 townhouse units in a configuration that would not be normally possible under RD-5 zoning regulations. A design and development plan have been submitted that address existing site constraints in a manner that the applicant contends will allow the property to be utilized as proposed while remaining true to the guiding values of the Zoning Ordinance and sound planning principles. Approval of this rezoning request is a prerequisite for a proposed replat of this property into 5 individual townhouse lots.

The following range of land uses shall be permitted by right in this PD-H District:
- Townhouses;
- Condominiums;
- Temporary structures for uses incidental to construction work on the premises, said buildings shall be removed upon the completion or abandonment of construction work.

Physical development in this PD-H District shall comply with development standards and limitations of the City of Bryan Code of Ordinances that generally apply to townhouse development on properties zoned Residential District – 5000 (RD-5). The following additional standards shall be applicable:

1. The minimum building setback from property lines adjoining Clay Street shall be 0 feet. (Roofs shall be allowed to extend to, but not beyond, this property line.)
2. The minimum building setback from property lines adjoining Aspen Street shall be 0 feet. (Roofs shall be allowed to extend to, but not beyond, this property line.)
3. The minimum building setback from the side property line to the Southwest shall be 0 feet. (Roofs shall be allowed to extend to, but not beyond, this property line.)
4. The minimum building setback from rear property line to the Southeast shall be 7.5 feet.
5. Building setbacks shall not be required from interior property lines that are within this Planned Development District.
6. For townhomes and condominiums, the minimum lot width shall be 22’-0”.
7. The minimum lot depth shall be 75’-0”.
8. The minimum overall area shall be 1,750 square feet.
9. The maximum height of all structures shall not exceed 45’-0”.
10. All vehicular access to and all required off-street parking for the proposed development shall occur in the rear of the property and a private access easement shall be provided for such purposes. Required off-street parking shall be calculated and provided at one space per bedroom.
11. Landscaping areas along the front, sides, and rear of the property shall comprise, at minimum, an area equal to 10 percent of the developed area (building site). The property shall not exceed a total of 90 percent impervious lot coverage. Landscaping shall meet all requirements of the Bryan Code of Ordinances “Section 62-429 – Landscape Requirements”, except as described above and excluding the requirements outlined in paragraph “B. Parking Areas.” Landscaping shall incorporate the use of an underground irrigation system. All landscaping, including trees, shrubs and groundcover, shall be selected from the City of Bryan’s approved list.
12. All units to be constructed using no less than 80% masonry on exterior walls and a combination of brick and stone to be used throughout elevations.
13. A wood privacy fence, 6’-0” in height minimum, shall be provided along the Southwest and Southeast property lines adjacent to Residential use. The development will not be screened from Clay Street nor Aspen Street.
14. A monument sign shall be allowed on the property within the building setback along either Clay Street or Aspen Street. The sign shall be a maximum of 6’ long and a maximum of 4’ tall measured from the finished ground elevation.
15. All units are to be constructed with attached two car garage.
16. Twelve parking spaces will be provided along the rear drive.
17. Along the Northwest (Clay Street) property line, post lights and sidewalk pavers shall be provided per College Main, adjusted to coordinate with sidewalk dimensions, site conditions, etc.

Staff Analysis & Recommendation *

During its meeting on December 3, 2015, the Planning and Zoning Commission concurred with staff and unanimously recommends approving this rezoning request.

• The proposed development appears to conform to land use recommendations of the Comprehensive Plan, which suggest the suitability of higher density residential uses located between commercial uses and residential uses of lower density, to provide a useful transition in land use intensities at this location.

• The proposed PD-H District will help serve the increase in demand for single-family style student housing.

• Approving this development could help reduce some of the pressure on land owners to convert owner-occupied housing in neighborhoods to rental housing, thereby preserving the character and integrity of some of Bryan's older, established neighborhoods.

• The proposed PD-H District will ultimately benefit properties zoned for commercial uses in the surrounding area by increasing residential activity near these businesses.

• This proposed development may help improve property utilization, facilitate appropriate use of the subject property, strengthen the area economy, and promote the general welfare of the community.

• This proposed development may increase traffic in the immediate area.

Options *

(In Suggested Order of Staff Preference)

1. Approve the requested zone change;
2. Deny the requested zone change.

Funding Source *

N/A

Attachments

RZ15-24 Attachments.docx 3.68MB

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

1. Locations maps
2. Ordinance
3. Excerpt from Planning and Zoning Commission meeting minutes of December 3, 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