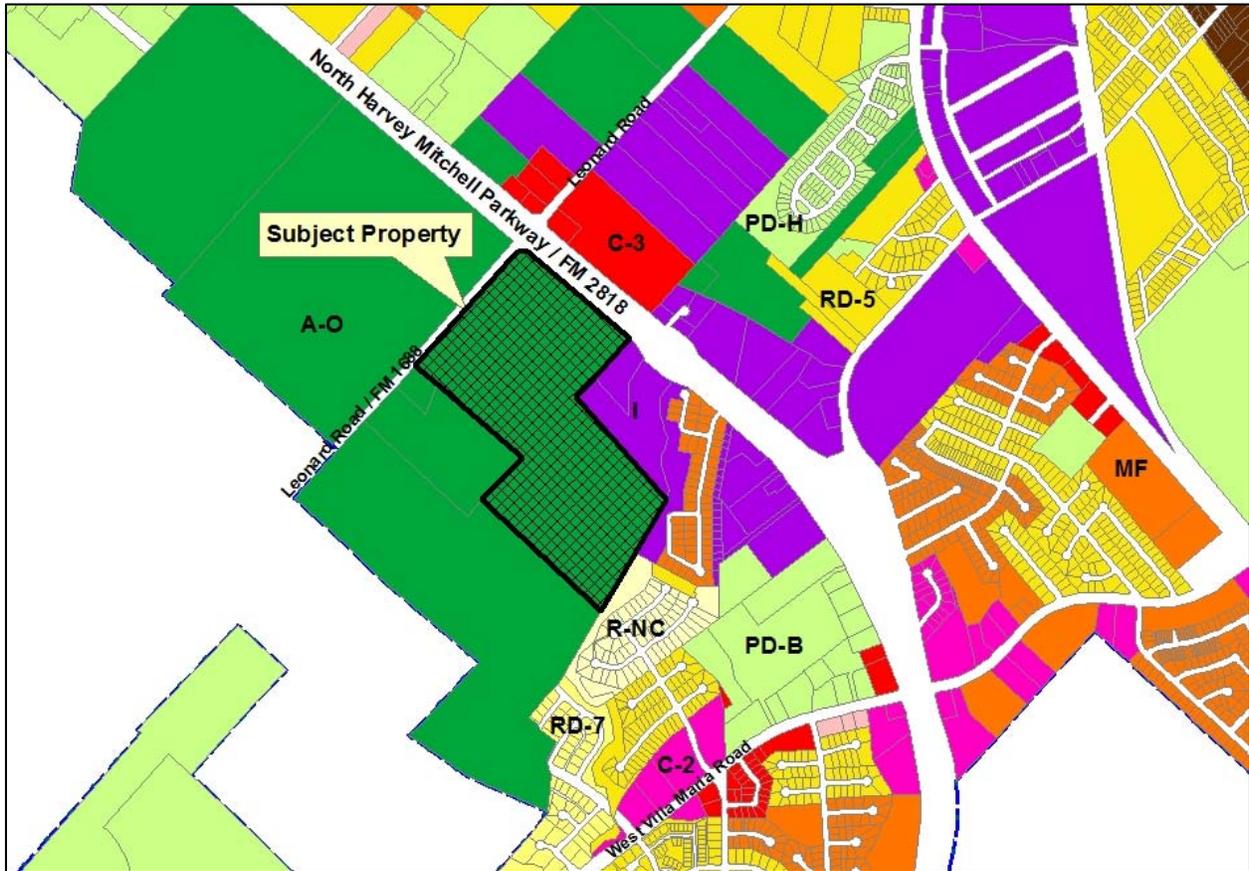
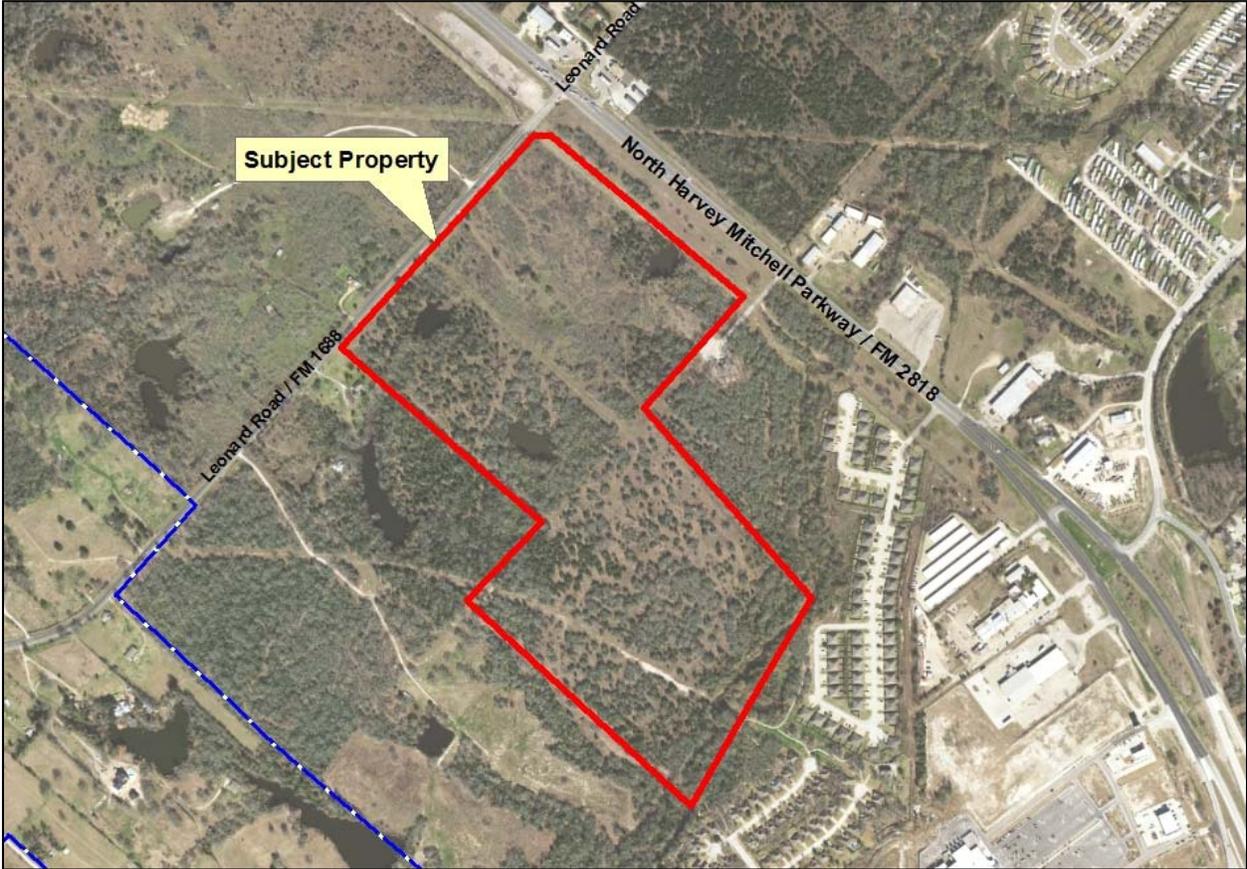


