CITY OF BRYAN
The Good Life, Texas Style.

ACTION FORM
BRYAN CITY COUNCIL

Meeting Date (?) 05/10/2016

Subject Matter* (?) RZ16-07 (Highland Interests): A-O to RD-5 for Austin's Estates Phase 6
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 (A-O) to Residential District – 7000 (RD-7) on 14.869 acres of land out of the John Austin League, A-2, wrapping around the north and west side of the intersection of Thornberry and Austin's Estates Drives, Bryan, Brazos County, Texas (RZ16-07).

Summary Statement* The applicant/property owner, Mr. Grant Carrabba of Highland Interests, is requesting to change the zoning on the subject property from Agricultural-Open District (A-O) to Residential District – 7000 (RD-7), to permit the proposed development of these 14+ acres with single-family residences. The subject property adjoins both Austin's Estates and Thornberry Drives. A master plan for Austin's Estates Subdivision proposing a low-density residential development at this location – originally envisioned to be part of Phase 5 – was approved by the Planning and Zoning Commission on June 1, 2006.

The A-O zoning classification is intended to provide opportunities for development of low density, detached single-family residences on lots of at least one acre in a suburban or rural setting. This zoning classification is also intended to serve as a holding zone for vacant land areas annexed to the City as well as to protect areas that may be unsuitable for development and to preserve natural open space. The RD-7 zoning classification is intended to provide opportunities for development of detached dwellings on lots of at least 7,000 square feet in size.

Staff Analysis & Recommendation*

During its meeting on April 21, 2016, the Planning and Zoning Commission concurred with staff and unanimously recommended approving this rezoning request.

• The proposed change will promote orderly urban growth in close proximity to Harvey Mitchell Elementary school, which is located approximately 0.5 miles northeast from the subject property.

• RD-7 zoning appears to be appropriate for the subject tract and consistent with land use recommendations of Bryan's Comprehensive Plan, which has the goal of encouraging the development of low-density residential through small subdivision development, which serves to provide housing and living units for a variety of people with a range of incomes and needs.

• Allowing RD-7 zoning on the subject property will support and promote orderly urban growth in this vicinity where development has been moving at a moderate pace.

• RD-7 zoning on these 14+ acres is appropriate in this particular environment by providing access to Austin's Estate and Thornberry Drives, which are classified as collector streets and are capable of handling traffic associated with housing developments of this size.

• Objections to this request may include that the proposed RD-7 zoning may not allow other uses that may be appropriate at this location in the future, and zoning this property to RD-7 on a 14+ acre site may increase traffic to and from this location.

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 RZ16-07, Austin Estates AO to RD-7.docx 2.89MB

Please detail attachments and note attachments available for viewing in City Secretary's Office:
1. location map;
2. draft ordinance;
3. excerpt from P&Z meeting minutes of April 21, 2016; and
4. staff report to the Planning & Zoning Commission.

Dept. Head Signature

Kevin Russell

Deputy City Manager Signature

Hugh R. Walker

City Manager Signature

City Attorney Signature

Janis K Hampton