



**CITY OF BRYAN
PLANNING AND ZONING
COMMISSION**

Special Meeting
Thursday, March 28, 2019

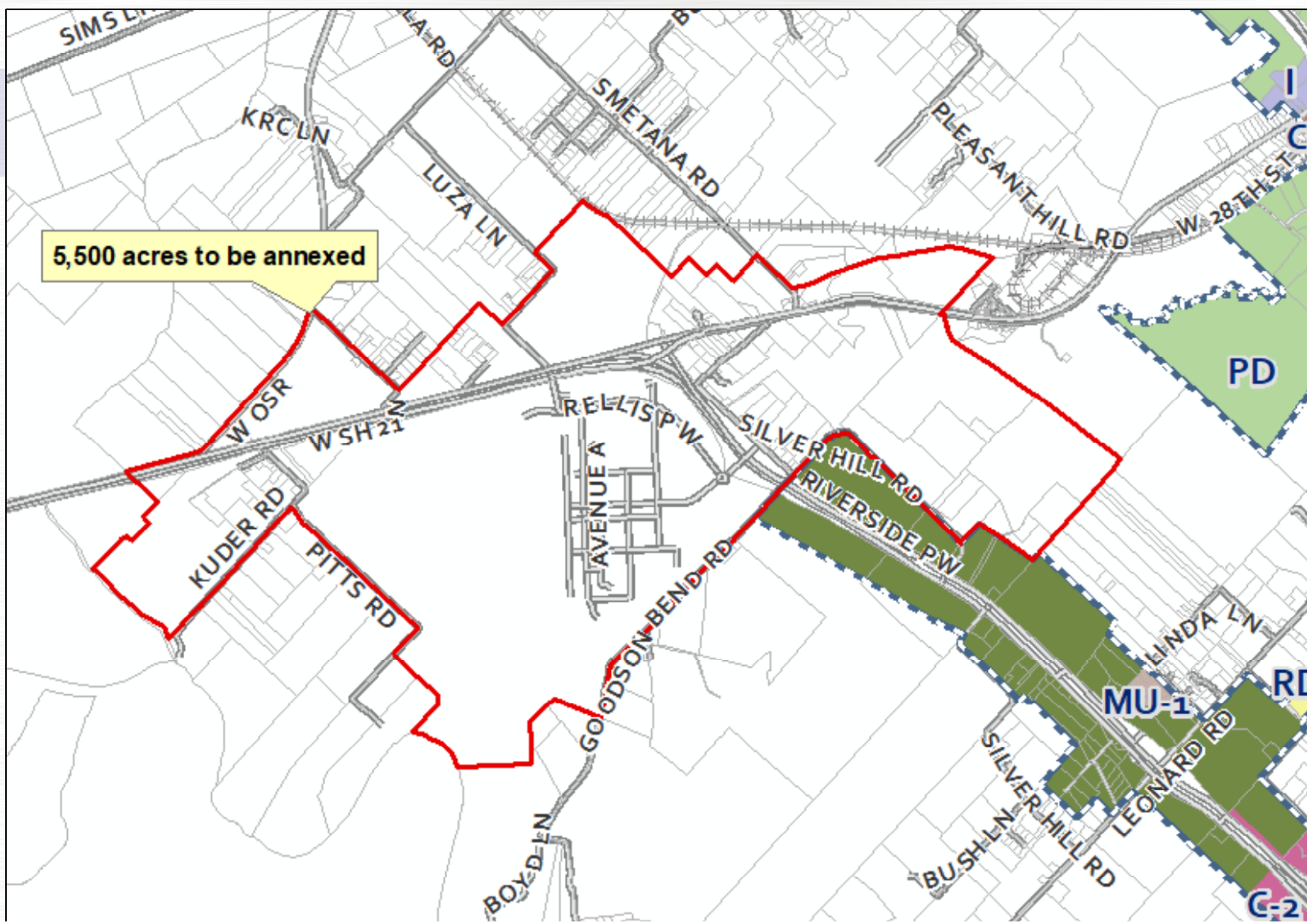
Annexation ANNEX19-03: City of Bryan

City-initiated annexation of approximately 5,500 acres of land generally located north of Leonard Road (FM1688), and wrapping around the intersection of Riverside Parkway (SH47) and Texas State Highway 21, including the Texas A&M University System RELLIS Campus, in Bryan's extraterritorial jurisdiction (ETJ) in Brazos County, Texas.

Annexation ANNEX19-03: City of Bryan

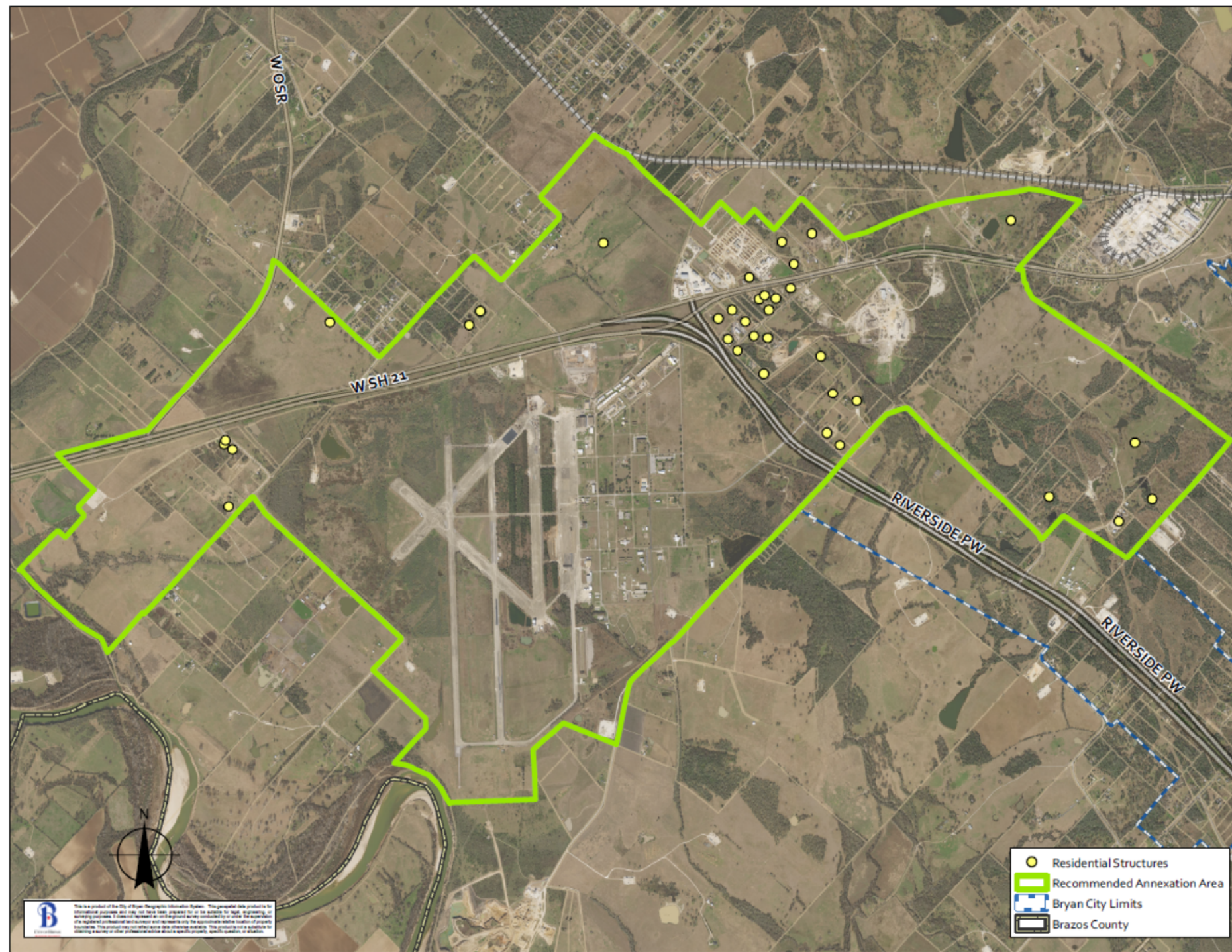
- On February 12, 2019, City Council approved a resolution directing staff to initiate annexation proceedings for ~5,500 ac. of land (113 separate tracts) around and including the Texas A&M RELLIS Campus.
- City Council has been discussing annexation around the RELLIS campus area since August 2016.
- A consultant report received in September 2018 detailed challenges, opportunities, and options for annexation in RELLIS campus area.
- Bryan's Comprehensive Plan ("BluePrint2040") recommends annexing corridor frontage and key growth areas.
- Annexation would enable the City to ensure that the environs around RELLIS Campus will be protected over the long term to ensure that only quality development emerges around this community asset.