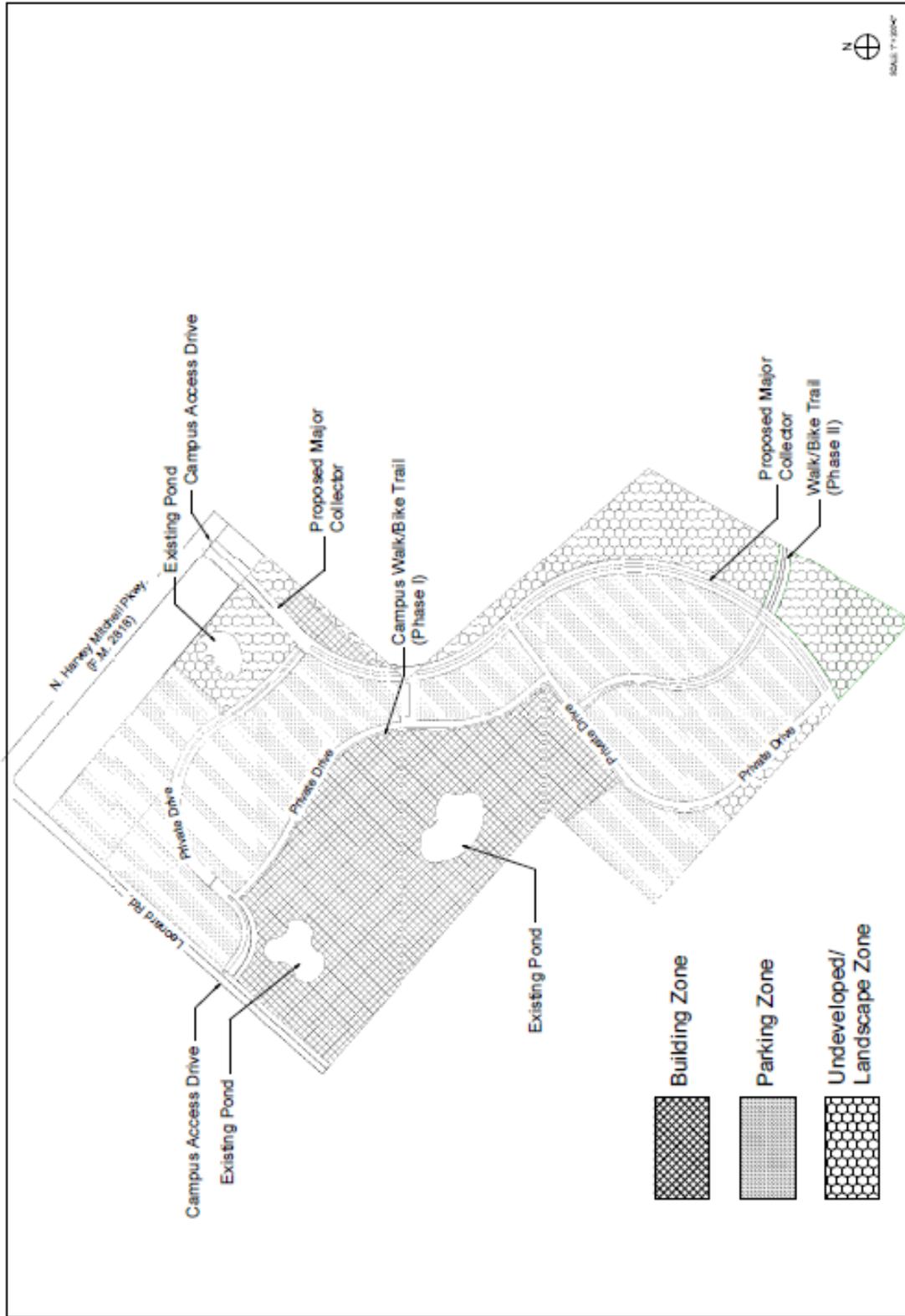
LOCATION MAP:



AERIAL PHOTOGRAPH – 2015:



PROPOSED DEVELOPMENT PLAN:



Blinn College West Campus

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF BRYAN, TEXAS, AMENDING CHAPTER 130, ZONING, OF THE CITY OF BRYAN CODE OF ORDINANCES, BY CHANGING THE ZONING CLASSIFICATION FROM AGRICULTURAL – OPEN DISTRICT (A-O) TO PLANNED DEVELOPMENT – MIXED USE DISTRICT (PD-M) ON 95.29 ACRES OF VACANT LAND OUT OF ZENO PHILLIPS SURVEY, A-45, LOCATED AT THE SOUTH CORNER OF NORTH HARVEY MITCHELL PARKWAY (FM 2818) AND LEONARD ROAD IN BRYAN, BRAZOS COUNTY, TEXAS; SUBJECT TO DEVELOPMENT REQUIREMENTS SPECIFIED HEREIN; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE FINDING AND DETERMINING THAT THE MEETINGS AT WHICH SAID ORDINANCE IS PASSED ARE OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Bryan has adopted Chapter 130, Zoning, of the City of Bryan Code of Ordinances, as amended, which divides the City of Bryan into various zoning districts; and

WHEREAS, permanent zoning changes made after the date of passage of Chapter 130 are made by adopting ordinances amending Chapter 130 for each particular permanent zoning change; and

WHEREAS, this requested change to Chapter 130 for 95.29 acres of vacant land out of Zeno Phillips Survey, A-45, located at the south corner of North Harvey Mitchell Parkway (FM 2818) and Leonard Road in Bryan, Brazos County, Texas (case no. RZ15-25) was recommended for approval by the Bryan Planning and Zoning Commission during its regular meeting on December 3, 2015;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRYAN, TEXAS:

1.

That Chapter 130, Zoning, of the City of Bryan Code of Ordinances be amended by changing the zoning classification from Agricultural – Open District (A-O) to Planned Development – Mixed Use District (PD-M) on 95.29 acres of vacant land out of Zeno Phillips Survey, A-45, located at the south corner of North Harvey Mitchell Parkway (FM 2818) and Leonard Road in Bryan, Brazos County, Texas, said 95.29 acres being described more particularly by metes-and-bounds on attached Exhibit “A”, subject to development requirements specified in attached Exhibit “B” which are herein fully incorporated by reference for all purposes as if they were set forth in the text of the ordinance.

2.

That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

3.

Should any section, paragraph, sentences, clause, phrase or word of this ordinance be declared unconstitutional or invalid for any purpose by a court of competent jurisdiction, the remainder of this ordinance shall not be affected thereby, and to this end the provisions of this ordinance are declared to be severable.

4.

The Code of the City of Bryan, Texas, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

5.

It is hereby found and determined that the meetings at which this ordinance was passed were open to the public as required by Section 551.001 et seq., Texas Government Code, and that advance public notice of time, place and purpose of said meetings was given.

6.

This ordinance shall take effect immediately upon its second and final reading and passage.

