CITY OF BRYAN
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ACTION FORM
BRYAN CITY COUNCIL

Meeting Date (?) 08/16/2016

Subject Matter* (?) RZ16-09 Follett (off of Leonard rd A-O to RD-5)
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 – 5000 (RD-5) on 61.59 acres of vacant land located on the northwest side of the 2300 block of Leonard Road, approximately 150 feet to 750 feet southwest from its intersection with Jordan Loop, being Lot 1 and the reserve tract of the Follett Subdivision in Bryan, Brazos County, Texas (Case Noo. RZ16-09).

Summary Statement* The applicant, Philip Bargas, is requesting to change the zoning classification on these 61+ acres of currently vacant land from A-O to Residential District – 5,000 (RD-5) to allow for the development of detached single-family residential units. The subject property is located in an area of Bryan that has developed as a mix of manufactured land lease communities and single-family homes and has been classified as A-O District since the City adopted zoning regulations in 1989.

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-5 zoning classification is intended to provide opportunities for development of detached dwellings on lots of at least 5,000 square feet in size.

Staff Analysis & Recommendation *

During its meeting on July 7, 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 Jones Elementary and Milam Elementary Schools, which are located approximately 1.5 miles west. Similarly Jane Long Middle School is located 0.5 miles from the subject property.

• RD-5 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, and serves to provide housing and living units for a variety of people with a range of incomes and needs.

• Allowing RD-5 zoning on the subject property will support and promote orderly urban growth in this vicinity where development has been moving at a moderate pace than in other parts of the City of Bryan.

• Objections to this request may include that the proposed RD-5 zoning may not allow other uses that may be appropriate at this location in the future, and zoning this property to RD-5 on a 61+ acre site may increase traffic to and from this location.

Note: At the Planning and Zoning Commission meeting, two individuals spoke in opposition of this rezoning request.

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 RZ16-09, Follett Subdivision.docx 3.89MB

Please detail attachments and note attachments available for viewing in City Secretary's Office:

Note: all attachments are in a single file

1. location map;
2. draft ordinance;
3. excerpt from P&Z meeting minutes of July 7, 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