5,500 acres to be annexed



5,500 acres to be annexed





40 residential structures

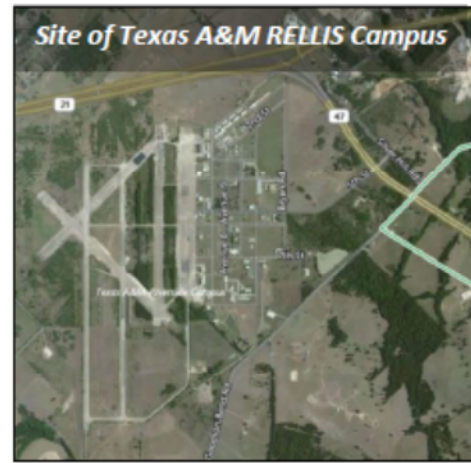
~106 residents (avg. 2.65 per household)

8.4 miles of county roadways

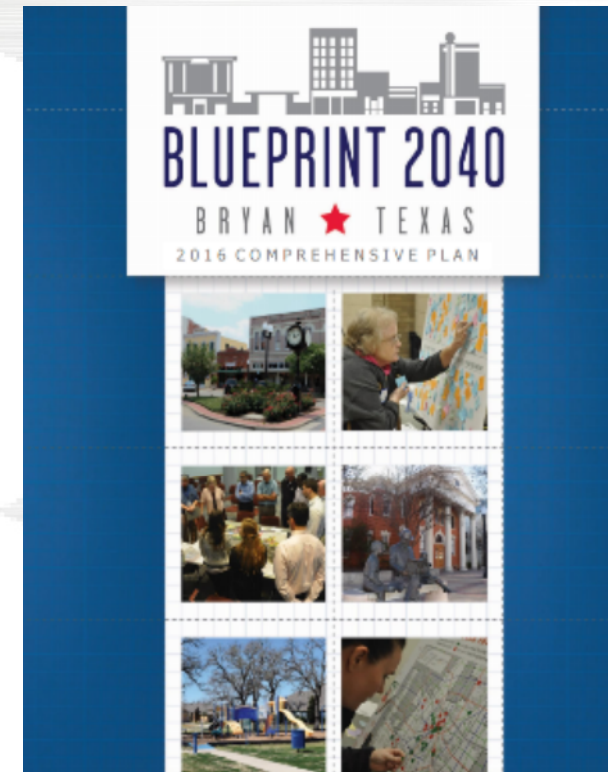
350 Kyle Fields

Western Gateway

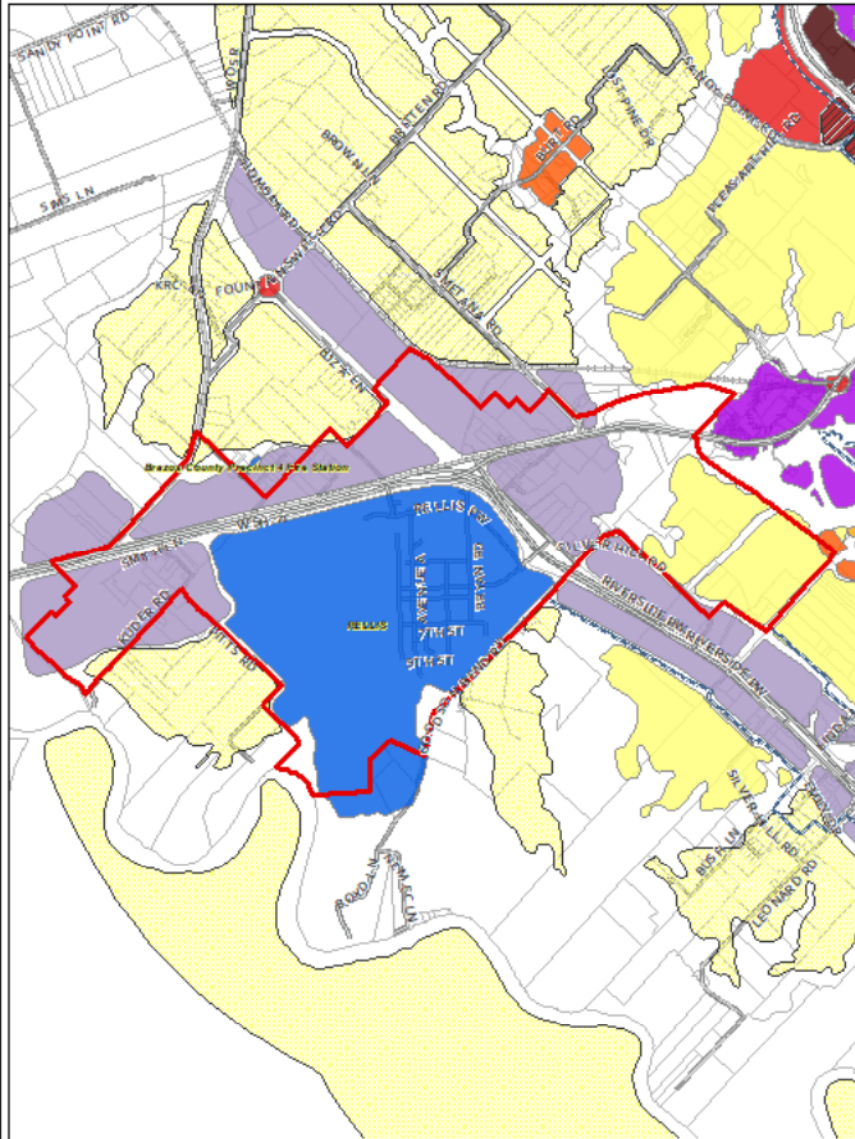
Texas A&M University's Riverside Campus is located along Highway 47 in Bryan's ETJ. In previous years Riverside Campus has not been heavily used by students, rather home to offices, laboratories and training facilities used by the Texas A&M University system. Recently, in the summer of 2016 Texas A&M announced their plans to redevelop the Riverside Campus as RELLIS; a world class research, technology development and education campus. In addition to the redevelopment for Texas A&M system students, the new RELLIS campus will also be home to the second Blinn Campus which will focus on Science, Technology, Engineering and Math (STEM) education. Texas A&M plans to invest \$150 million in the RELLIS campus and complete phase one of the project by the end of 2017. This institutional use, paired with close proximity to Highways 47 and 21 and lack of existing development, spell tremendous potential for this area. Adopted in 2002 to help guide the development along this major entrance into Bryan, the City established the State Highway 47 corridor overlay district. The overlay district established higher landscape standards and increased building setbacks in an effort to preserve existing trees and vegetation along the corridor. Further study adopted by the City Council in 2009 suggests that the standards of the overlay ordinance are not rigorous enough to result in the preservation of the existing qualities of the corridor while at the same time ensuring the desired level of development. Additional research and emphasis should be conducted by the City to establish stricter standards and prevent the major corridor from unsightly development. To address the above issues, the following actions should be considered:












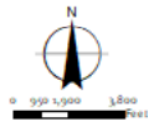
- The design and quality of development proposals should match the aspirational qualities of the design intent, consistency and quality of key developments in the area (Traditions and TAMU Health Science Center).
- Developments should create maximum (highest and best use) land values in order that the long term stability and prosperity of the area can be realized.
- Developments that create local employment and jobs are of paramount importance.



