CITY OF BRYAN
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ACTION FORM
BRYAN CITY COUNCIL

Meeting Date (?) 01/12/2016

Subject Matter* (?) Rezoning RZ15-25 (Blinn College): A-O to PD-M on 95.29 Acres at FM 2818/Leonard Road
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* First reading of 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 (case no. RZ15-25).

Summary Statement* 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 could 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 will 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, accessory uses could include 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 standards may include 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.

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 five (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%.

Staff Analysis & Recommendation *

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

• 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.

• The Comprehensive Plan suggests college or university uses should be generally located in areas generally convenient and accessible to all residents.

• 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.

• 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.

• The proposed use and development of this property may spur additional development interest in this vicinity.

• The proposed development will have a decided impact upon the safety and convenience of vehicular and pedestrian circulation in the vicinity. While the existing transportation network in the area of the new campus will be adequate during the initial phase, the development of future campus phases will require investment in the area transportation network to maintain an acceptable level of service in the 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

RZ15-25_Attachments.docx 5.02MB

Please detail attachments and note attachments available for viewing in City Secretary's Office:
1. The attachment includes area zoning and site maps; the proposed ordinance; P&Z minutes from December 3, 2015; the P&Z staff report; an excerpt from the applicant; and an analysis of the relation to the City's Comprehensive Plan

Dept. Head Signature

Deputy City Manager Signature

City Manager Signature

City Attorney Signature