CITY OF BRYAN
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ACTION FORM
BRYAN CITY COUNCIL

Meeting Date (?) 01/12/2016

Subject Matter* (?) Rezoning RZ15-21 (GAZW Holdings, LLC): C-3 to C-1 on 0.62 acres at NW corner North Earl Rudder Free
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 Commercial District (C-3) to Office District (C-1) on 0.62 acres of land located at the northwest corner of the intersection of North Earl Rudder Freeway Frontage Road and Water Locust Drive in Bryan, Brazos County, Texas. (RZ15-21)

Summary Statement* The 0.62-acre subject property is located at the northwest corner of the intersection of North Earl Rudder Freeway and Water Locust Drive. The property has been zoned Commercial District (C-3) since the City of Bryan adopted zoning regulations in 1989. The subject property abuts property to the west that is zoned Residential District – 5,000 (RD-5) and currently developed with single-family homes in the Allen Forest Subdivision. Properties to the north and south are zoned C-3 District and are currently vacant. To the east the subject property abuts the North Earl Rudder Freeway Frontage Road. The subject property was platted into its current configuration of 0.62 acres in June 2011 as part of the Canyon Creek Entertainment Subdivision.

The owners of the property, GAZW Holdings, LLC, wish to change the zoning classification of this property from C-3 to Office District (C-1) to limit the type of uses allowed on the property to those that can be considered less intensive than those that are currently allowed by the property's C-3 zoning. The C-3 zoning classification is intended to provide opportunities for development with heavy retail and commercial uses of a service nature, including wholesale trade, retail sales, warehousing development, repair and service establishments, as well as heavy and bulk equipment supply dealers. The C-1 zoning classification was established to create a flexible district for low intensity office and professional uses generally in smaller buildings such as general office uses, art galleries, and nursing home. Some light intensity retail uses such as a personal service shop, medical clinic or child care also permitted in C-1 Districts.

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 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 office uses along one of the City's major gateways.

• Uses permitted in the C-1 District are appropriate at this particular location due to the relatively small size of the subject property (0.62-acres) and proximity of residential uses.

• The property is not conducive for development with larger scale retail development adjacent to single-family home sites and a C-1 zoning classification will allow the site to develop with uses that are the most compatible with existing surrounding land uses.

• The request conforms to 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.

• Objections to this request may include that the proposed C-1 zoning would reduce distance of the required buffer yard between residential and future nonresidential uses on the subject property.

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

RZ15-21 Attachments.docx 1.79MB

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

1. Location 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

Deputy City Manager Signature

City Manager Signature

City Attorney Signature