BluePrint 2040 | Future Land Use Plan



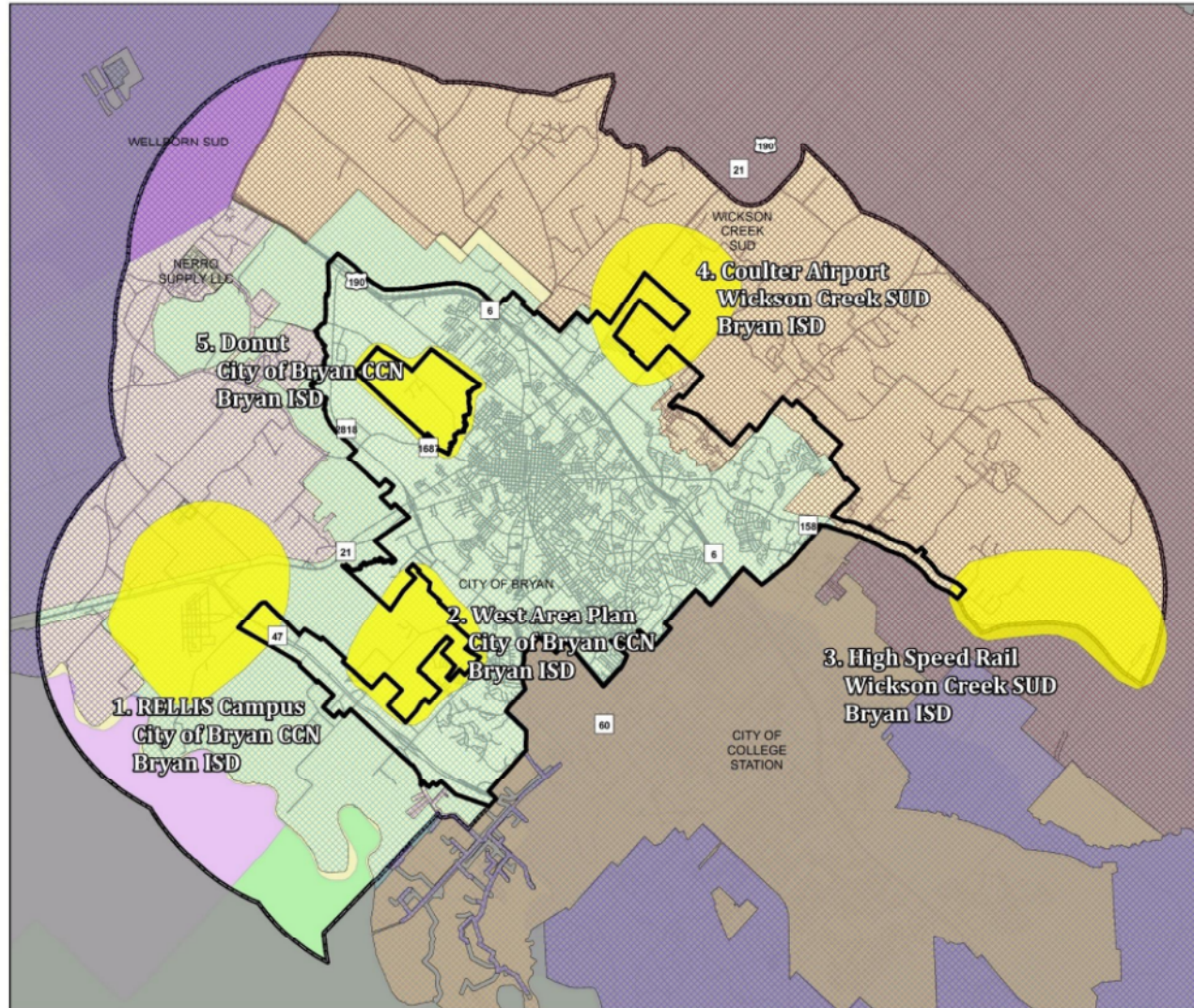
- | | | | |
|---|----------------------------|---|--------------------|
|  | Residential Estate |  | Retail |
|  | Low Density Residential |  | Regional Retail |
|  | Medium Density Residential |  | Commercial |
|  | Western Gateway |  | Light Industrial |
|  | Neighborhood Center |  | Public/Semi-Public |



BLUEPRINT 2040 BRYAN ★ TEXAS 2016 COMPREHENSIVE PLAN



BluePrint2040



Potential Growth Areas

Map Features

- Potential Growth Areas
- UTILITY
 - Brazos Valley Septic & Water 1
 - City of Bryan
 - City of College Station
 - Nerro Supply LLC
 - Wellborn SUD
 - Wickson Creek SUD
- ISD
 - Bryan ISD
 - College Station ISD
 - Anderson-Shiro Cons ISD
 - Caldwell ISD
 - Hearne ISD
 - Iola ISD
 - Mumford ISD
 - Snook ISD
- Bryan City Limits
- Bryan ETJ

Figure 20: Growth Area Map



Annexation Policies

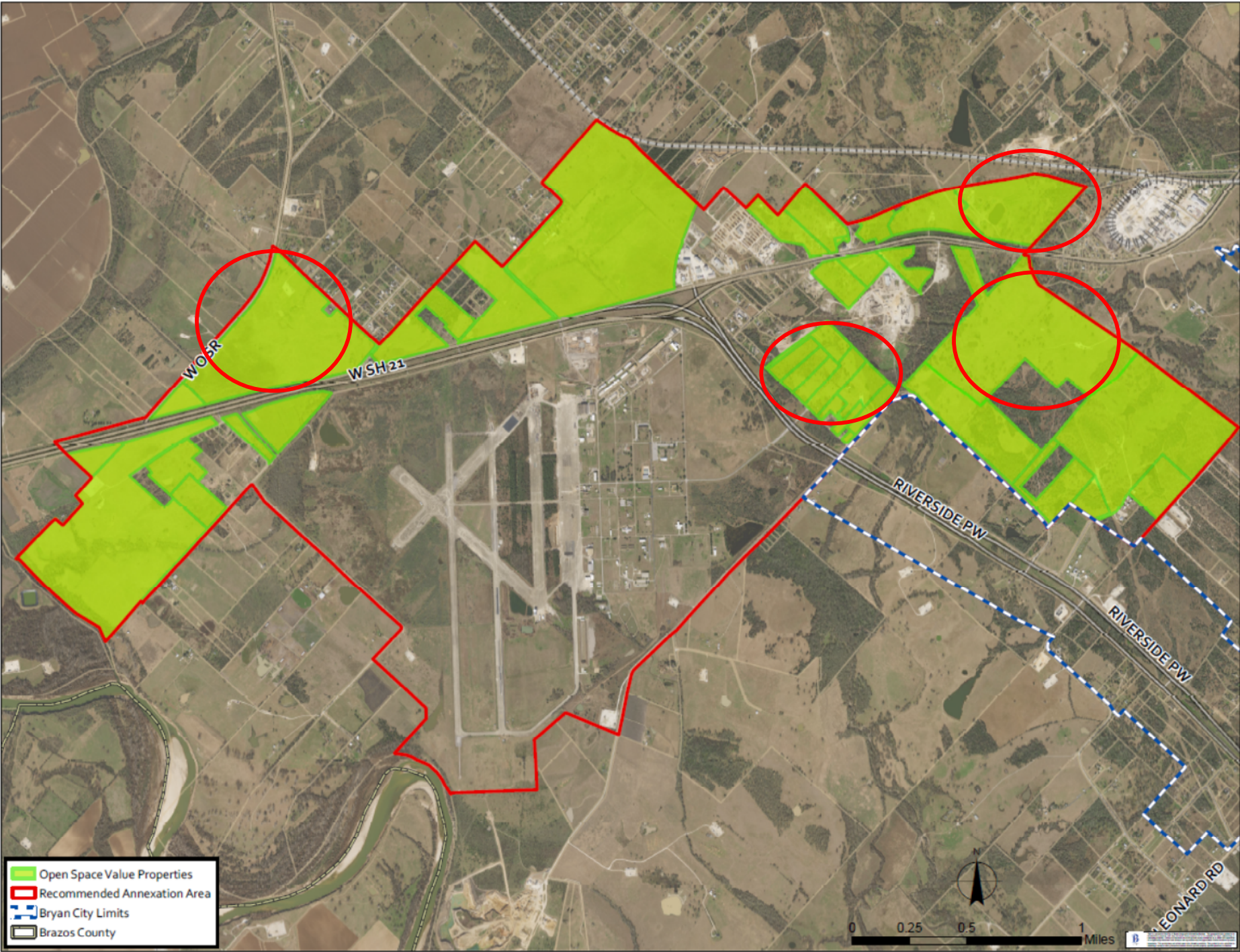
Focus short-term annexation along roadway corridors with high visibility and areas anticipated for growth in the near future.

Areas that can easily be served by extending public services or by the reasonable extension of utility lines should be pursued first.

Consider annexation of the areas shown in the Potential Growth Areas map first.

TLGC Chapter 43 Development Agreements

- Development agreement offer to owners of land appraised for ad valorem tax purposes as land for agricultural (“AG exempt”).
- If accepted, the agreement will guarantee the continuation of the extraterritorial status of these property owners’ properties.
- The intent is to allow property owners who truly intend to continue using their land, for example, for agricultural purposes, to remain outside the city limits. (State law requirement)
- On February 13, 2019, staff mailed non-annexation agreements to the owners of **34 qualifying properties** in the areas proposed for annexation around the RELLIS Campus area.
- Currently, **seven (7) signed agreements have been returned as of earlier today.**





