CITY OF BRYAN
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ACTION FORM
BRYAN CITY COUNCIL

Meeting Date (?) 11/21/2016

Subject Matter* (?) RZ16-20 (Atlas/Lake Walk): amend PD-M to adding specific signage standards for Atlas portion of
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* First reading of 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 previously-approved Planned Development – Mixed Use District (PD-M) to adopt size, design, construction and location standards for signage relating to the Stella Hotel and surrounding Atlas Lake Walk area, on 59.075 acres of land generally located northwest of the intersection of South Traditions Drive and HSC Parkway, being all of Phases 27 and 30 in The Traditions Subdivision and approximately 44 acres in the John H. Jones Survey, A-26, in Bryan, Brazos County, Texas (case no. RZ16-20).

Summary Statement* The applicant, The BioCorridor Property Owners Association, is acting on behalf of several property owners possessing interest in property within the existing Atlas portion of the Traditions Planned Development. The other signatories to the application are Atlas Hotels, L.P.; Atlas MOB 1, L.L.C.; Bryan Traditions, L.P.; and Bryan Commerce and Development, Inc.

To continue the process of regulating by adopting tightly controlled standards, the applicant, The BioCorridor Property Owners Association, proposes to amend the previously approved development plan by adding specific signage standards to control the design, appearance, materials, size and location of site identification, traffic control, and wayfinding signage.

Staff Analysis & Recommendation* During its regular meeting on October 20, 2016, the Planning and Zoning Commission concurred with staff and unanimously recommended approving this rezoning request.

• The proposed amendment to the existing development plan will result in a more rigorously controlled development environment.

• Adoption of the proposed specific signage standards will control the design, appearance, materials, size and location of site identification, traffic control, and wayfinding signage.

• Adoption of the proposed plan amendment will serve to ensure and safeguard the high-quality planning and construction needed to support the successful, sustainable business climate envisioned by past City Councils.

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 RZ16-20, Traditions Signage.docx	8.48MB
Exhibit B_Atlas Lake Walk Supplemental Sign Standards.pdf	3.02MB

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

Note: Attachments 1-4 are in a single Word document

1. location map;
2. draft ordinance with exhibits;
3. excerpt from P&Z meeting minutes of October 20, 2016;
4. staff report to the Planning & Zoning Commission; and,
5. Atlas Lake Walk Site Signage Bid Set Review (16 September 2016).

Dept. Head Signature

Kevin Russell

Deputy City Manager Signature

City Manager Signature

City Attorney Signature