

**Agenda Item Details**

Meeting	Feb 13, 2018 - Bryan City Council Second Regular Meeting
Category	3. Public Hearings and First and Only Readings of Ordinances - Open public hearing, hear citizen comments, close public hearing, staff presentation, and consider first and only reading of ordinance.
Subject	D. Public Hearing and consideration of the Planning and Zoning Commission's recommendation to direct staff to prepare a request for proposals (RFP) to hire a consultant to study and create a master/small area plan in the region around the anticipated future super park location at West Villa Maria Road and South College Avenue and the area south of West Villa Maria Road to the southern city limits of Bryan.
Type	Action
Preferred Date	Feb 13, 2018
Absolute Date	Feb 13, 2018
Fiscal Impact	Yes
Budgeted	No
Budget Source	Although acceptance of the Planning and Zoning Commission recommendation does not have a immediate financial impact, future planning studies may require general fund expenses.
Goals	Quality of Life

**Summary:**

In addition to the recommended text amendments to Bryan's development regulations, the Planning and Zoning Subcommittee researched and discussed at length the potential of establishing an overlay district where detached shared housing would be allowed by right, subject to additional specific use standards. The Subcommittee concluded the following:

- The specific area closest to the Texas A&M University campus appears to have the greatest potential for more desirable high-density (re-) development like mixed-use apartments or high value townhomes.
- Use of an overlay district to encourage only detached shared housing development in the area generally between Wellborn Road, South College Avenue, north of the City's city limit line, and extending around the future super park property could potentially cause the City of Bryan to miss a significant opportunity for more valuable (re-)development similar to the Northgate District in College Station. This potential impact is due to the limited scope of an overlay district.
- A solid and reliable plan must be made to regulate growth to its fullest potential in the areas near the Texas A&M University campus, and also near the new potential super park location. This plan will allow the City of Bryan to be prepared for innovative ideas and increasing density in an area anticipating increased development, which will include high volumes of vehicular and pedestrian traffic.
- A specific overlay district or small area plan will require significant amounts of citizen input, which is expected to be a complex and lengthy process. This process has not been initiated due to the time constraints of City staff.
- Patchwork (re)development in the areas studied would be difficult due to the lack of sufficient infrastructure required for higher-density development. A specific plan that identifies routes for the development of new infrastructure is necessary for these areas.

The Subcommittee concludes that a consultant would be the best entity to create a master/small area plan like this due to the complexity of the changes seen in the target area, the area generally between Wellborn Road, South College Avenue, north of the City's city limit line, and extending around the former municipal golf course property. The Subcommittee recommends a request for proposals (RFP) be commissioned to hire a consultant to analyze this area and identify the continued possible steps to benefit the areas near campus, as well as near the potential super park area. The plan could include the identification of the need for new ordinances, additional infrastructure, City services, and/or new zoning district(s).

The Subcommittee sees a need to continue its work in the coming months, as follows:

1. work with City staff to develop a RFP for the recommended master/small area plan;

2. analyze possible amendments to off-street parking requirements, e.g., for situations where garages are converted to bedrooms; and
3. further study the possible implementation of established lot size standards to further help preserve neighborhood integrity.

**Staff Analysis and Recommendation:**

During a special meeting on January 18, 2018, the Planning and Zoning Commission, **unanimously recommended that the Bryan City Council initiate a Small Area Plan study** as presented by the Planning and Zoning Commission subcommittee.

- The Land Use objectives of the Comprehensive Plan, BluePrint 2040, recommend to develop a neighborhood plan around the target area to facilitate, where appropriate, the conservation of single-family neighborhoods and the development of a well-planned and orderly transition to higher-density development.
- The target area is expected to see an increase demand for development and re-development due to the recently acquired Briarcrest Country Club golf course. Former municipal golf course property is to be directed for use as a Super or Regional Park with uses possible amenities such as baseball/softball fields, soccer/football fields, a learning center, walking trails, restaurants, pavilions, a large amphitheater, and indoor complex, etc.
- While meeting with the development community, it was identified that the target area, due to its proximity to Texas A&M University, appears to have the greatest potential for more desirable high-density (re-) development like mixed-use apartments or high value townhomes.
- A specific plan will identify routes for the development of new infrastructure necessary for the development and re-development within the target area.

**Options:**

1. Accept the recommendation of the Planning and Zoning Commission to commission a small area plan;
2. Accept the recommendation with modifications (which may require City Council consideration at a future City Council meeting); or
3. not accept the recommendation to commission a small area plan at this time and provide direction to staff and the Planning and Zoning Commission.