11

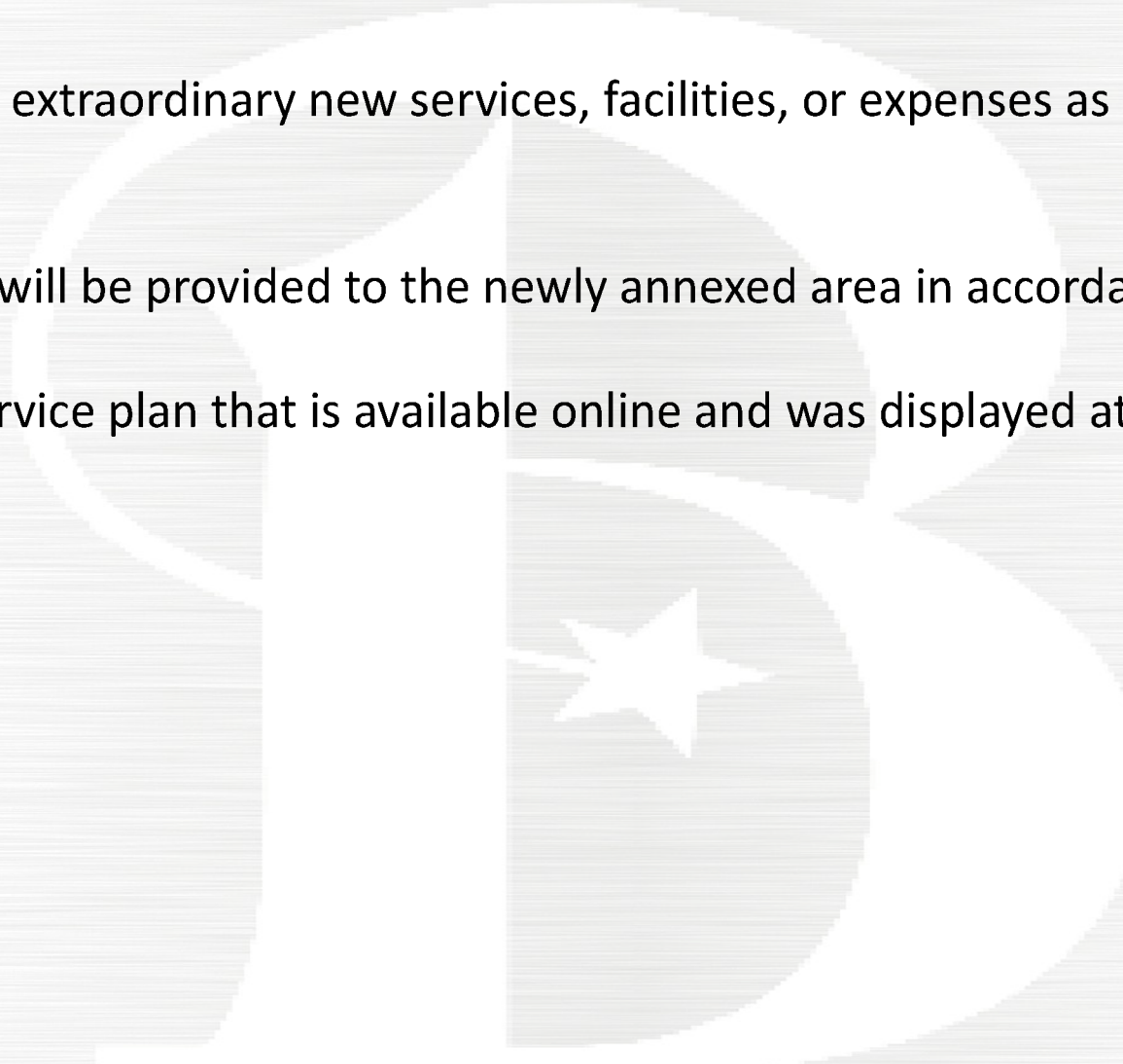
Annexation ANNEX19-03: City of Bryan

Staff recommends **approving** the proposed annexation of these approximately 5,500 acres:

- Approving the proposed annexation will bring 5,500 acres land under the full regulatory control of the City.
- Annexation of this acreage can therefore help promote orderly urban growth and development in northwest Bryan around the RELLIS Campus area.
- The area proposed to be annexed adjoins the current city limits, has regular, logical boundaries and meets annexation criteria adopted by Council with Resolution No. 3128 on November 13, 2007, which were established to provide the City Council guidance on annexation decisions.

Annexation ANNEX19-03: City of Bryan

- Staff anticipates no extraordinary new services, facilities, or expenses as a result of annexing these 5,500 acres.
- Municipal services will be provided to the newly annexed area in accordance with State law.
- Detailed in draft service plan that is available online and was displayed at tonight's public hearing.



Annexation ANNEX19-03: City of Bryan

Staff recommends **assigning Agricultural - Open (A-O) District** zoning to **MOST OF** these 5,500 acres upon annexation:

- A-O zoning is intended 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.
- A-O district encourages and protects agricultural uses until urbanization is warranted and the appropriate change in district classification is made.
- A-O District is also intended to protect areas that may be unsuitable for development because of physical problems, lack of infrastructure, space constraints, or potential health or safety hazards such as flooding, as well as providing for preservation of natural open space areas.
- Any land uses in existence on the effective date of annexation that do not comply with the land use regulations of the A-O District designation will be considered legally non-conforming (“grandfathered”) land uses and will be allowed to continue and retain that status, subject to the stipulations of Bryan’s Zoning Ordinance Section 130-40 for such uses.

Annexation ANNEX19-03: City of Bryan

- Assigning A-O District zoning to the newly annexed area will allow the Planning and Zoning Commission and the City Council to continue to further define the City's vision for Bryan's Western Gateway, first articulated in the City's 2016 Comprehensive Plan (BluePrint2040), and to initiate changes to permanent zoning classifications in this anticipated growth area around the RELLIS Campus in the future.
- Staff recommends **assigning Planned Development – Industrial (PD-I)** zoning to two tracts of land (totaling ~162 acres) owned by Partus Land, LLC.
 - Located in “Western Gateway” area identified by Comprehensive Plan (Blueprint2040) and but located only near, not immediately across, envisioned future commercial node at SH21/Smetana Road.
 - Existing surface mining operation on the property, but mainly set back several hundred feet from SH 21.
 - Significant portion impacted by FEMA-regulated flood zones which could make any other development difficult here.
 - Any use permitted in the Industrial (I) District is proposed to be permitted in the PD-I District zoning, excluding adult entertainment uses.



Annexation ANNEX19-03: City of Bryan

- Staff recommends **assigning Agricultural – Open District (A-O)** zoning to two tracts of land (totaling ~33 acres) by Brazos Paving, Inc.

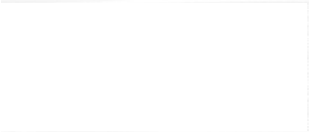
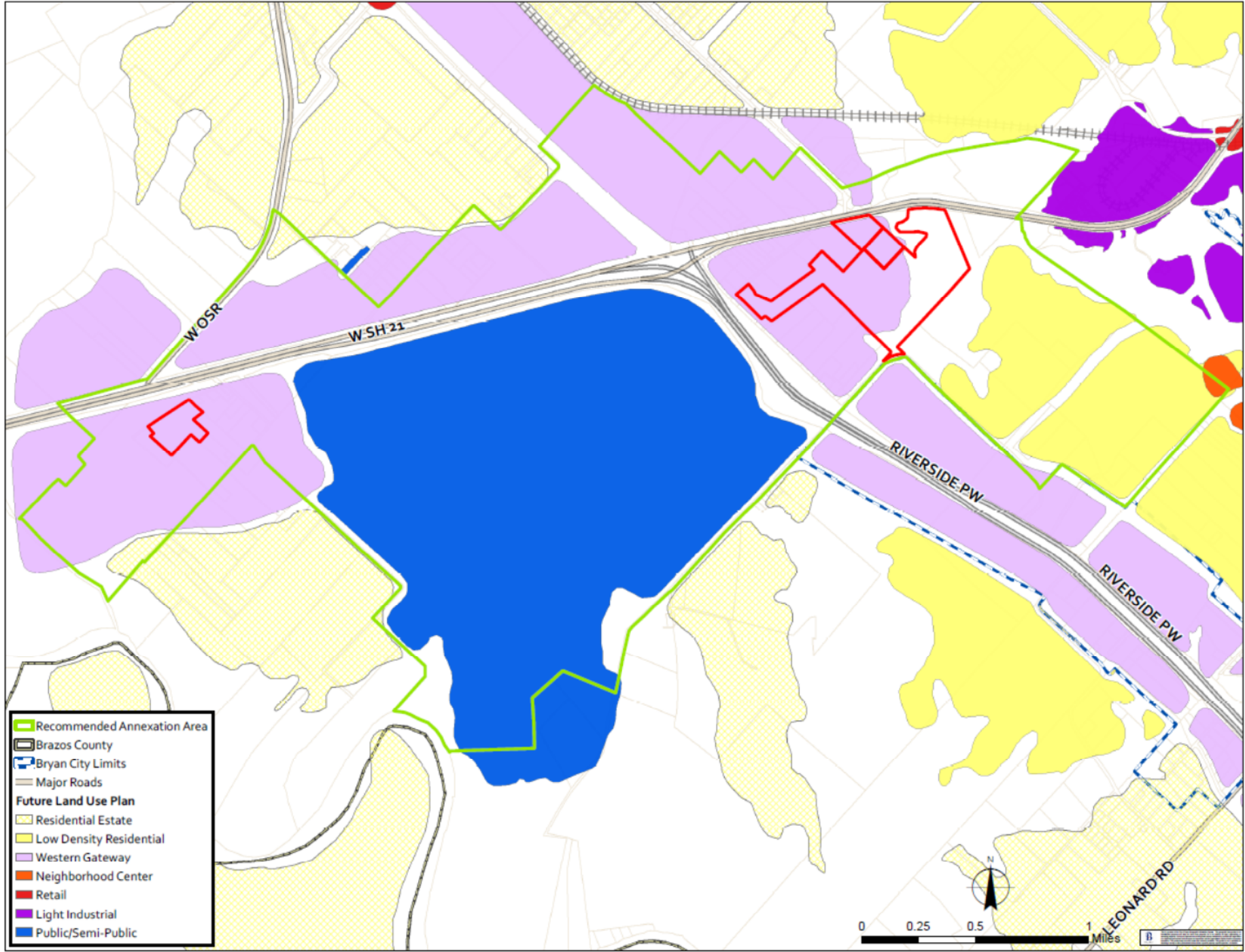
Eastern parcel (11.421 ac.):

- Located in “Western Gateway” area identified by Comprehensive Plan (Blueprint2040) and located adjacent to SH 21 where plan envisions future commercial node at SH21/Smetana Road.
- Potential for future non-industrial development here is high and desirable. Western Gateway development is envisioned to match the aspirational design and quality of key developments in the area (RELLIS Campus and TAMU Health Science Center).
- No existing industrial operation here currently.

