CITY OF BRYAN
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ACTION FORM
BRYAN CITY COUNCIL

Meeting Date (?) 12/06/2016

Subject Matter* (?) RZ16-21 (PMG Auto Sales): A-O to C-3 on 4.18 acres at Hill Point Drive and North Earl Rudder Free
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 Commercial District (C-3) on 4.18 acres of vacant land out of John Austin Survey, Abstract No. 2, located at the northwest corner of Hill Point Drive and the northbound frontage road of North Earl Rudder Freeway in Bryan, Brazos County, Texas (case no. RZ16-21).

Summary Statement* The applicant, Rabon Metcalf on behalf of PMG Auto Sales of Brazos Valley, LLC, is requesting to change the zoning classification on this 4.184-acre tract from Agricultural Open District (A-O) to Commercial District (C-3). The subject property is currently vacant land located north of the intersection of the northbound frontage road of the North Earl Rudder Freeway (SH-6) and Hillpoint Drive. The 20 acres of land located immediately northwest of the subject property is currently zoned Commercial District (C-3) and is developed with two automobile dealerships. The other properties surrounding the subject tract are included in the Highland Hills Planned Development – Mixed Use District (PD-M) which was established in 2010. The Highland Hills Development plan allows land uses generally limited to the uses permitted in the Office District (C-1) and the Retail District (C-2) with some exceptions. A notable exception is that both residential and commercial uses are permitted by right in the Highland Hills PD-M District.

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-3 District is intended for heavy retail and commercial uses of a service nature that typically have operating characteristics or traffic service requirements generally compatible with typical retail or shopping, but generally not with residential environments. Operating characteristics that may be typical of uses permitted in the Commercial District include service oriented, may sell used goods, require warehouse storage and delivery areas, and have a greater service radius than retail stores.

Staff Analysis & Recommendation* During its regular meeting on November 17, 2016, the Planning and Zoning Commission concurred with staff and unanimously recommended approving this rezoning request.

• The proposed zoning change to C-3 District on these 4.184 acres is appropriate in this particular case and generally conforms to the land use recommendations of the Comprehensive Plan, which encourages the development of attractive entrances and corridors and promotes compatible infill and redevelopment in areas where these activities will benefit the City as a whole and the area specifically.

• The existing pattern of development along this segment of the Earl Rudder Freeway reflects, within reason, the recommendations of the newly adopted plan.

• Establishing C-3 zoning at this particular location is appropriate as C-3 zoning is intended for heavy retail and commercial uses that have operating characteristics or traffic service requirements generally compatible with typical retail or shopping.

• The most notable and potentially unfavorable effect from this development on abutting sites could stem from the inevitable increase in automobile traffic in this vicinity. However, any new development at this location would have a similar effect, as the subject property is currently vacant.

Options*	(In Suggested Order of Staff Preference) 1. approve the requested zoning change; 2. approve the requested zoning change with modifications, which may require rescheduling the request for consideration on a future City Council meeting agenda; 3. deny the requested zoning change.
Funding Source*	N/A
Attachments	ATTACHMENTS CAF RZ16-21, Highland Hills.docx 4.05MB Please detail attachments and note attachments available for viewing in City Secretary's Office: 1. location map; 2. draft ordinance with exhibit; 3. excerpt from November 17, 2016 Planning and Zoning Commission regular meeting minutes; and 4. staff report to the Planning & Zoning Commission.
Dept. Head Signature	Kevin Russell
Deputy City Manager Signature	
City Manager Signature	
City Attorney Signature	Thomas A. Leeper