CITY OF BRYAN
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ACTION FORM
BRYAN CITY COUNCIL

Meeting Date (?) 09/27/2016

Subject Matter* (?) RZ16-12 (Brutus Enterprises, LLC): A-O to C-3 on 1.989 ac at 6086 E SH21 near Wallis Rd.
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 and final 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 Commercial District (C-3) on 1.989 acres of land out of Stephen F. Austin League No. 10, adjoining the south side of East State Highway 21, southwest from its intersection with Wallis Road, currently addressed as 6086 East State Highway 21 Bryan, Brazos County, Texas (case no. RZ16-12).

Summary Statement* The subject property is 1.989 acres in size and is currently addressed as 6086 East State Highway 21. The subject property is currently developed with approximately 2,000-square foot office building, a 3,000-square foot horse stable, and a 3,800-square foot tin building.

The applicant, Tammy D'Addario of Casiano Electric, LLC, is requesting to change the zoning classification on these 1.9 acres of land from Agricultural – Open District (A-O) to Commercial District (C-3). The area along the State Highway 21 corridor near Coulter Airfield has been developing and redeveloping with commercial uses in recent years. The property was previously utilized as a veterinary clinic, and the rezoning request was made to accommodate the recent sale of the property into an electrical contracting business.

The adjacent property located to the northeast is zoned A-O District and is currently vacant. The adjacent property to the south is also zoned A-O District and is developed with a single-family residence. Properties in the general vicinity along on both East and West State Highway 21, are zoned a mixture of A-O District and C-3 District and are developed with a variety of heavy commercial uses, such as: Superior Service (HVAC business), Brazos Valley Livestock, Australian Shepard Club of America, a real estate office, SHANCO Insulation INC., Kenworth Performance Truck repair and sales, to name a few.

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 C-3 zoning classification is intended to provide development opportunities for commercial service uses including heavy retail and commercial use, which typically have operating characteristics or traffic service requirements of retail and shopping. The C-3 zoning classification is typically located generally near or adjacent to, but not directly in residential neighborhoods.

Staff Analysis & Recommendation*

During its regular meeting on August 4, 2016, the Planning and Zoning Commission concurred with staff and unanimously recommended approving this rezoning request.

• The proposed change will allow commercial development along a major freeway and entrance corridor, State Highway 21, to the City of Bryan.

• C-3 zoning appears to be appropriate for the subject tract and consistent with land use recommendations of Bryan's Comprehensive Plan, which suggests commercial uses are appropriate at points of high visibility along major streets.

• Allowing C-3 zoning on the subject property should support orderly urban growth in this vicinity where neighboring properties are being developed or are currently developed with commercial and/or retail establishments.

• C-3 zoning on these 1.989 acres is appropriate in this particular environment and will offer the exposure that most commercial uses desire and require.

• Objections to this request may include the proposed C-3 zoning may not allow other uses that may be appropriate at this location in the future, and zoning this property to C-3 District and thereby allowing larger commercial development on a 1.989-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 RZ16-12, SH21 AO to C3.docx 1.97MB

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 July 7, 2016; and
4. staff report to the Planning & Zoning Commission.

Dept. Head Signature

Kevin Russell

Deputy City Manager Signature

City Manager Signature

City Attorney Signature

Janis K. Hampton