Western parcel (21.358 ac.):

- Located in “Western Gateway” area identified by Comprehensive Plan (Blueprint2040). Western Gateway development is envisioned to match the aspirational design and quality of key developments in the area (RELLIS Campus and TAMU Health Science Center).
- No existing industrial operation here currently.
- Terrain is generally flat and unobstructed and easily viewable from SH21
- Site slopes away from the road making attempts to screen industrial operation here ineffective.







OPTIONS:

The Planning and Zoning Commission can recommend to the City Council:

1. this proposed zoning district arrangement (A-O and PD-I), as recommended by staff;
2. A-O District zoning for all land in this proposed annexation area;
3. a combination of A-O District zoning for most of the area to be annexed and I District zoning, as requested by Brazos Paving, Inc. and Partus Land, LLC.; or
4. that another zoning classification be assigned to tracts within this proposed annexation area.

The City Council will make a final decision regarding zoning in the newly annexed area when considering the annexation ordinance during a special meeting scheduled for 6pm on May 28, 2019.

The proposed effective date of annexation is June 1, 2019.

Annexation ANNEX19-03: City of Bryan

A large, light gray, stylized letter 'B' is centered on the page. The letter is composed of several overlapping, rounded shapes. In the lower right portion of the 'B', there is a white five-pointed star.

Questions?

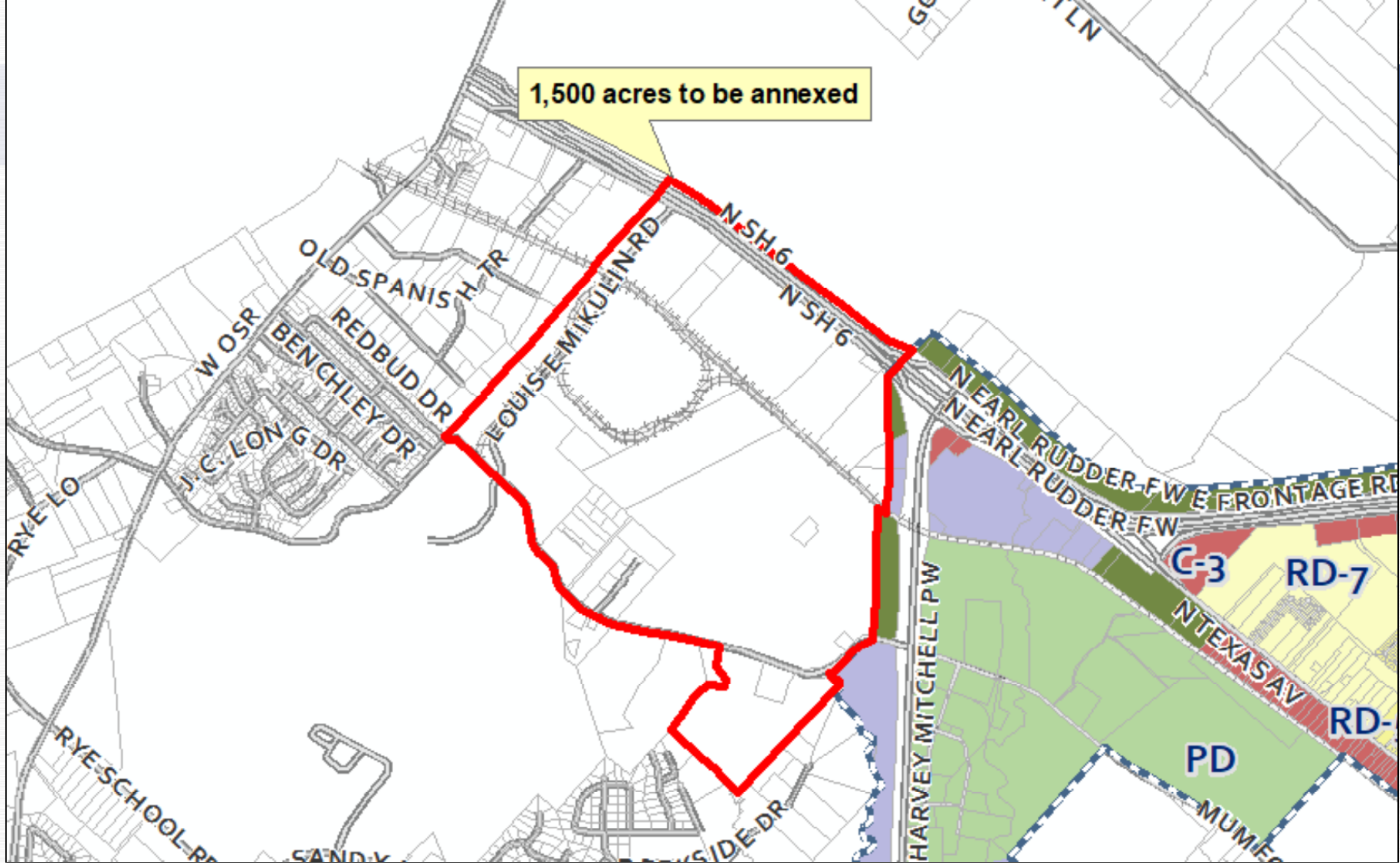
Annexation ANNEX19-04: City of Bryan

City-initiated annexation of approximately 1,500 acres of land generally located west of North Harvey Mitchell Parkway (FM2818) between Mumford Road and Texas State Highway 6, including the Bryan Independent School District Career and Technical Education Complex and the Texas Triangle Park Inland Port, in Bryan's extraterritorial jurisdiction (ETJ) in Brazos County, Texas.

Annexation ANNEX19-04: City of Bryan

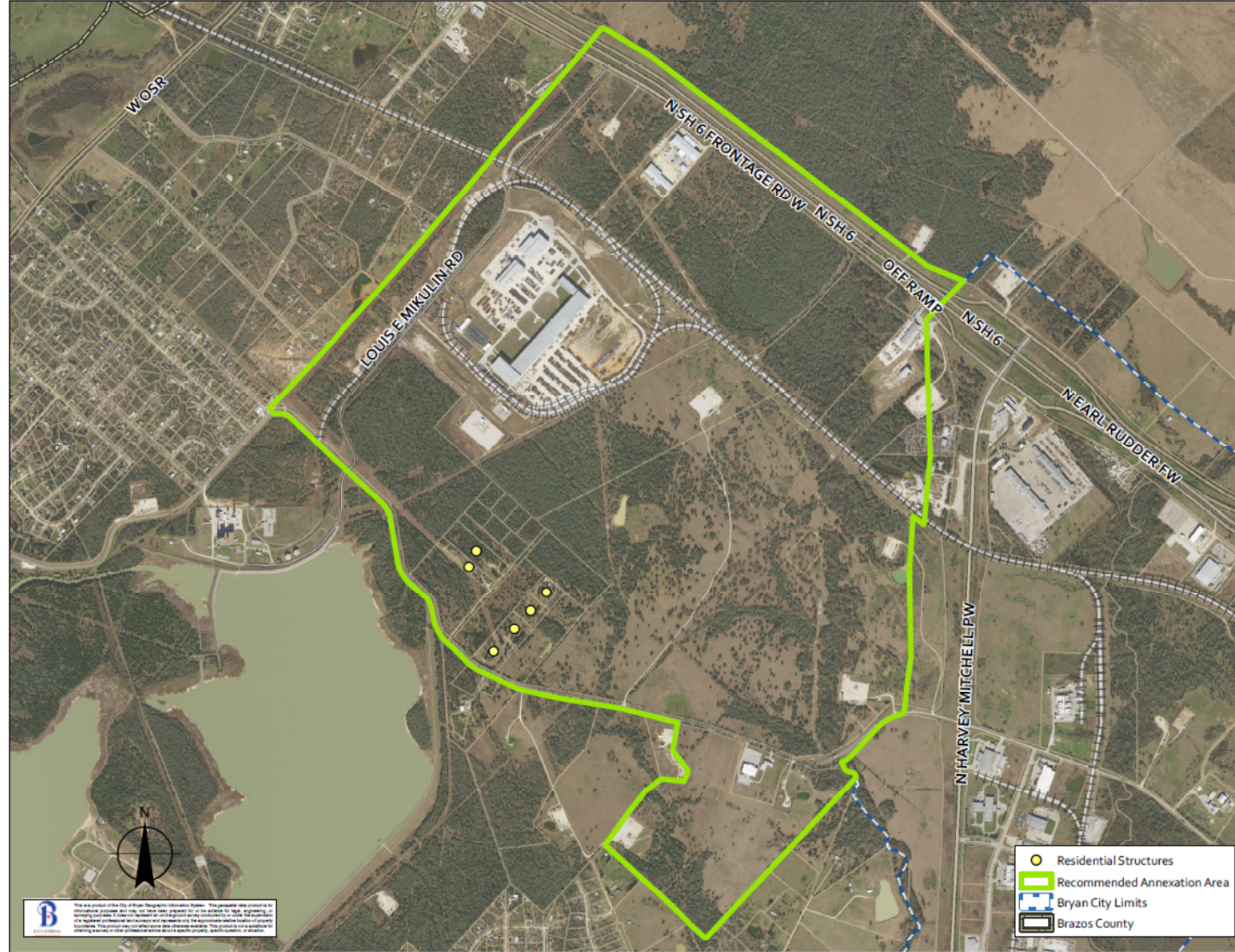
- On January 8, 2019, City Council approved a resolution directing city staff to initiate municipal annexation proceedings for ~1,500 acres of land around and including Texas Triangle Park.
- Bryan's Comprehensive Plan ("BluePrint2040") recommends annexing corridor frontage and key growth areas.
- Annexation would enable the City to ensure that the environs around RELLIS Campus will be protected over the long term to ensure that only quality development emerges around this community asset.
- 39 separate tracts, including several City-owned properties, the Texas Triangle Park Inland Port, and the Bryan Independent School District Career and Technical Education (CTE) Complex.

