ACTION FORM
BRYAN CITY COUNCIL

Meeting Date (?) 02/09/2016

Subject Matter* (?) RZ15-27 (LaFollette): A-O to C-3 at 3210 Colson Rd
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 Agricultural – Open District (A-O) to Commercial District (C-3) on 3.78 acres of land located at 3210 Colson Road 250 feet to 450 feet north of the intersection of Colson Road and the North Earl Rudder Freeway East Frontage Road, being parts of Lots 9 and 10 in Coulter's Subdivision of the McGee Tract, in Bryan, Brazos County, Texas (RZ15-27).

Summary Statement*

The applicant, Mr. Jason S. LaFollette, is requesting to change the zoning classification on these 3.78 acres of land from Agricultural – Open District (A-O) to Commercial District (C-3). The subject property has been zoned A-O District since its annexation to the City of Bryan on July 27, 1999. The parcel is mainly vacant land with a single-family residential structure.

The subject property is 3.78 acres in size and located along the northwest side of Colson Road near its intersection with the northbound State Highway 6 frontage road, north of Highway 21 East. Properties to the north and northeast along Colson Road are either vacant or in residential use and located in the same Agricultural-Open District (A-O) as the subject property. Land to the southeast along the freeway frontage road is in commercial use and zoned Commercial District (C-3). More intense commercial and industrial uses are located further north at and near the intersection of Colson Road and Clarks Lane in an Industrial (I) zoning district.

The A-O zoning district is intended to provide a location principally undeveloped or vacant land situated on the fringe of an urban area and used primarily for agricultural purposes, but may become an urban area in the future.

The C-3 zoning classification is intended for heavy retail and commercial uses of a service nature that typically have operating characteristics or traffic service requirements of retail or shopping, but generally not within residential environments.

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.

• The subject property is suitable for commercial zoning as it adjoins a collector street (Colson Road) and is located in close proximity to a freeway frontage road.

• A large C-3 zoning district lies south of the subject property extending from Colson Road to the intersection of Highways 6 and 21, where several commercial uses are located.

• The subject property is one of about a dozen properties along Colson Road that have remained in residential use and are zoned A-O District. Considering existing conditions surrounding the subject property, changing the zoning of this property to C-3 District may negatively impact the adjoining properties that remain in residential use. However, the existence of a flood hazard area between the subject tract and the majority of the remaining residential uses may serve as a natural buffer to potential negative effects.

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; or

3. deny the requested zone change.

Funding Source *

N/A

Attachments

ATTACHMENTS CAF RZ15-27, LaFollette Colson Rd - AO to C3.docx 2.22MB

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 Meeting of January 7, 2016

Dept. Head Signature

Kevin Russell

Deputy City Manager Signature

Hugh R. Walker

City Manager Signature

City Attorney Signature

Janis K. Hampton