CITY OF BRYAN
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ACTION FORM
BRYAN CITY COUNCIL

Meeting Date (?) 08/16/2016

Subject Matter* (?) Rezoning RZ16-10 (Ray Shanaa/Shulman): A-O to PD-I on 34+ acres on FM2818 north of W. SH 21
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* 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 District (A-O) to Planned Development – Industrial District (PD-I) on 34.031 acres of land out of Stephen F. Austin League No. 9, adjoining the east side of North Harvey Mitchell Parkway (FM 2818), approximately 1,500 feet to 2,500 feet north from its intersection with West State Highway 21 in Bryan, Brazos County, Texas (Case No. RZ16-10).

Summary Statement* The applicant, Jerry Schulman, is requesting to change the zoning classification on this 34.03 acre tract of unsubdivided land adjoining the east side of North Harvey Mitchell Parkway (FM 2818), approximately 1,500 feet to 2,500 feet north from its intersection with West State Highway 21 from Agricultural – Open District (A-O) to Planned Development – Industrial District (PD-I).

The subject property is currently undeveloped land that lies adjacent to one of the major corridors leading into the City of Bryan, North Harvey Mitchel Parkway (FM 2818). This area of the North Harvey Mitchell corridor has been developing with a mix of commercial (ex. Convenience stores, glass fabricators), and industrial uses (ex. trash collection companies, wrecking yard).

The subject property has been zoned Agricultural Open District (A-O) since 1989 when the City of Bryan adopted zoning regulations. The A-O zoning district is intended to provide a location for principally undeveloped or vacant land situated on the fringe of an urban area and used primarily for agricultural purposes, but may become an urban area in the future.

The Planned Development - Industrial District (PD-I) is intended primarily for the conduct of heavy manufacturing, assembling and fabrication, and for large scale warehousing, wholesaling and service operations. While the development standards in this proposed PD-I District are planned to be identical to those in the Industrial District (I), PD-I zoning does not allow sexually-oriented businesses, which is an allowed use in the Industrial zoning district classification. The applicants are requesting the change in zoning classification to allow for the proposed development of the property into warehousing for camping equipment, tactical gear, and emergency preparedness equipment.

Staff Analysis & Recommendation *

During its meeting on July 7, 2016, the Planning and Zoning Commission unanimously voted to recommend approval of rezoning the subject property to Planned Development – Industrial (PD-I) for any use permitted in the Industrial (I) zoning district, excluding adult entertainment.

• Planned Development – Industrial District (PD-I) zoning appears to be appropriate for the subject tract and consistent with land use recommendations of Bryan's Comprehensive Plan, which suggests that industrial land uses should be used for manufacturing purposes in areas where impacts to less intense uses can be buffered, and where the use is located in close proximity to freeways.

• PD-I zoning on these 34+ acres is appropriate, as the property is adjacent to existing industrial uses located along super arterial Harvey Mitchell Parkway, and in close proximity to the freeway, State Highway 21.

• The proposed change will allow the applicant to develop the subject property with warehousing and manufacturing in a manner that is appropriate with the general vicinity and compatible with other uses located on adjacent properties.

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

• Objections to this request may include the proposed PD-I zoning may not allow other uses that may be appropriate at this location in the future, and zoning this property to PD-I on a 34+ 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 RZ16-10, PD-I along FM 2818.docx 2.85MB

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

Deputy City Manager Signature

City Manager Signature

City Attorney Signature