ACTION FORM
BRYAN CITY COUNCIL

Meeting Date (?) 07/12/2016

Subject Matter* (?) RZ16-05 (RockWater Investments): RD5/PD-H to PD-H, Clay Street townhomes
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* Consideration of an ordinance to amend Chapter 130, Zoning, of the City of Bryan Code of Ordinances, by changing the zoning classification from a combination of Residential District – 5000 (RD-5) and Planned Development – Housing District (PD-H), to Planned Development – Housing District (PD-H) on 0.46 acres of land adjoining the south side of Clay Street between College Main and Aspen Streets, being Lot 5 and 30 feet of Lot 4 as well as Lot 10 and 30 feet of Lot 9 in Block 4 of Highland Park Subdivision – Phase 1 in Bryan, Brazos County, Texas (case no. RZ16-05).

Summary Statement* The applicants, Jeff Mazzolini as well as Julian and Jay McMurrey, are requesting a change to the zoning classification of the subject property from a combination of RD-5 District and Planned Development – Housing District (PD-H) to a Planned Development – Housing District (PD-H), to permit the construction of ten townhouse units in a configuration that would not normally be possible under RD-5 zoning regulations.

A similar request for a portion of the subject property was presented to and approved by the City Council in January of 2016 (case RZ15-24) for a five (5) townhome unit development. At that time the applicants owned only the property at the south corner of Aspen and Clay Streets. The applicants now also have the adjacent property at the corner of College Main and Clay Streets under contract to purchase subject to approval of this rezoning request.

If approved, this PD-H District will continue the design and layout that was presented with the previous request, with an additional five (5) townhome units. If this request were denied, the previously approved PD-H zoning classification will still be valid and the applicants can develop the original five (5) townhome units on that location.

A design and development plan have been submitted that address existing site constraints in a manner the applicant contends will allow the property to be utilized as proposed while remaining true to the guiding values of the Zoning Ordinance and sound planning principles. Approval of this rezoning request is a prerequisite for a proposed replat of this property into five (5) individual townhouse lots.

The following range of land uses shall be permitted by right in this PD-H District:
• Townhouses
• Condominiums
• Temporary structures for uses incidental to construction work on the premises, said buildings shall be removed upon the completion or abandonment of construction work.

Physical development in this PD-H District shall comply with development standards and limitations of the City of Bryan Code of Ordinances that generally apply to townhouse development on properties zoned Residential District – 5000 (RD-5). The following additional standards shall be applicable:

1. The minimum building setback from property lines adjoining Clay Street shall be 0 feet. (Roofs shall be allowed to extend to, but not beyond, this property line.)

2. The minimum building setback from property lines adjoining Aspen Street shall be 0 feet. (Roofs shall be allowed to extend to, but not beyond, this property line.)

3. The minimum building setback from property lines to adjoining College Main shall be 10 feet.

4. The minimum building setback from rear property line to the Southeast shall be 7.5 feet.

5. Building setbacks shall not be required from interior property lines that are within this Planned Development District.

6. The minimum lot width shall be 22’-0”.

7. The minimum lot depth shall be 75’-0”.

8. The minimum overall area shall be 1,880 square feet.

9. The maximum height of all structures shall not exceed 45’-0”.

10. All vehicular access to and all required off-street parking for the proposed development shall occur in the rear of the property and a private access easement shall be provided for such purposes. Required off-street parking shall be calculated and provided at one (1) space per bedroom.

11. Landscaping areas along the front, sides, and rear of the property shall comprise, at minimum, an area equal to 5 percent of the developed area (building site). The property shall not exceed a total of 90 percent impervious lot coverage. Landscaping shall meet all requirements of the Bryan Code of Ordinances “Section 62-429 – Landscape Requirements”, except as described above and excluding the requirements outlined in paragraph “B. Parking Areas.” Landscaping shall incorporate the use of an underground irrigation system. All landscaping, including trees, shrubs and groundcover, shall be selected from the City of Bryan’s approved list.

12. All units shall be constructed using no less than 80 percent masonry on exterior walls and a combination of brick and stone to be used throughout elevations.

13. A wood privacy fence, 6’-0” in height minimum, shall be provided along the southwest and southeast property lines adjacent to Residential use. The development will not be screened from Clay Street nor Aspen Street.

14. One monument sign shall be allowed on the property within the building setback along either College Main Street or Aspen Street. The sign shall be a maximum of 6’ long and a maximum of 4’ tall measured from the finished ground elevation.

15. All units are to be constructed with attached two (2) car garage.

16. Twenty-five (25) parking spaces shall be provided along the rear drive.

17. Along the northwest (Clay Street) property line, post lights and sidewalk pavers shall be provided per College Main, adjusted to coordinate with sidewalk dimensions, site conditions, etc.

18. Should there arise a circumstance where these PH-D development standards are silent then the same standards that apply to properties in Bryan zoned for townhouse and condominium use in Residential District-5000 (RD-5) shall apply.

Staff Analysis & Recommendation *

During its meeting on May 5, 2016, the Planning and Zoning Commission concurred with staff and unanimously recommended approving this rezoning request.

• The proposed development conforms to conform to land use recommendations of the Comprehensive Plan, which suggest the suitability of higher density residential uses located between commercial uses and residential uses of lower density to provide a useful transition in land use intensities at this location.

• The proposed PD-H District will help serve the increase in demand for single-family style student housing.

• Approving this development could help reduce some of the pressure on land owners to convert owner-occupied housing in neighborhoods to rental housing, thereby preserving the character and integrity of some of Bryan's older, established neighborhoods.

• The proposed PD-H District will ultimately benefit properties zoned for commercial uses in the surrounding area by increasing residential activity near these businesses.

• This proposed development may help improve property utilization, facilitate appropriate use of the subject property, strengthen the area economy, and promote the general welfare of the community.

• This proposed development may increase traffic in the immediate area.

Options *

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

Funding Source *

N/A

Attachments

RZ16-05_Attachment.docx 3.46MB

Please detail attachments and note attachments available for viewing in City Secretary's Office:
1. location map
2. proposed development plan
3. draft ordinance
4. excerpt from P&Z meeting minutes of May 5, 2016
5. 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