ACTION FORM
BRYAN CITY COUNCIL

Meeting Date (?) 02/09/2016

Subject Matter* (?) RZ15-26 (Hester): C-3 to RD-5 at 515 E. 30th Street
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 ☑ Economic Development ☑ Quality of Life ☐ Service ☐ Infrastructure

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 Commercial District (C-3) to Residential District – 5000 (RD-5) on 0.286 acres of land located at 515 East 30th Street, adjoining the west corner of Baker Avenue and East 30th Street, being Lot 1 in Block 14 of the Phillips Addition in Bryan, Brazos County, Texas (RZ15-26).

Summary Statement* The subject property is 0.286 acres in size and is located at 515 East 30th Street, adjoining the west corner of Baker Avenue and East 30th Street. The property is currently occupied by a single detached residence. The subject property lies within the Eastside Historic Preservation Overlay District (HP) and has been assigned its current Commercial District (C-3) zoning classification since the initial Zoning Ordinance was passed and approved on December 11, 1989. The two (2) residences west of the subject property are zoned Residential District–5000 (RD-5) and the majority of the block on which the subject property is located is classified C-3 District. The adjacent uses in the C-3 District located southwest of the subject property are a mini-storage facility and an auto body repair shop.

The applicants, George and Connie Hester, have owned the subject property since 1979 and have resided there since that time. Until recently, the applicants were unaware of the fact their home had been classified for commercial use. As it is not the intent of the Hesters to ever employ the subject property for anything other than as a residence, they have requested the zoning be changed from C-3 District to RD-5 District.

The C-3 zoning classification is intended predominantly for heavy retail and commercial uses of a service nature that typically have operating characteristics or traffic service requirements generally compatible with typical retail or shopping, but generally not with residential environments. Operating characteristics that may be typical of uses permitted in the Commercial District include service oriented businesses; they may sell used goods, may require warehouse storage and delivery areas, and have a greater service radius than retail stores.

The RD-5 zoning classification is intended to provide for development of detached dwelling units on lots of not less than 5,000 square feet. Other uses, such as religious and educational facilities, and open spaces are provided to maintain a balanced, orderly, convenient, and attractive residential area.

Staff Analysis & Recommendation *

During its meeting on January 7, 2016, the Planning and Zoning Commission concurred with staff and unanimously recommended approving this rezoning request.

• Although adjacent to commercial uses, single-family residential use is appropriate at this location due to the proximity of other single-family detached residences in the immediate vicinity.

• Land uses allowed in the RD-5 district will be compatible in the immediate area surrounding the subject property and would fit within the adopted goals and land use policies set out in the Comprehensive Plan.

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

ATTACHMENTS CAF RZ15-26, Hester- C-3 to RD-5.docx 1.48MB

Please detail attachments and note attachments available for viewing in City Secretary's Office:
Attachments are in a single pdf file
1. Location maps
2. Proposed ordinance
3. Excerpt from Planning and Zoning Commission meeting of January 7, 2016
4. Staff Report for Planning and Zoning Commission dated January 7, 2016

Dept. Head Signature

Kevin Russell

Deputy City Manager Signature

Hugh R. Walker

City Manager Signature

City Attorney Signature

Janis K. Hampton