PRESENTED AND GIVEN first reading the 7th day of January, 2016 at a special meeting of the City Council of the City of Bryan, Texas; and given second reading, **PASSED AND APPROVED** on the 12th day of January, 2016 by a vote of ___ yeses and ___ noes at a regular meeting of the City Council of the City of Bryan, Texas.

ATTEST:

CITY OF BRYAN:

Mary Lynne Stratta, City Secretary

Jason P. Bienski, Mayor

APPROVED AS TO FORM:

Janis K. Hampton, City Attorney

EXHIBIT "A":

**FIELD NOTES
BEING ALL OF THE
BLINN COLLEGE
95.29 ACRE TRACT
VOLUME 12532, PAGE 270
ZENO PHILLIPS LEAGUE, A – 45
BRAZOS COUNTY, TEXAS
September 22, 2015**

All that certain lot, tract or parcel of land being 95.29 acres situated in the ZENO PHILLIPS LEAGUE, Abstract No. 45, Brazos County, Texas and being all of the 95.29 acre tract as described in deed from KKJM Investments Limited Partnership, to Blinn College of record in Volume 12532, Page 270, Official Records of Brazos County, Texas, said 95.29 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" Iron Rod found in the southwest right-of-way line of FM 2818 as described in Volume 284, Page 177 for an east corner, said corner being an east corner of said 95.29 acre tract, said corner being located in the northwest line of Lot 1, Block "A" Discovery Subdivision as described in Volume 597, Page 861;

THENCE S 41 ° 36 ' 18 " W, along the southeast line of said 95.29 acre tract and the northwest line of said Called Lot 1, Block "A" and the Westpark Assoc. Remainder of a Called 26.576 acre tract as described in Volume 956, Page 721, respectively a distance of 791.97 feet to an Old Iron Pipe found for an interior corner, said corner being the most westerly corner of said Called 26.576 acre tract and also being the most northerly corner of a Called 2.9 acre tract (Second Tract) as described in Volume 148, Page 9;

THENCE S 41 ° 26 ' 54 " E, along the northeast line of said Called 2.9 acre tract and the southwest line of said Called 26.576 acre tract a distance of 1343.28 feet to a 1/2" Iron Rod with Cap set for the most easterly corner, said corner being an interior corner of said Called 26.576 acre tract and also being the most easterly corner of said Called 2.9 acre tract, said corner also being located in the northwest line of Rock Hollow Subdivision as described in Volume 3506, Page 347;

THENCE S 30 ° 04 ' 04 " W, along the northwest line of said Rock Hollow Subdivision and Carriage Hills Subdivision, Phase One as described in Volume 2718, Page 168, respectively a distance of 1280.04 feet to a 1/2" Iron rod with Cap set for the most southerly corner, said corner being the Calculated most easterly corner of the Wesley F. Honza, Jr. Called 108.02 acre tract as described in Volume 2171, Page 47;

THENCE N 47 ° 27 ' 44 " W, along the Calculated northwest line of said Called 108.02 acre tract a distance of 1597.60 feet to a 1/2" Iron Rod with Cap set for a west corner, said corner being the Calculated most northerly corner of said Called 108.02 acre tract, said corner being located in the southeast line of the Jason Seymour Called 22.67 acre tract as described in Volume 1104, Page 74, a Rock Found for an interior corner of said Called 108.02 acre tract bears S 42 ° 05 ' 53 " W a distance of 200.00 feet;

THENCE N 42 ° 05 ' 53 " E, along the southeast line of said Called 22.67 acre tract a distance of 583.83 feet to a 1/2" Iron Rod found for an interior corner, said corner being the most easterly corner of said Called 22.67 acre tract;

THENCE N 49 ° 03 ' 59 " W, along the northeast line of said Called 22.67 acre tract a distance of 1406.87 feet to a 1/2" iron Rod found for the most westerly corner, said corner being located in the southeast right-of-way line of FM 1688 (Leonard Road);

THENCE N 42 ° 02 ' 10 " E, along the southeast right-of-way line of said FM 1688 a distance of 1516.23 feet to a 1/2" Iron Rod found for angle point;

THENCE S 89 ° 28 ' 46 " E, continuing along the southerly right-of-way line of said FM 1688 a distance of 96.36 feet to a 1/2" Iron Rod found for angle point, said corner being located at the intersection of the southerly right-of-way line of said FM 1688 and the southwest right-of-way line of said FM 2818;

THENCE S 49 ° 56 ' 28 " E, along the southwest right-of-way line of said FM 2818 a distance of 1326.15 feet to the PLACE OF BEGINNING AND CONTAINING AN AREA OF 95.29 ACRES OF LAND MORE OR LESS, according to a survey performed during the month of November 2014, under the supervision of H. Curtis Strong, Registered Professional Land Surveyor No. 4961 and working under FIRM No. 10093500. North Orientation is based on rotating the northeast line to Grid North NAD83 (2011) epoch 2010.00 by utilizing GPS Methods.



EXHIBIT “B”:

PD-M DISTRICT DEVELOPMENT STANDARDS

Development requirements for Planned Development – Mixed Use District (PD-M), hereinafter referred to as “the District” or “this District,” allowing certain uses associated with higher education (colleges and universities) on 95.29 acres of land out of Zeno Phillips Survey A-45 (Vol. 3237; pg. 309), at the southern side of the intersection of N. Harvey Mitchell Parkway and Leonard Road.

Section 1: General Purpose and Description

This development plan is intended to guide the planning of land use and physical development on the subject property. The plan shall direct the design, the implementation, and the growth of a sustainable higher education campus environment that meets the needs of the property owner (Blinn College), and the City of Bryan, and allows for orderly and cohesive development within the District. The PD-M will allow the property to develop, in practical phases, into a single campus environment with appropriate internal pedestrian connectivity and vehicular circulation. It has been repeatedly demonstrated nationwide that responsibly planned and developed higher education districts can spur additional development and re-development of surrounding areas.

This development plan is also intended to set forth guidelines which will promote aesthetic objectives such as protection of scenic views and visual resources, and the use of quality materials to create and maintain harmony throughout the District.

Section 2: Definitions

- *Accent materials* means a material, not including signage, incorporated into a building or other site feature that totals less than 40 percent of the total façade square footage. Accent materials may include but not be limited to, high-performance composite metal panels, painted brick or masonry units, glazing with integral decorative films, and cementitious board.
- *Accessory Building or Structure* means a building or structure that serves a use customarily incidental to and located on the same lot occupied by the principal building. Common accessory buildings or structures include garages and carports, farm structures, tool houses, greenhouses, home workshops, children’s playhouses, storage houses, and garden shelters.
- *Bioswale* means landscape elements designed to remove silt and pollution from surface runoff water. Within this District, bioswales are planned in order to mitigate the substantial automotive pollution common at parking lots. The bioswales will collect and treat the runoff before releasing it into the watershed or storm sewer.



- *Building* means any structure built for the support, shelter, and enclosure of persons, animals, chattel, or moveable property of any kind.
- *City* means the City of Bryan, Texas.

