CITY OF BRYAN
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ACTION FORM
BRYAN CITY COUNCIL

Meeting Date (?) 10/11/2016

Subject Matter* (?) RZ16-16 (318 Bryan Capital): A-O to C-1 on 5.5ac on SW side of W MLK between Dean and Harlem
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* 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 Agricultural – Open District (A-O) to Office District (C-1) on 5.5 acres of land out of the Stephen F. Austin No. 9 Survey, Abstract 62 adjoining the southwest side of West Martin Luther King Street between Dean Street and Harlem Road, and currently addressed as 1401 West Martin Luther King Street in Bryan, Brazos County, Texas (case no. RZ16-16).

Summary Statement* The applicant, Tyler Coats with 318 Bryan Capital, LP, is requesting to change the zoning classification on this 5.5-acre tract from Agricultural Open District (A-O) to Office District (C-1). The subject property is currently developed with approximately 21,000 square feet of office space on land that was the previous location of Carver-Kemp Elementary School. The subject property is on the southwest side of West Martin Luther King Jr. Street near its intersection with Harlem Lane. Properties located to the southwest and west of the property are currently zoned A-O District, while the properties to the north, east, and south are zoned Mixed Use – Residential (MU-1).

The subject property has been zoned A-O District 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 C-1 District is established to create a flexible district for low intensity office and professional uses generally in smaller buildings. Some light intensity retail uses are also permitted.

Staff Analysis & Recommendation* During its regular meeting on September 15, 2016, the Planning and Zoning Commission concurred with staff and unanimously recommended approving this rezoning request.

• A change of the zoning designation to C-1 District is appropriate for the subject tract and consistent with land use recommendations of Bryan's Comprehensive Plan, which encourages the adaptive reuse of existing buildings.

• C-1 zoning allows only low-intensity office and small-scale business uses. Should the requested zoning change to C-1 District be approved, a no-development buffer area on the subject property will be applied along northwest and southeast property lines where the subject property abuts a residential zoning district (MU-1). Depending on the amount of landscaping provided, the buffer area will be from 15 to 25 feet wide.

• Approving this request will allow the renovation and reuse of the currently vacant portions of the existing 21,000 square foot former Carver-Kemp School building on the land.

• The establishment of a cluster of C-1 zoning at this particular location is appropriate as it will not only allow for the adaptive reuse of a former school building, but also encourage redevelopment in one of Bryan's oldest neighborhoods.

• With less than 1% of the land in Bryan classified C-1 District and no C-1 District zoning within at least a mile of the subject property, approving the zoning change will allow for a new use in the subject area, which is appropriate and conforms with the Comprehensive Plan.

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

RZ16-16_Attachment.docx 1.42MB

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 September 15, 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