1,500 acres to be annexed





1,500 acres to be annexed



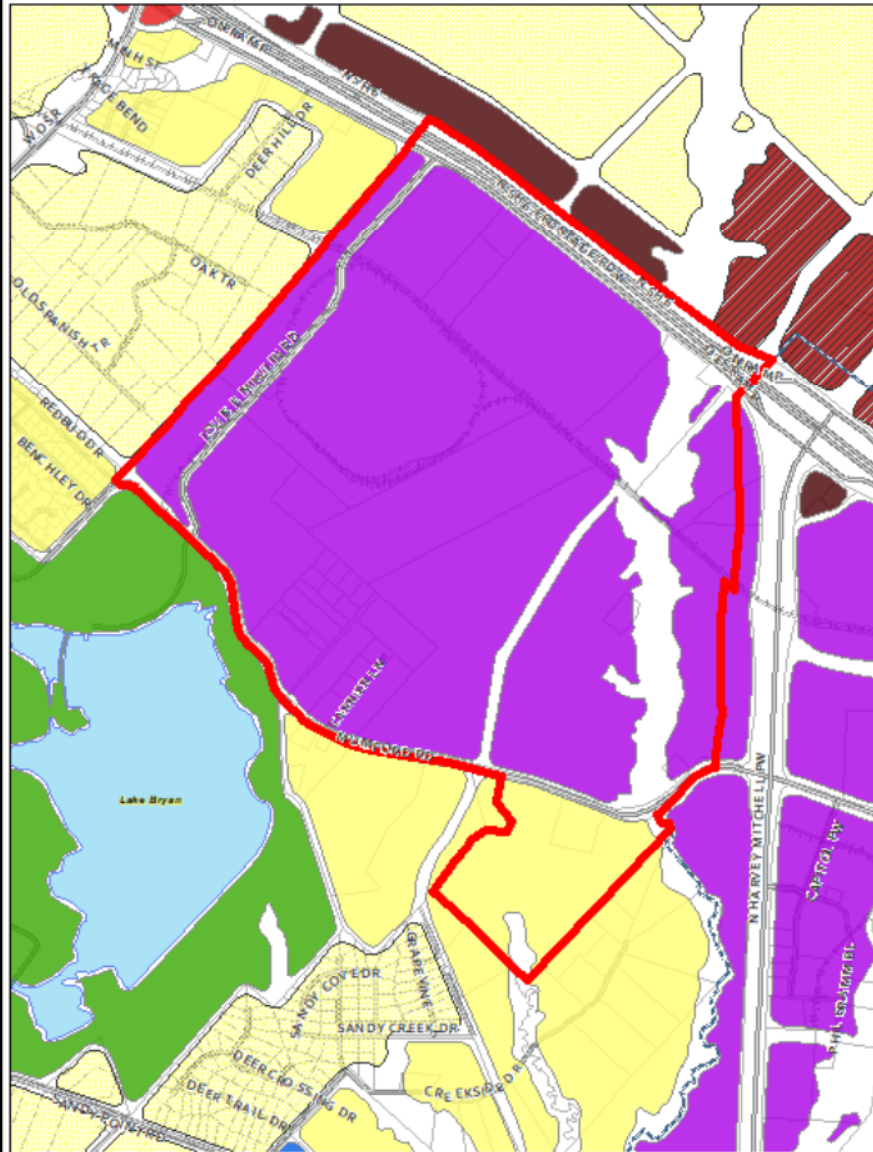
7 residential structures

~18 residents (avg. 2.65 per household)

3.4 miles of county roadways

116 Kyle Fields

BluePrint 2040 | Future Land Use Plan



- | | |
|-------------------------|----------------------|
| Residential Estate | Light Industrial |
| Low Density Residential | Parks and Open Space |
| Retail | Public/Semi-Public |
| Commercial | Lakes and Ponds |
| Regional Retail | |



BLUEPRINT 2040
BRYAN ★ TEXAS
2016 COMPREHENSIVE PLAN

The cover features a collage of six photographs: a city street scene, a person pointing at a map, a group of people in a meeting, a person sitting on a bench, a playground, and a person looking at a map.

Annexation ANNEX19-04: City of Bryan

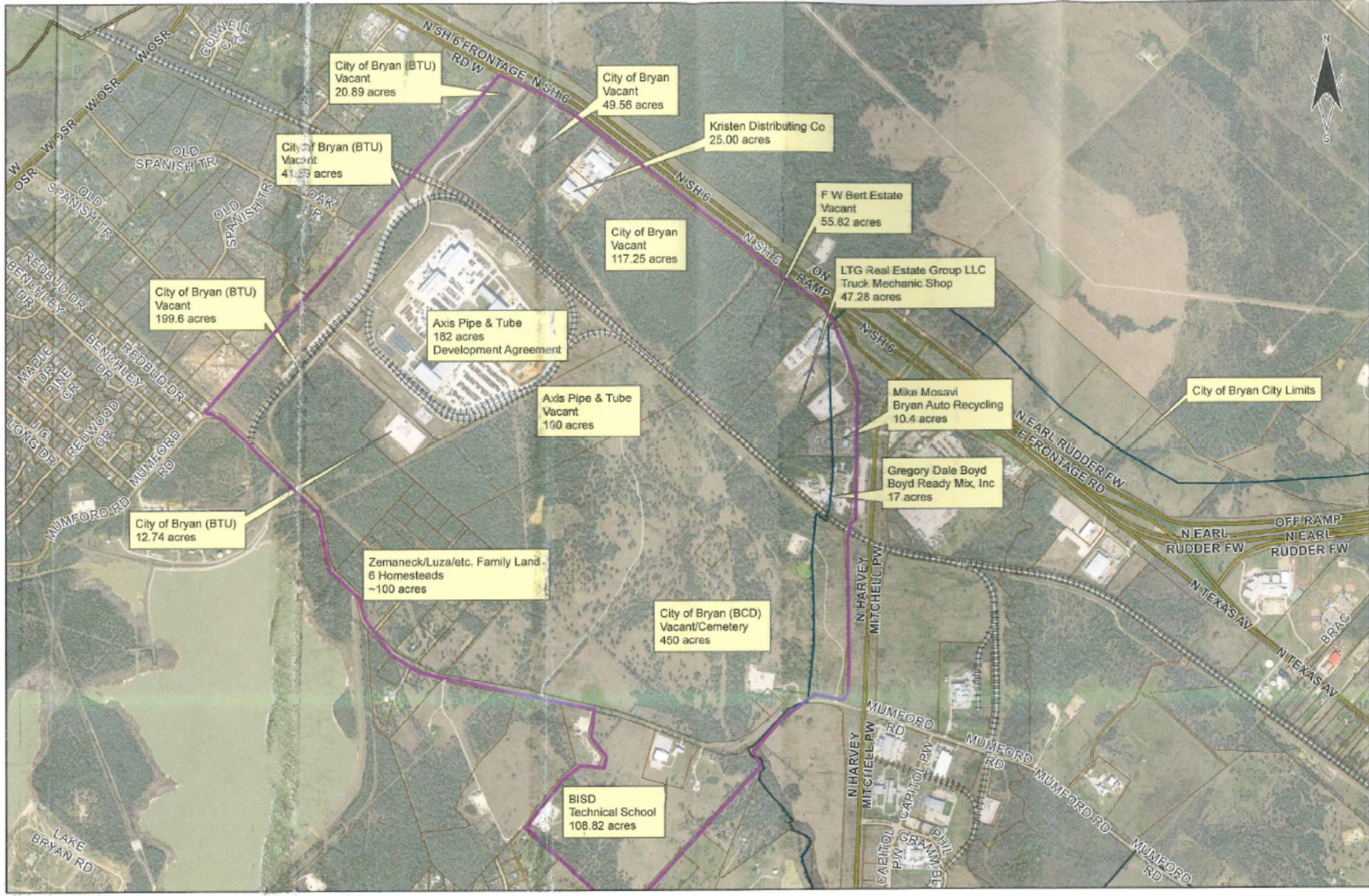
INFRASTRUCTURE DATA

- 726 Acres - Developed and owned by the City of Bryan and Brazos County Economic Development Foundation Inc.
- City of Bryan utilities service the park.
- Bryan Texas Utilities (BTU) is the electric utility service provider.
- Dual redundant electrical feeds into the Park.
- Located within ¼ mile of the Dansby Power Plant owned by the City of Bryan.
- Natural Gas is available in the Park provided by Atmos Energy Corporation.
- Short line service available on both sides of the UP Main line.
- Rail switches scheduled to be installed in 2018 to serve 450 acres in the Park.
- Park located adjacent to State Highway 6 serviced by heavy haul county road.
- The Park is in a Foreign Trade Zone area with a Inland Port designation.