- *Landscaped or Landscaped Area* means that portion of a lot covered by grass, groundcover, shrubs, trees, and other vegetation which is installed and maintained as part of the design and use of the premises.
- *Lot* means a platted parcel of land having frontage upon a public street, the plat of which lot is recorded in the appropriate property records of Brazos County.
- *Pedestrian* means a person walking, running, or utilizing a wheelchair along a road or in a developed area.
- *Placemaking* is the art of creating a real sense of place specific to a site or community.
- *Screened* means not visible at eye level from any point on the Lot line of any abutting properties or from any point on a street.

Section 3: Land Use

The following land uses shall be permitted by right in this District. Land uses not expressly defined in this PD-M District ordinance or in the City of Bryan Code of Ordinances have their ordinary dictionary meanings, based on the latest edition of Merriam-Webster's Unabridged Dictionary.

- Colleges, universities and/or other institutions of higher learning that offer courses of general or specialized study leading to a degree, including but not limited to:
 - Universities;
 - Liberal arts colleges;
 - Community colleges;
 - Nursing and medical schools not accessory to a hospital.
- Accessory or incidental uses commonly associated with the main use, including but not limited to:
 - Offices;
 - Branch banks, savings and loans, or credit union offices;
 - Child care centers, other than public or private schools;
 - Medical facilities or clinics;
 - Housing for students and/or faculty;
 - Food services and/or restaurants, not including drive-through establishments;
 - Laboratories;
 - Health, sports, and athletic training facilities;
 - Theaters – indoor or outdoor;
 - Meeting areas;
 - Automobile parking, including surface lots and/or multi-level garages;
 - Maintenance facilities;

- o Commercial and/or retail uses that support the college/institutions;
- o Temporary structures for uses incidental to construction work on the premises.

Section 4: Physical Development

The following standards are intended to guide site and building design in this District in order to:

- Create and maintain a human-scale environment;
 - Preserve existing water systems;
 - Integrate health and environmental sustainability by ensuring safe and easy access for pedestrian and bicycle traffic to and through the campus from the surrounding roadways. Intra-campus bike/pedestrian trail will be constructed as a Phase I amenity, and will be extended to existing off-site trails in Phase II;
 - Ensure the safety and security of pedestrians, bike, and bus riders by mandating development accessories as required, including but not limited to secure bicycle parking, covered walkways, and secure, well-lit drop-offs for buses, shuttles, and/or carpools;
 - Promote placemaking through the use of design and construction methods and materials that incorporate the Texas architectural vernacular, including sustainability, outdoor uses, and public gathering;
 - Encourage pedestrian activity by providing a sheltered and comfortable walking environment, with an interesting and engaging visual experience at the pedestrian level.
- A. Physical development in this District shall comply with development standards and limitations of the City of Bryan Code of Ordinances that generally apply to properties zoned Retail District (C-2), subject to any limitations specified herein. These development standards and limitations include but are not limited to, regulations concerning density, lot area, lot width, lot depth, yard depth and widths, building height, building elevations, coverage, parking access, screening, landscaping, accessory buildings, signs, lighting, and project phasing and/or scheduling.
- B. The following additional physical development standards shall also apply within this PD-M:
- 1) On all lots created by means of a subdivision plat in accordance with Chapter 110 of the Bryan Code of Ordinances, no minimum building setbacks shall be required from property lines that (a.) do not adjoin a public street; and (b.) do not adjoin abutting land that is not embraced by this Planned Development District.
 - 2) A 30-foot wide landscaping buffer area shall be required along the property line that adjoins FM 2818. Landscape setback to include a combination of trees, shrubs, and berms.
 - 3) The maximum height of buildings within this Planned Development District shall not exceed 80 feet from the ground level to top of parapet walls. The additional height of rooftop mechanical equipment and screening as required herein shall be excluded from this requirement. No additional setback from property lines shall be required for buildings exceeding 35 feet in height.
 - 4) Parking lots are required to have a minimum of 1 canopy tree for every 20 parking spaces. All required parking lot trees to be located within the parking lot boundary.
 - 5) Any raised parking dividers shall be landscaped and shall have raised six-inch curbing and be a minimum of seven feet in width. Where islands incorporate bioswales or similar stormwater quality design components, landscape islands may incorporate sawtooth curbs or flush curbs with wheel stops.

- 6) Minimum parking requirement shall be: 1 space per every 4 commuter students, faculty, and/or staff (1:4). At such a time as the student population increases past 7,500 students, Blinn College plans to build a parking garage (or garages), as required to maintain the stated parking ratio. Refer to **Section 5, Documents A and B** for additional information on District parking and proposed phasing.
- 7) All materials, products, or equipment which are stored outside of a fully-enclosed building, other than for display, must be entirely screened from public view. This includes but is not limited to, outdoor storage, service, and equipment areas, solid waste dumpsters, above-ground fuel storage tanks, campus-use electric vehicles (golf carts), heating or cooling equipment (located on rooftops or at grade), and equipment loading/unloading areas. Applicable areas shall be screened from parking and pedestrian areas and adjacent properties by a solid visual barrier not less than six feet in height. Loading and unloading areas for people are not required to be screened. Nor are rooftop exhaust stacks that exceed the six foot visual barrier requirement. Barriers shall consist of:
 - a. Approved brick or brick-clad concrete masonry unit (CMU) fence with cast stone or painted aluminum caps;
 - b. Approved evergreen trees or other landscaping, planted such that the items intended to be screened remain so throughout the year;
 - c. Architectural treatments which are compatible with the surrounding building architecture. The screening of rooftop equipment may include the use of parapet walls and the encasement of partition screens.
 - d. Chain-link fencing with wood, metal, or plastic slats shall not be considered as an acceptable means of creating a visual barrier.
- 8) Signage within this District shall be, at a minimum, as listed below. All signage must meet the requirements of Bryan Code of Ordinances, Chapter 98.
 - a. Freestanding signage:
 - i. One freestanding sign at the intersection of FM 2818 and Leonard Road (max. height 25 ft.; max. area 200 sf);
 - ii. One freestanding sign at the intersection of the new collector street and FM2818 (max. height 25 ft.; max. area 200sf);
 - iii. One freestanding sign at the campus entrance on Leonard Road (max. height 6 ft., max sign area 72 sf);
 - iv. Two freestanding signs at the campus entrance on the new collector street (max. height 6 ft., max sign area 72 sf).
 - b. Electronic message board:
 - i. One of the aforementioned signs may incorporate an electronic message board with a maximum sign area of 80 sf.
 - c. Building/wall signage:
 - i. Building/wall signage shall be allowed on the exterior walls of each building, provided the cumulative sign area of all signs on a building shall not exceed 30 percent of the building façade with the main entrance to that building.

d. Directional signage:

- i. One 8 sf maximum sign area directional sign shall be allowed at each curb cut to a public street;
- ii. There shall be a 6 sf maximum sign area allowed for all internal signs in parking lots.

All other sign regulations of the Bryan Code of Ordinances for properties zoned C-2 Districts shall apply unless specifically modified by the above.

