ACTION FORM
BRYAN CITY COUNCIL

Meeting Date (?) 06/07/2016

Subject Matter* (?) RZ16-08 (John and Joan Krog): C-3 to MF on 15 ac. @ Leonard/FM2818
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*

Receive public comment regarding 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 Multiple-Family District (MF) on 15.575 acres of land out of Zeno Phillips League wrapping around the east corner of Leonard Road and North Harvey Mitchell Parkway (FM 2818) in Bryan, Brazos County, Texas (case no. RZ16-08).

Summary Statement*

The applicants, Mr. John Binks and Douglas Barlow, are requesting to change the zoning classification on 15.575 acres of unsubdivided land wrapping around the east corner of Leonard Road and North Harvey Mitchell Parkway (FM 2818), from Commercial District (C-3) to Multiple-Family District (MF). The subject property is part of a 20.53-acre tract owned by John L. and Joan K. Krog.

The subject property is currently undeveloped land that lies adjacent to one of the major corridors leading into the City of Bryan, North Harvey Mitchell Parkway (FM 2818). This area of the North Harvey Mitchell corridor has been developing with a mix of commercial uses (e.g., convenience stores, glass fabricators) and light industrial uses (e.g., auto repair shops, wrecking yard). Northeast along Leonard Road, properties are zoned Industrial District (I) and are currently developed with single-family residential uses and industrial uses (e.g., a wrecking yard). Across North Harvey Mitchell Parkway, southwest of the subject property, is the location of the new Blinn College West Bryan Campus. Northwest along North Harvey Mitchell Parkway are large undeveloped tracts of land that are zoned Agricultural-Open District (A-O).

The subject property has been zoned Commercial District (C-3) since 1989 when the City of Bryan adopted zoning regulations. The applicants are requesting the change in zoning classification to allow for the proposed development of the property into an apartment complex.

Staff Analysis & Recommendation *

During its meeting on May 19, 2016, the Planning and Zoning Commission voted unanimously to recommend approving this request.

• A change of the zoning designation to MF District is appropriate for the subject tract and consistent with land use recommendations of Bryan's Comprehensive Plan, which suggests high-density residential land uses may function as transitional land uses when situated between residential uses of lower density and commercial uses.

• In this particular environment, rezoning to MF District is appropriate, as it will allow for a useful transition in land use intensities from more intense commercial use at the intersection of FM 2818 and Leonard Road to the residential uses that lie to the east of the subject property.

• The Comprehensive Plan encourages providing housing units for a variety of people with a range of income and needs and promoting compatible infill that is sensitive to the context within which it occurs.

• The applicants are keeping two (2) smaller portions of the 20 acre parent tract; a 2 acre tract and a 3 acre tract, both zoned C-3 District, for future development into commercial uses that could serve the new residents of the proposed multi-family development planned for the subject property.

• Due to the recent announcement of Blinn College's plans to construct a new campus that will eventually serve 15,000 students directly across North Harvey Mitchell Parkway from the subject property, the requested change in zoning classification will allow for development opportunities that will serve the need for multiple-family-style housing close to the new junior college campus.

Options *

(In Suggested Order of Staff Preference)
1. approve the requested zoning change
2. deny the requested zoning change

Funding Source *

N/A

Attachments

ATTACHMENTS CAF RZ16-08 N. Harvey Mitchell Pkwy near Leonard Rd.docx 1.87MB

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 May 19, 2016
4. staff report to the Planning & Zoning Commission

Dept. Head Signature

Lindsey Guindi

Deputy City Manager Signature

Hugh R. Walker

City Manager Signature

City Attorney Signature

Janis K Hampton