CITY OF BRYAN
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ACTION FORM
BRYAN CITY COUNCIL

Meeting Date (?) 05/24/2016

Subject Matter* (?) RZ16-02 (SOS Ministries): amend PD-M off 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 ☑ Economic Development ☑ Quality of Life ☐ Service ☐ Infrastructure

Agenda Item Description* Second reading of an ordinance of the City of Bryan, Texas, amending Chapter 130, Zoning, of the City of Bryan Code of Ordinances, by amending the development plan of a Planned Development – Mixed Use District (PD-M) on 20.61 acres of land adjoining the west side of Groesbeck Street between Palasota Drive and Richard Street, being north of the intersection of Richard Street and Groesbeck Street being Lot 1 in Block 1 of Save Our Streets Subdivision as well as 11.67 acres of land out of the Zeno Phillips Survey, A-45 in Bryan, Brazos County, Texas (RZ16-02).

Summary Statement* The applicant, Will Agnor on behalf of Save Our Streets (SOS) Ministries, owns the subject property, a 20.61 acre tract of land developed with facilities for SOS Ministries and vacant acreage. SOS Ministries is a not-for-profit organization that provides educational vocational training and rehabilitation programs for at-risk youth and adults. SOS Ministries partners with approximately 300 volunteers and over 75 churches, has regularly scheduled activities throughout the week and various outreaches throughout the year. Current activities include weekly bible studies, neighborhood outreaches providing school supplies, food and clothing, SOS Men's home, SOS Lawn Service, financial stability programs, family counseling, volunteer orientations and training, and mentoring programs. SOS Ministries hopes to implement additional programs in the future, including a charter school, a vocational school, GED classes, recreational facilities, child development, and parenting classes.

On December 9, 2008, the City Council approved a Planned Development – Mixed Use (PD-M) District for SOS Ministries to be able to use this property for all of the aforementioned programs and activities in a campus-like setting. In February 2016, SOS submitted this rezoning request to amend the original development plan for their campus, to include residential uses and warehouse/storage uses at the southernmost portion of the 20+ acres. While residential uses and warehousing/storage uses were included as uses allowed by right in the original PD-M agreement, the uses were not shown on the development plan at the southernmost section of the SOS Ministries campus, but further west, near the southwestern corner of the property.

The applicant is not requesting to amend the development standards, but simply to also allow residential and warehouse/storage use on the development plan at the southernmost tip of the subject property.

Staff Analysis & Recommendation*

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

• The proposed development plan amendment to allow for an additional residence and warehouse is appropriate at the subject tract and consistent with land use recommendations of Bryan's Comprehensive Plan, which encourages and promotes compatible infill and redevelopment in areas where these activities will benefit the city as a whole and the area specifically.

• Approving the request will allow for the construction of residences and warehousing on the property at the southernmost portion of the 20+ acre tract. The adjacent property to the south is developed with single-family homes and the proposed revision to the development plan will generally be compatible with existing and anticipated uses surrounding this property.

• Given the proposed arrangement of the lot boundaries, proposed development uses and the 25-foot wide buffer along all adjacent properties, conditions appear to be favorable for the development of residences and warehousing at the proposed location on the 20+ acre tract of land.

Options*

(In Suggested Order of Staff Preference)
1. approve the proposed amendment of the development plan of this Planned Development – Mixed Use District (PD-M) agreement, as requested.
2. approve the requested amendment of the Planned Development – Mixed Use District (PD-M) agreement, 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 RZ16-02 SOS Ministries.docx 3.1MB

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