9) Landscaping requirements: Landscaping shall be provided for the following purposes:

- a. To create and maintain for students, faculty, staff, and other users a healthy, walkable environment;
- b. To provide visual interest;
- c. To reduce, remove, or absorb the impact between educational and accessory spaces;
- d. To obscure the view of parking, loading and service areas;
- e. To provide protection from soil erosion.

i. Developed Area:

1. An area equal to 15 percent of the developed area (building site) shall be required to be landscaped. The developed area shall not exceed a total of 90 percent impervious coverage. The developed area shall include the main structure, any accessory structure, parking lots, equipment lots and outside storage areas;
2. Not less than 50% of the area to be landscaped shall be planted with trees, as defined by the mature canopy coverage of those trees.

ii. Trees:

1. Existing Trees used for landscape credit may not be trees classified as 'invasive', including but not limited to:
 - a. Chinese Tallow;
 - b. Tree of Heaven;
 - c. Golden Rain Tree;
 - d. Chinese Privet;
 - e. Mimosa;
 - f. Chinaberry.

iii. Tree List:

1. The following modifications shall be made to the City's canopy tree list:
 - a. Delete the following (common names):
 - i. Chinaberry (Texas Invasive);
 - ii. Chinese Tallow (Texas Invasive).

b. Add the following (common names):

- i. Chinkapin Oak;
- ii. Shumard Oak;
- iii. Montezuma Cypress;
- iv. Mexican Sycamore;
- v. Pecan.

2. The following modifications shall be made to the City's Non-canopy tree list:

a. Delete the following (common names):

- i. Golden Raintree (Texas Invasive);
- ii. Mimosa Tree (Texas Invasive).

b. Add the following (common names):

- i. Mexican Plum;
- ii. Shumard Oak;
- iii. Montezuma Cypress;
- iv. Mexican Sycamore.

10) Building Design Guidelines: Building exterior design and material shall be provided for the following purposes:

a. To promote the Texas architectural vernacular, while responsibly utilizing modern synthetic materials. The Texas vernacular may include but not be limited to:

- i. The use of natural materials such as fired brick, stone, and wood;
- ii. The inclusion of porches, seat walls, and outdoor furniture to encourage outdoor use;
- iii. To incorporate the responsible use of synthetic products such as metal panels, glazing and glazing films, metal railings, cementitious board, and colored and/or textured concrete as accent materials;
- iv. To encourage sustainability by encouraging naturally ventilated spaces such as porches, courtyards, breezeways, and balconies.

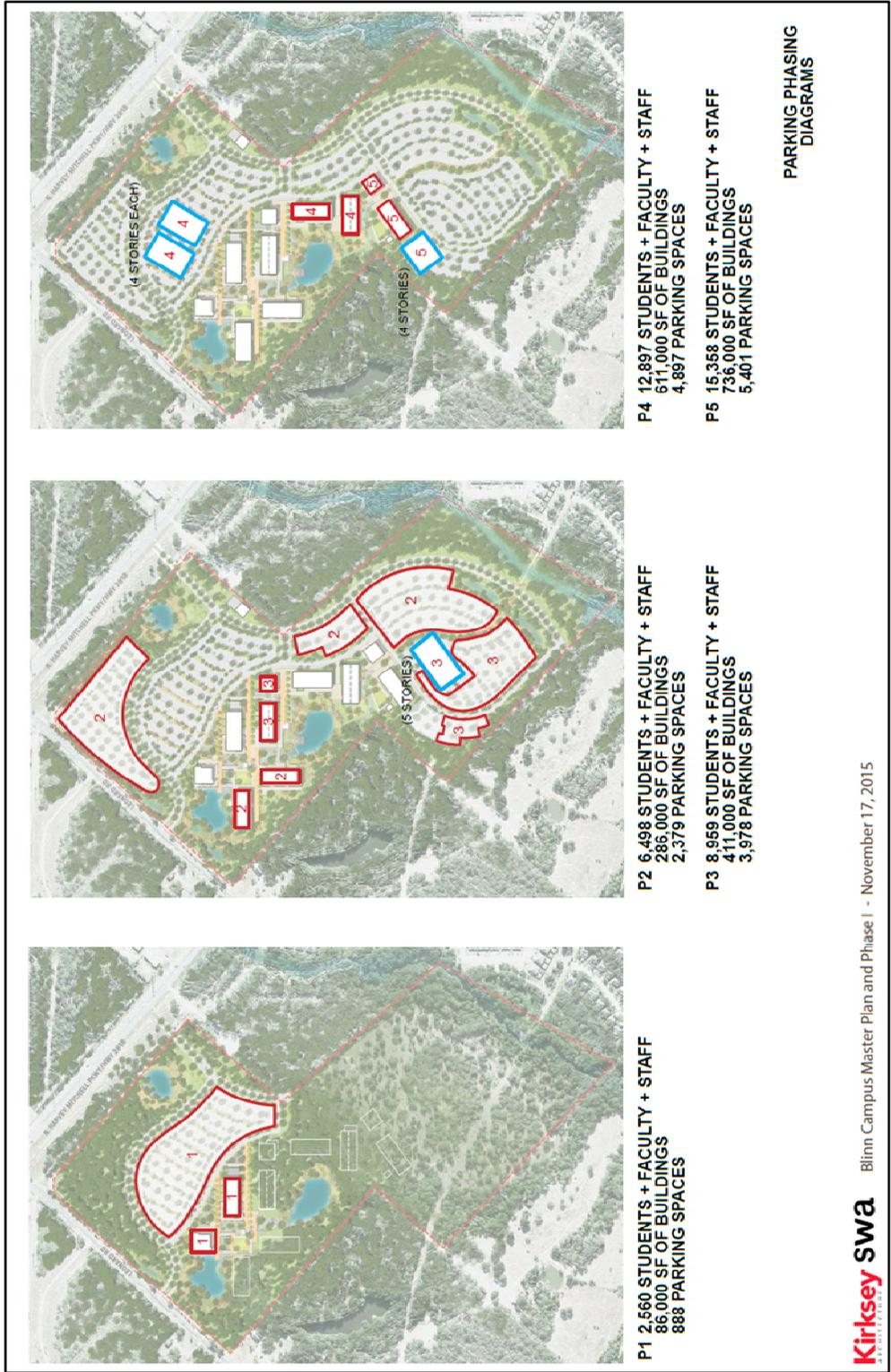
b. To incorporate pedestrian-level site lighting, including but not limited to, pole-mounted lighting, building and canopy-mounted lighting, and recessed path lighting. Lighting shall be provided to:

- i. Mitigate the impact of glare through proper optical design;
- ii. Create and maintain safe lighting levels for pedestrian, bicycle, and vehicular traffic.

Any request for substitutions, alternates, exemptions, and/or variances to the standards set forth herein must be presented as required by the City of Bryan Code of Ordinances. Please refer to Chapter 62 of the Code of Ordinances for approval requirements and procedures.

