CITY OF BRYAN
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ACTION FORM
BRYAN CITY COUNCIL

Meeting Date (?) 10/11/2016

Subject Matter* (?) RZ16-15 (E&F Development): A-O to MF on 6.17 ac. adjoining the northeast side of Sta
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 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 Multiple-Family District (MF) on 6.17 acres of vacant land out of the John H Jones Survey adjoining the northeast side of State Highway 47, approximately 1,500 feet to 1,900 feet southeast of its intersection with West Villa Maria Road in Bryan, Brazos County, Texas (case no. RZ16-15).

Summary Statement* The vacant 6.17-acre subject property is currently zoned Agricultural – Open District (A-O) and adjoins the northeast side of State Highway 47, approximately 1,500 feet to 1,900 feet southeast of its intersection with West Villa Maria Road. The applicant, Jeremy Peters of Gessner Engineering, is requesting to change the zoning classification of the subject property from A-O District to Multiple-Family Residential District (MF), to facilitate a land transfer and allow for the development of multiple-family residential units at this location.

Northwest and southeast of the subject property, land is zoned Retail District (C-2). To the north lies a 27-acre parcel zoned Residential District – 5000 (RD-5) and to the northeast lies 86 acres of undeveloped land also zoned A-O District, beyond which is The Traditions Subdivision.

Directly adjacent to the southeast boundary of the subject property is a 7.5-acre remnant of a much larger (82-acre) Planned Development – Housing (PD-H) called Whispering Hills. The ordinance establishing the zoning for Whispering Hills was passed and approved by the City Council in 2005, but the project was never realized.

The subject property lies within the State Highway 47 Corridor Overlay District, which supplements the standards of the underlying zoning district to exercise greater control over the aesthetic and functional characteristics of development. The intent of higher development standards is to enhance the City's image as a desirable place to live, work, and shop.

Staff Analysis & Recommendation* During its meeting on September 1, 2016, the Planning and Zoning Commission concurred with staff and unanimously recommended approving this rezoning request.

• The request is in conformance with land use recommendations of the Comprehensive Plan, which suggests high-density residential uses should be located in areas along collector or arterial streets at mid-block locations.

• The subject tract lies a quarter mile from the intersection of State Highway 47 and West Villa Maria Road and a mile from the intersection of State Highway 47 and HSC Parkway.

• Allowing multi-family residential development on the subject property will serve to meet a probable increase in demand for housing in the area of the Health Science Center, while at the same time creating a more sustainable business environment for restaurants and retailers that will potentially locate on either side of the subject tract.

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 RZ16-15, AO to MF.docx 1.08MB

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

1. location map
2. draft ordinance with exhibits
3. excerpt from P&Z meeting minutes of September 1, 2016
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