TEXAS TRIANGLE PARK | A World Class Industrial Park and Inland Port



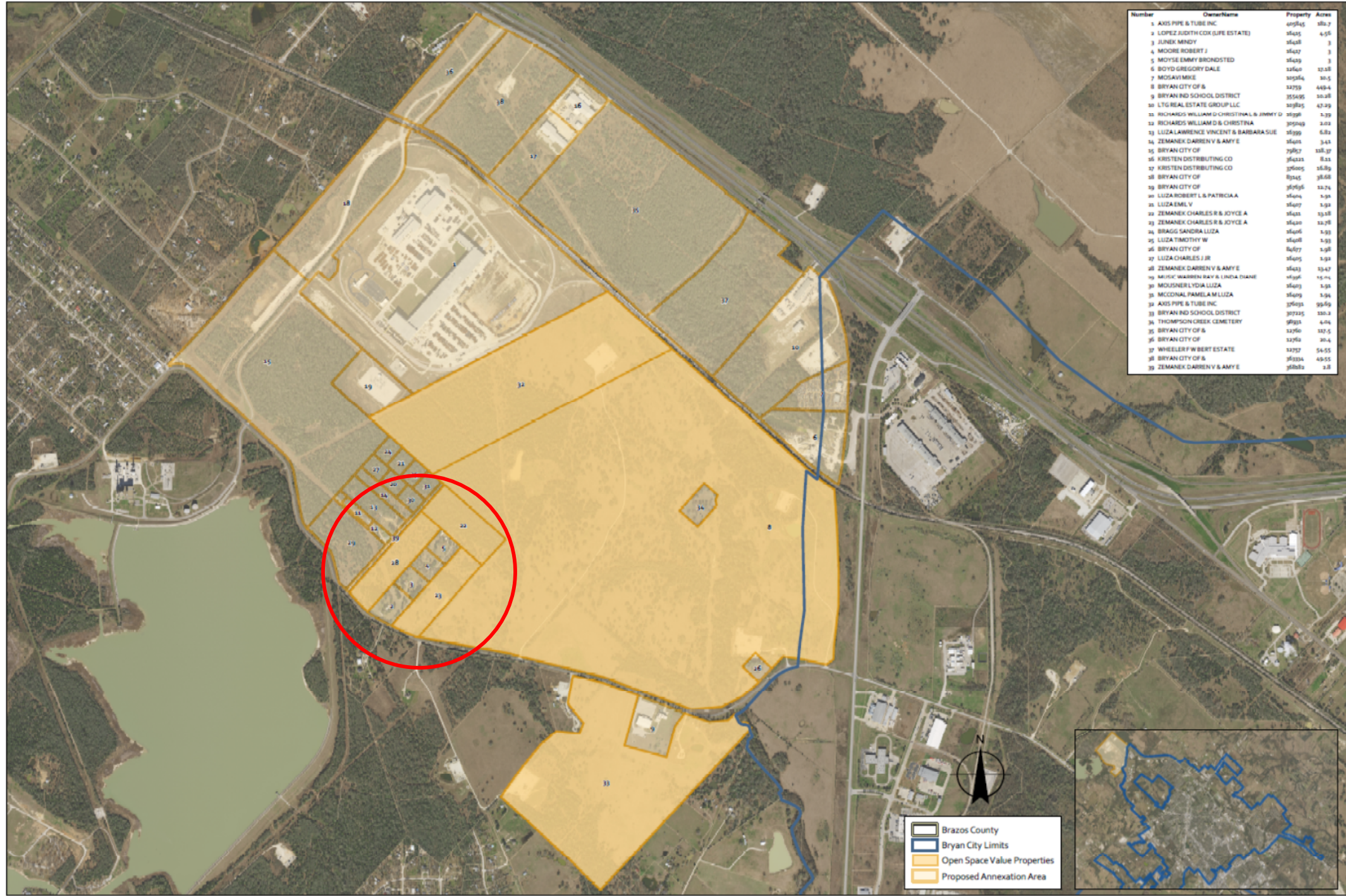
ROAD RAIL



TLGC Chapter 43 Development Agreements

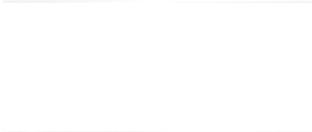
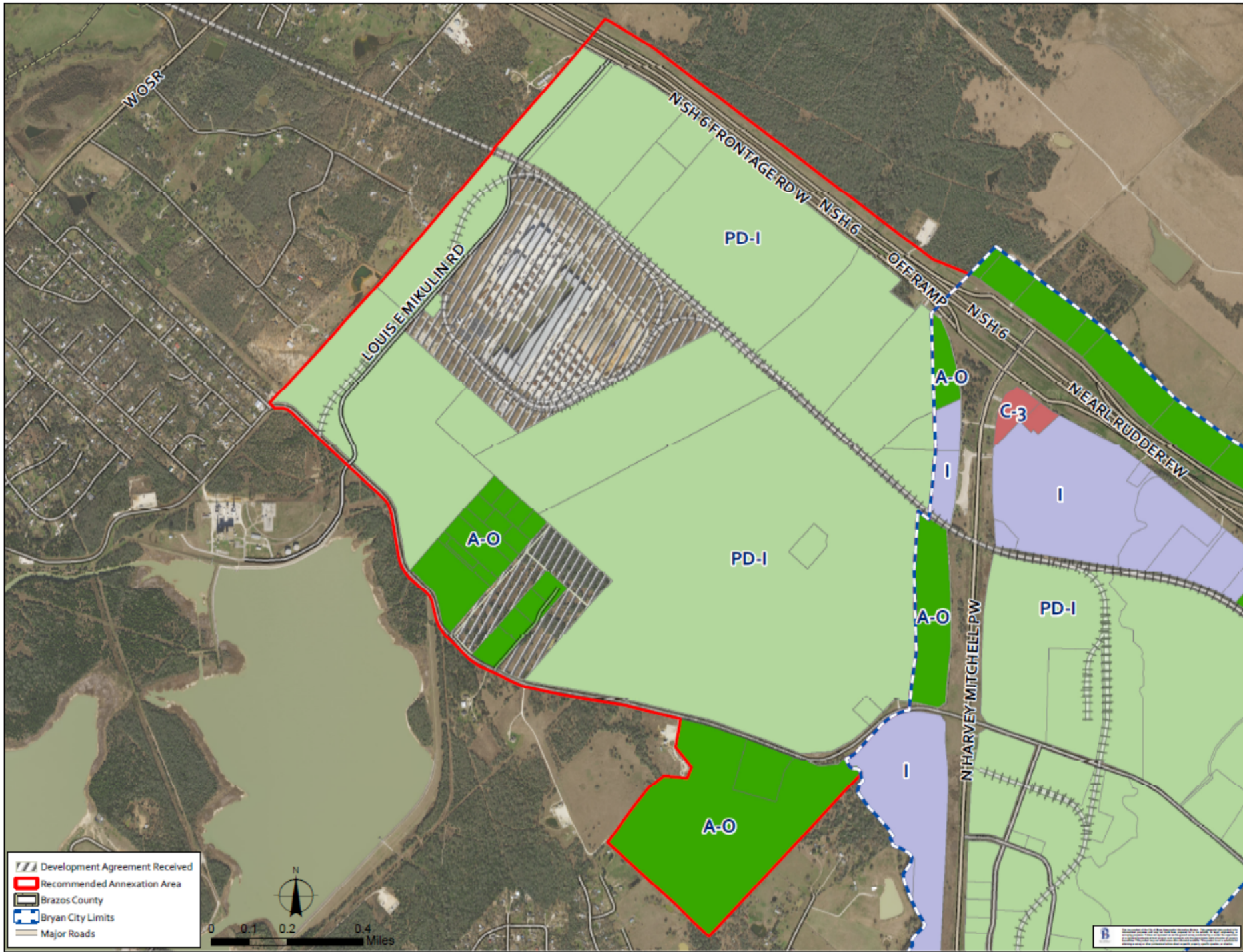
- Development agreement offer to owners of land appraised for ad valorem tax purposes as land for agricultural (“AG exempt”).
- If accepted, the agreement will guarantee the continuation of the extraterritorial status of these property owners’ properties.
- The intent is to allow property owners who truly intend to continue using their land, for example, for agricultural purposes, to remain outside the city limits. (State law requirement)
- On February 13, 2019, staff mailed non-annexation agreements to the owners of **5 qualifying properties** in the areas proposed for annexation around the Texas Triangle Park area.
- Currently, **three (3) signed agreements have been returned.**
- In addition, existing agreement with Axis Pipe and Tube for existing facility (until January 2024).