Section 5 – Supporting Documents

A – Parking Phasing Diagrams



B – Site Development Table

Phase	Quantity of buildings	New Building Area per phase(SF)	Building type	Total building Area		Area of building User (SF)		Student Pop (est. this phase)	Faculty/Staff Pop (est.)	Total campus population	Quantity of surface spaces and 1:1 per f/s in this phase		Quantity of garage spaces provided in this phase	Quantity of surface spaces displaced by garage	Total Garage spaces	Total parking spaces	Surplus parking	Parking to User Ratio
				Area	Area	Quantity of surface spaces and 1:1 per f/s in this phase	Quantity of surface spaces displaced by garage											
1	2	66,000	1 Academic, 1 Student Services	66,000.00	33,5933	2500	60	2,522	60	2,522	893	958	0	0	0	958	63	1:2.68
2	2	200,000	2 Academic, Physical Plant	286,000.00	50,7833	3546	90	6,498	90	6,498	2938	1491	0	0	0	2447	179	1:2.66
3	2	125,000	1 Academic, 1 Student Services, 1 SE Garage (5 stories)	411,000.00	50,7991	2403	58	8,958	58	8,958	3126	578	1020	0	1020	4046	520	1:2.21
4	2	200,000	2 Academic, 2 North Garages (4 stories each)	611,000.00	50,7833	3546	90	12,897	90	12,897	4501	0	1312	393	2332	4965	464	1:2.60
5	2	125,000	1 Academic, 1 SW Garage (4 stories)	736,000.00	50,7991	2403	58	15,358	58	15,358	5358	0	504	0	2636	5468	110	1:2.81

SITE DEVELOPMENT TABLE

**EXCERPT FROM PLANNING AND ZONING COMMISSION REGULAR MEETING
MINUTES OF DECEMBER 3, 2015:**

c. Rezoning RZ15-25: Blinn College

A request to change the zoning classification from Agricultural – Open District (A-O) to Planned Development – Mixed Use District (PD-M) on 95.29 acres of vacant land out of Zeno Phillips Survey, A-45, located at the south corner of North Harvey Mitchell Parkway (FM 2818) and Leonard Road in Bryan, Brazos County, Texas. (M. Zimmermann)

Mr. Zimmermann presented the staff report (on file in the Development Service Department). Staff recommends approval of the request.

In response to questions from the Commission, Mr. Zimmermann confirmed that the new collector street through campus will extend from FM2818 and that the applicants have made adequate provisions for providing off-street parking.

The public hearing was opened.

Ms. Shirley Yeager, 1803 White Stone Dr., Bryan, TX, came forward with concerns about how close the development would be to her property. Mr. Zimmermann responded that the piece of the development adjacent to her property will remain undeveloped.

The public hearing was closed.

Commissioner Madison moved to recommend approval of Rezoning RZ15-25 to the Bryan City Council, and to adopt the written staff report and analysis, as the report, findings and evaluation of this Commission. Commissioner Incardona seconded the motion.

Commissioners expressed their excitement about new development in that area.

The motion passed unanimously with Commissioner Hickle abstaining from deliberation and voting on this item due to a conflict of interest.

PLANNING AND ZONING COMMISSION
STAFF REPORT

December 3, 2015



Rezoning case no. RZ15-25: Blinn College West Campus

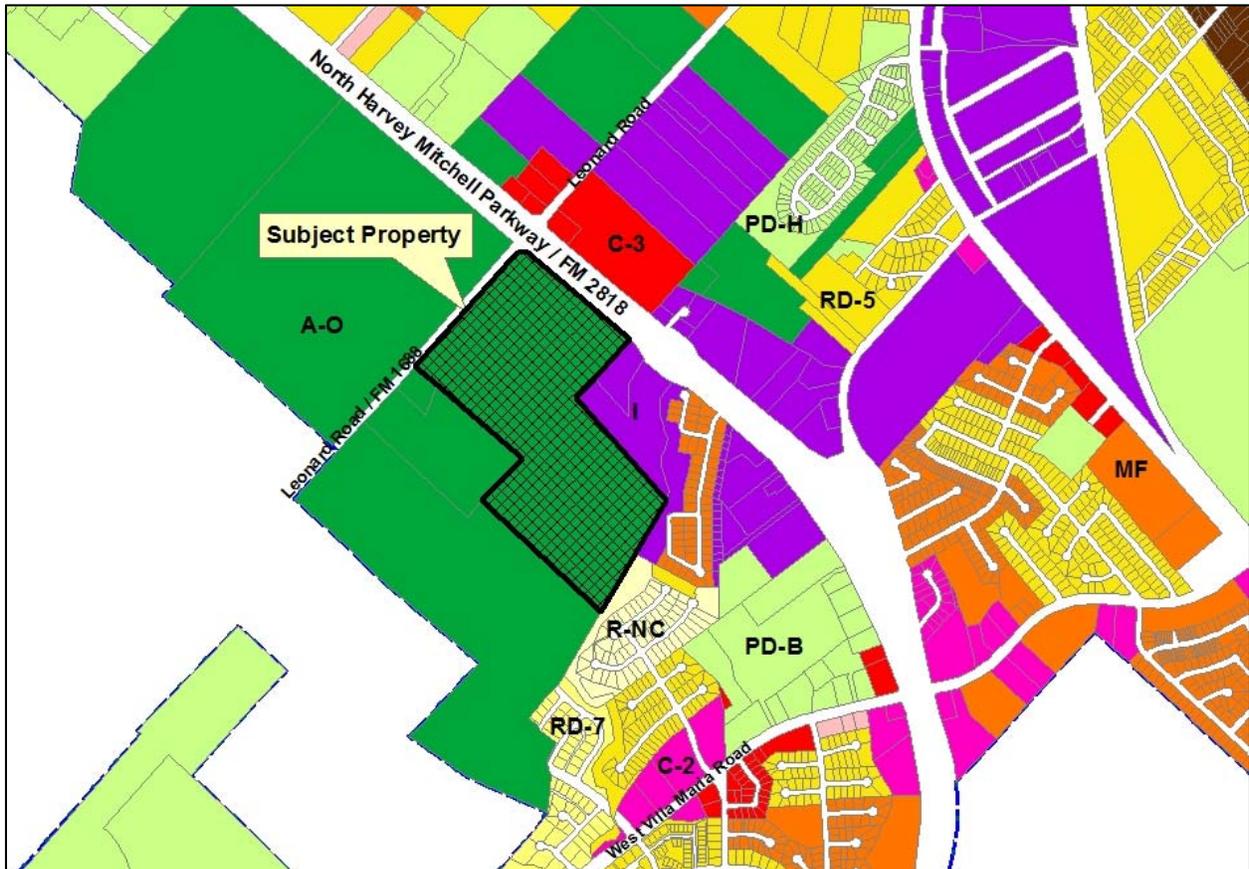
CASE DESCRIPTION: a request to change the zoning classification from Agricultural – Open District (A-O) to Planned Development – Mixed Use District (PD-M)

LOCATION: 95.29 acres of vacant land out of Zeno Phillips Survey, A-45, located at the south corner of North Harvey Mitchell Parkway (FM 2818) and Leonard Road

