CITY OF BRYAN
The Good Life, Texas Style.

ACTION FORM
BRYAN CITY COUNCIL

Meeting Date (?) 11/21/2016

Subject Matter* (?) RZ16-19 (Dalarm, LLC): amend PD-H for subdivision identification signage "Howdy Court" on 4.425 acre
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

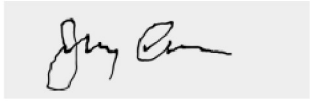
Strategic Initiative* ☐ Public Safety ☑ Economic Development ☑ Quality of Life ☐ Service ☐ Infrastructure

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 amending the development plan of a Planned Development – Housing District (PD-H), specifically to amend the development standards for freestanding subdivision identification signage, on 4.425 acres of land adjoining the west side of Old College Road between South College and Mobile Avenues, being Lots 2 through 19 as well as Common Areas 1 and 2 in Block 1 of North Campus Subdivision in Bryan, Brazos County, Texas (case no. RZ16-19).

Summary Statement* The applicant, Frank Dale on behalf of Dalarm, LLC. owns these 4.425 acres and is developing a new residential subdivision here in accordance with the Planned Development – Housing (PD-H) development plan, which was approved by the City Council on August 4, 2015 (case no. RZ15-05). The PD-H development plan includes the development of 20 lots, 18 of which are proposed to be developed with four-bedroom homes. One lot will be developed with an amenity center and off-street parking and another lot will be utilized for required storm water detention. The final plat for this subdivision was approved by the Planning and Zoning Commission on November 19, 2015 (case no. FP15-20).

The applicant is requesting to amend the PD-H development plan, to allow a freestanding subdivision identification sign to be installed that extends across the 30-foot wide street right-of-way for Howdy Court, which leads into the subdivision. Section 2.9. of the current development plan addresses freestanding subdivision identification signage as follows: "One 5-foot tall by 8-foot wide freestanding subdivision sign shall be allowed near the intersection of the new public street and Old College Road. Any such sign shall comply with sight distance requirements of the Bryan Code of Ordinances."

The new sign is proposed to be located approximately 23 feet west from the subject property's property line adjoining Old College Road. The sign is proposed to have 15'6" of clearance and spans 16 feet wide. The sign support structure will be a steel tube of at least 6 inches in width and be anchored in 4-foot tall and 2-foot wide square masonry columns, which are to be located on Lot 2 and Common Area 1 in Block 1 of North Campus Subdivision. The columns will match proposed fence columns planned to be installed along the subject property's eastern boundary, along Old College Road. The "Howdy Court" sign is proposed to be 1-foot 4-inches in height and 14 feet in width for a total sign area of 16 square feet.

Staff Analysis & Recommendation*	During its regular meeting on October 20, 2016, the Planning and Zoning Commission concurred with staff and unanimously recommended approving this development plan amendment request, adopted the written staff report and analysis, as the report, findings and evaluation of the Commission. • The proposed amendment to the development plan is not proposing any changes to the uses allowed on the property, only to allow a freestanding subdivision identification sign to cross the local street, Howdy Court, that leads into the subdivision. • The proposed entrance signage is appropriate in this particular case and can help create a "sense of place" to the 18-lot residential subdivision along this cul-de-sac. • The proposed sign will be compatible to the environment within which it is proposed. For example, to the north of the subject property there exists a freestanding billboard sign and a sign advertising the Chicken Oil Company restaurant and it is significantly larger than the proposed signage of this request. • The proposed sign's roadway clearance will exceed the Texas Department of Transportation regulations. • The proposed entrance sign will be compatible with uses on adjacent sites and will not impede access and circulation.
Options*	(In Suggested Order of Staff Preference) 1. approve the requested amendments to the development plan; 2. approve the requested amendments to the development plan with modifications, which may require rescheduling the request for consideration on a future City Council meeting agenda; 3. deny the requested amendments to the development plan.
Funding Source*	N/A
Attachments	ATTACHMENTS CAF RZ16-19, Howdy Court.docx 4.4MB Please detail attachments and note attachments available for viewing in City Secretary's Office: 1. location maps; 2. elevation drawing of the proposed sign structure; 3. draft ordinance with exhibits; 4. excerpt from P&Z meeting minutes of October 20, 2016; and 5. staff report to the Planning & Zoning Commission.
Dept. Head Signature	
Deputy City Manager Signature	
City Manager Signature	
City Attorney Signature	