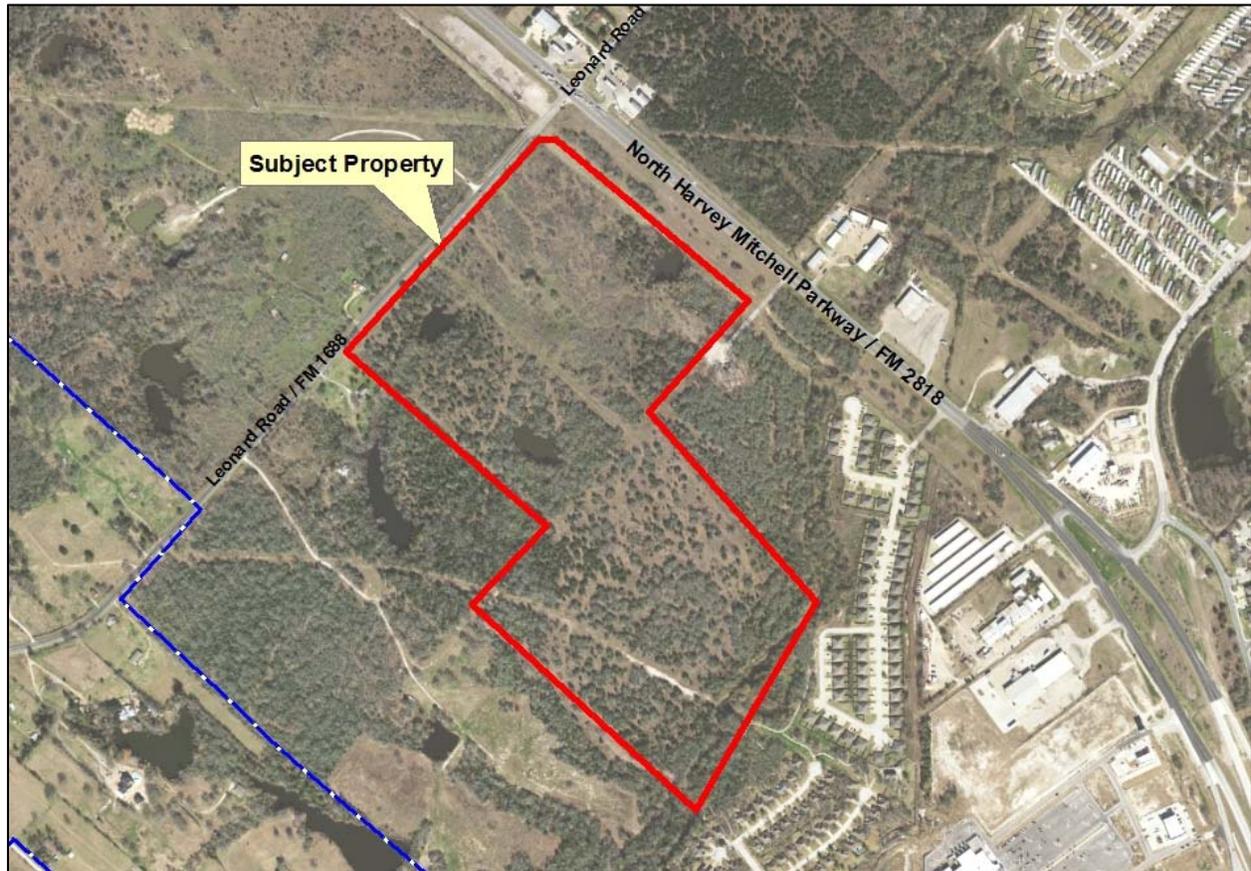
APPLICANT(S): Richard O'Malley of Blinn College

STAFF CONTACT: Martin Zimmermann, AICP, Planning Manager

SUMMARY RECOMMENDATION: Staff recommends **approving** the proposed rezoning.



AERIAL PHOTOGRAPH – 2015:



BACKGROUND:

The applicants, Blinn College represented by Mr. Richard O'Malley, own 95.3 acres of land adjacent to the south corner of North Harvey Mitchell Parkway (FM 2818) and Leonard Road. The management of Blinn College has determined that its current 78-acre Bryan campus, located a quarter mile northeast of the intersection of East Villa Maria Road and East 29th Street, has reached maximum capacity and expansion in that location would be ill-advised. To accommodate current needs and expected future growth, Blinn College has chosen a site for the proposed development of a second Bryan campus. The subject tract was selected in part because of its location adjacent to North Harvey Mitchell Parkway (FM 2818) and the connectivity that road will provide to the Texas A&M University campus as well as other parts of the community.

The subject 95.3-acre tract is currently zoned Agricultural – Open District (A-O). The City of Bryan Code of Ordinances, Chapter 130, Zoning, does not allow college or university uses by right in any zoning district, only potentially allowing them with prior approval of a Conditional Use Permit (CUP) in some zoning districts, including the A-O District. Rather than seeking approval of a CUP, the applicants are requesting to change the zoning classification on these 95+ acres from the existing A-O District to Planned Development – Mixed Use District (PD-M). The applicants have submitted a development plan that would allow not only the college and university land use types, but also certain accessory facilities. In addition, the submitted plan proposes alternative development standards intended to produce a development pattern superior to what the Code of Ordinances would normally permit.

HIGHLIGHTS FROM PROPOSED DEVELOPMENT PLAN FOR BLINN COLLEGE WEST CAMPUS PD-M DISTRICT:

Land Use:

As proposed, this PD-M will allow only colleges and other institutions of higher learning that offer courses of general or specialized study leading to a degree, as well as accessory uses generally associated with such uses, for example, offices, housing for students, food service, laboratories, health and sports facilities, theaters, meeting areas, parking, maintenance facilities and appropriate supporting commercial uses. The development plan includes an illustration depicting the spatial arrangement of the permitted uses. If approved, the text of the plan along with the related attachments will be the document regulating development on the subject property.

Building and Site Design:

The proposed development plan includes general building and site design guidelines that illustrate the intent of the applicant. As the basis for standards regulating physical development, the development plan proposes that this PD-M District comply with development standards and limitations of the City of Bryan Code of Ordinances that generally apply to properties zoned Retail District (C-2). These may include, for example, regulations concerning density, lot area, lot width, lot depth, yard depth and widths, building height, building elevations, coverage, parking, access, screening, landscaping, accessory buildings and signs. The development plan specifies several exceptions to standard ordinance requirements, including

- elimination of minimum building setback requirements adjacent to interior lot lines;
- increased maximum building height, the maximum height being allowed at the building setback;
- reduced size of parking lot end islands;
- more rigorous screening standards;
- limitations to the number and size of allowed freestanding signs;
- a requirement of a 30-foot landscaped buffer along North Harvey Mitchell Parkway/FM 2818;
- a lower off-street parking space-to-student ratio, resulting in an increased amount of off-street parking per student;
- increased surface parking area landscape requirements; and
- an amended list of allowed landscape materials, eliminating invasive plants.

For specific details, please refer to the proposed development plan which is attached to this staff report.

Parking:

It is generally perceived that Blinn College does not have adequate off-street parking, as enrollment has increased over the years. The proposed development plan for this PD-M District specifies how off-street parking spaces and parking garages are proposed to be built as enrollment at the new campus increases. An attachment to the proposed development plan includes an analysis of building size, campus population and proposed parking arrangements laid out in 5 phases. The phasing plan is comprised of drawings depicting the type and location of future parking areas and a table quantifying each phase. If constructed as outlined, the amount of off-street parking provided would exceed what is normally required of the college land uses by between 39% and 56%.

EXCERPT FROM APPLICATION:

Rezoning Supplement A



Minimum Requirements:

- ☐ Metes and Bounds description of property
- ☐ If Planned Development required, then include 15 folded copies and a .pdf of the development site plan

Please list the reasons for this rezoning request:

The current zoning ordinance does not provide for college or university as an allowed use in any appropriate districts. Furthermore, the establishment of a PDD will allow for the development of a cohesive campus.

List the changed or changing conditions in the area or City which make this zone change necessary:

The tract is currently zoned A-O. Blinn College has purchased the property for development of a western satellite campus.

Indicate whether or not this zone change is in accordance with the Future Land Use Plan. If it is not, explain why the Plan is incorrect:

The 2007 landuse plan identifies this area as commercial, industrial, and office/light commercial. However, the proximity to 2818 and the nearby low density residential make this an ideal location for this use.

List any other reasons to support this zone change:

The tract's proximity to 2818, adjacent residential, and easy access to Texas A&M make the location ideal for Blinn's campus expansion. This development will also spur additional development and re-development in the area.

RELATION TO BRYAN'S COMPREHENSIVE PLAN:

The City of Bryan Comprehensive Plan is the framework for the establishment of zoning and other regulatory tools. The current plan includes policies and recommendations related to the various physical aspects of the community. These aspects are supported by a set of goals and objectives. For public and institutional land uses, the Comprehensive Plan suggests that such uses should be "generally located in areas that are generally convenient and accessible to all residents while providing buffering where appropriate" (Subsection 5.5. Land Use Policies).

ANALYSIS:

In making its recommendation regarding a proposed zoning change, the Planning and Zoning Commission shall consider the following factors.

1. Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned; relationship to general area and the City as a whole.

A Residential – Neighborhood Conservation District (R-NC) adjoins the southern tip of the subject property. Land that lies to the northwest and southwest of the subject property is largely undeveloped and is currently zoned A-O District. Abutting property to the southeast is zoned Industrial District (I) and to the northeast, the subject property abuts the 300-foot wide right-of-way of North Harvey Mitchell Parkway (FM 2818) for a distance of 1,400 feet. The subject property's northwestern boundary adjoins the south side of Leonard Road, which is classified as major arterial street on Bryan's Thoroughfare Plan.

Staff believes that future use and development of this property with college or university facilities at this location will comply with the land use recommendations of the Comprehensive Plan which suggest that public and institutional land uses, the Comprehensive Plan suggests that such uses should be generally located in areas that are generally convenient and accessible to all residents. The subject property is located at the intersection of two major Bryan Streets.

Development of a new college campus on the 95+ acre property can reasonably be expected to impact the future development of the nearby tracts of open land and properties as well as the City as a whole. Staff finds that the subject property is generally suitable for the proposed college campus use.

2. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area and shall note the findings.

Staff is not aware of circumstances that would prevent this tract from having access to required utilities. Blinn College will be required to extend public water and sewer lines to serve the property in a manner commensurate with development. Staff finds that adequate capacity exists to provide these services. The fundamental transportation network exists to serve the proposed new campus. Plans for expanding and improving the transportation network as the campus develops, including the construction of a new collector street through the new campus, are

currently being finalized. Staff does not believe that the proposed zoning change will produce a measurable impact with regard to future plans for public schools.

3. The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such vacant land unavailable for development.

There is currently no land available in the City of Bryan where college or university uses are allowed by right. There are, however, a number of similarly sized sites that would potentially be suitable for the location of a new college campus of the scale proposed. Staff is unaware of special circumstances that would make such land unavailable for development.

4. The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change.

Staff finds that the proposal to establish a new junior college campus is unique in the community and the likelihood of another such proposal in the near future is very small.

5. How other areas designated for similar development will be, or are unlikely to be affected if the proposed amendment is approved, and whether such designation for other areas should be modified also.

If the proposed zoning change were approved, staff believes there to be few, if any, effects on other areas that could be considered for similar development. As stated previously, the proposal to establish a new junior college campus is unique in the community and other such proposals are not expected.

6. Any other factors affecting health, safety, morals, or general welfare.

Staff believes that future use of this property as a junior college campus and associated uses, regulated by the standards proposed in the attached development plan, will not adversely affect health, safety, morals, or general welfare. Staff finds that the new campus, as proposed, will allow for useful and orderly development of this property and properties in the vicinity.

In addition, the Planning and Zoning Commission shall not approve a planned development if it finds that the proposed planned development does not conform to applicable regulations and standards established by Section 130-125 of the Zoning Ordinance:

1. Is not compatible with existing or permitted uses on abutting sites, in terms of use, building height, bulk and scale, setbacks and open spaces, landscaping, drainage, or access and circulation features, within the standards established by this section.

Staff believes that the development proposed with this PD-M District will be compatible with existing and anticipated uses surrounding this property and in accordance with the land use recommendations of the Comprehensive Plan. Staff believes that the proposed use and development of this property should have minimal (if any) adverse impacts on nearby properties or the City as a whole and may spur additional development interest in this vicinity.

2. Potentially creates unfavorable effects or impacts on other existing or permitted uses on abutting sites

that cannot be mitigated by the provisions of this section.

Staff is unable to identify any potentially adverse effects or impacts on other existing or permitted uses on abutting sites that cannot be mitigated by the provisions of the proposed PD-M District.

3. Adversely affects the safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonably anticipated in the area considering existing zoning and land uses in the area.

The Bryan Thoroughfare Plan classifies North Harvey Mitchell Parkway as a freeway and Leonard Road as a major arterial, both capable of handling large amounts of traffic. Staff contends that the proposed development will have a decided impact upon the safety and convenience of vehicular and pedestrian circulation in the vicinity. Staff asserts that while the existing transportation network in the area of the new campus will be adequate during the initial phase, the development future campus phases will require investment in the area transportation network to maintain an acceptable level of service in the area.

4. Adversely affects traffic control or adjacent properties by inappropriate location, lighting, or types of signs.

Staff contends that the proposed development will not adversely affect adjacent properties by inappropriate lighting, or types of signs. The development plan submitted by the applicant includes standards, guidelines and regulations to specifically mitigate against negative impact from signage and lighting upon the adjacent properties.

5. Fails to reasonably protect persons and property from erosion, flood or water damage, fire, noise, glare, and similar hazards or impacts.

Staff finds that the physical development of the subject property will be in conformance with the proposed development plan and other applicable city ordinances. Since, in part, the specific intent of those ordinances is to protect the public and properties from such impacts, the proposal will serve to protect the public and property from erosion, flood or water damage, noise, glare, and similar hazards or impacts.

6. Will be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity, for reasons specifically articulated by the commission.

Staff is unable to discern any additional detrimental impacts not already identified in this staff report.

RECOMMENDATION:

Staff recommends **approving** the proposed Planned Development – Mixed Use District (PD-M) allowing college and university related facilities on all land encompassed by this request.