Number	OwnerName	Property	Acres
1	AXIS PIPE & TUBE INC	050345	281.7
2	LOPEZ JUDITH COX (LIFE ESTATE)	35435	4.56
3	JUNEK MENDY	35428	3
4	MOORE ROBERT J	35427	3
5	MOYSE EMMY BRONDSTED	35429	3
6	BOYD GREGORY DALE	12460	12.18
7	MOSAVI MIKE	103264	10.5
8	BRYAN CITY OF &	12759	449.4
9	BRYAN IND SCHOOL DISTRICT	355495	10.28
10	LTG REAL ESTATE GROUP LLC	103825	47.29
11	RICHARDS WILLIAM D CHRISTINA & JIMMY D	10398	7.39
12	RICHARDS WILLIAM D & CHRISTINA	305249	2.02
13	LUZA LAWRENCE VINCENT & BARBARA SUE	35499	6.82
14	ZEMANEK DARREN V & AMYE	35401	3.44
15	BRYAN CITY OF	29767	128.37
16	KRISTEN DISTRIBUTING CO	35422	8.11
17	KRISTEN DISTRIBUTING CO	35005	16.89
18	BRYAN CITY OF	83545	38.68
19	BRYAN CITY OF	350195	12.74
20	LUZA ROBERT L & PATRICIA A	35404	1.91
21	LUZA EMIL V	35407	1.91
22	ZEMANEK CHARLES R & JOYCE A	35403	19.18
23	ZEMANEK CHARLES R & JOYCE A	35400	12.08
24	BRAGG SANDRA LUZA	35406	1.03
25	LUZA TIMOTHY W	35408	1.93
26	BRYAN CITY OF	84077	1.98
27	LUZA CHARLES J JR	35405	1.93
28	ZEMANEK DARREN V & AMYE	35413	13.47
29	MUSIC WARREN RAY & LINDA DIANE	45396	15.14
30	MOUSNER LYDIA LUZA	35402	1.91
31	MCCONAL PAMELA M LUZA	35409	1.94
32	AXIS PIPE & TUBE INC	107019	99.79
33	BRYAN IND SCHOOL DISTRICT	307215	100.2
34	THOMPSON CREEK CEMETERY	97031	4.04
35	BRYAN CITY OF &	12260	117.5
36	BRYAN CITY OF	12261	20.4
37	WHEELER F W BERTESTATE	12257	54.55
38	BRYAN CITY OF &	350304	49.55
39	ZEMANEK DARREN V & AMYE	350302	1.8



Brazos County
 Bryan City Limits
 Open Space Value Properties
 Proposed Annexation Area





February 10, 2105

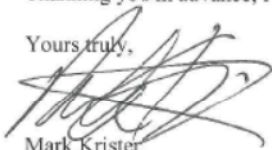
Kean Register
City Manager
City of Bryan
300 South Texas Avenue
Bryan, TX 77803

Dear Kean,

This letter confirms the intent of Kristen Distributing Co, Inc. to request annexation of the two tracts in Triangle Park (known as Gunler) into the city of Bryan, Texas. Furthermore, please consider our request for a 50 per cent rebate of the property taxes on both tracts for the first 5 years after annexation. Should either or both tracts be sold within that time period it is understood the rebate would no longer be in effect. We are not expecting tax relief on the equipment or inventory although be advised that the manufacturing equipment used by Gunler has been appraised about \$150,000 net (current appraisal of the equipment is available).

Thanking you in advance, I am

Yours truly,



Mark Kristen



1501 Independence Ave.
Bryan, Texas 77803
979-775-6322
800-927-6604
beer@kristendistributing.com
Fax: 979-775-0331

Ambrose
Kristen



"Boots"
Kristen



Mark Kristen
with sons
Jacob
& John

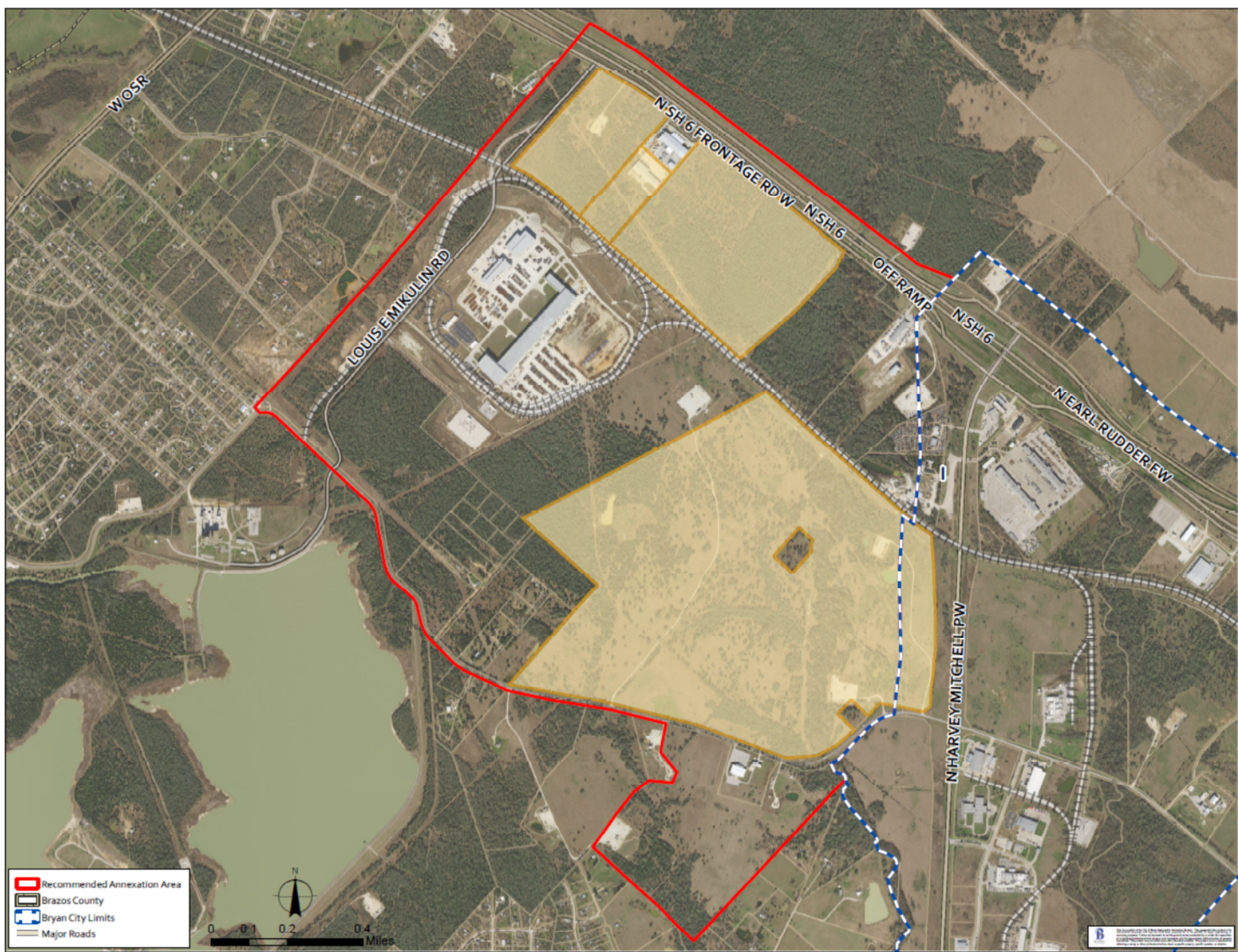


KEEPING SPIRITS AFLOAT FROM PROHIBITION TO TODAY

In February 2015, Mark Kristen, of **Kristen Distributing Company**, had submitted an owner-initiated request for annexation.

Annexation of Mr. Kristen's 25-acre property along State Highway 6 was not possible without the annexation of additional land that is at least 1,000 feet in width, per State law.

On January 17, 2019, during its regular meeting, the **City of Bryan and Brazos County Economic Development Foundation, Inc. (EDF) Board of Directors** voted to approve the annexation of EDF-owned properties in support of the City of Bryan's proposal to annex land in and around the Texas Triangle Park area.



Annexation ANNEX19-04: City of Bryan

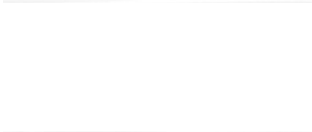
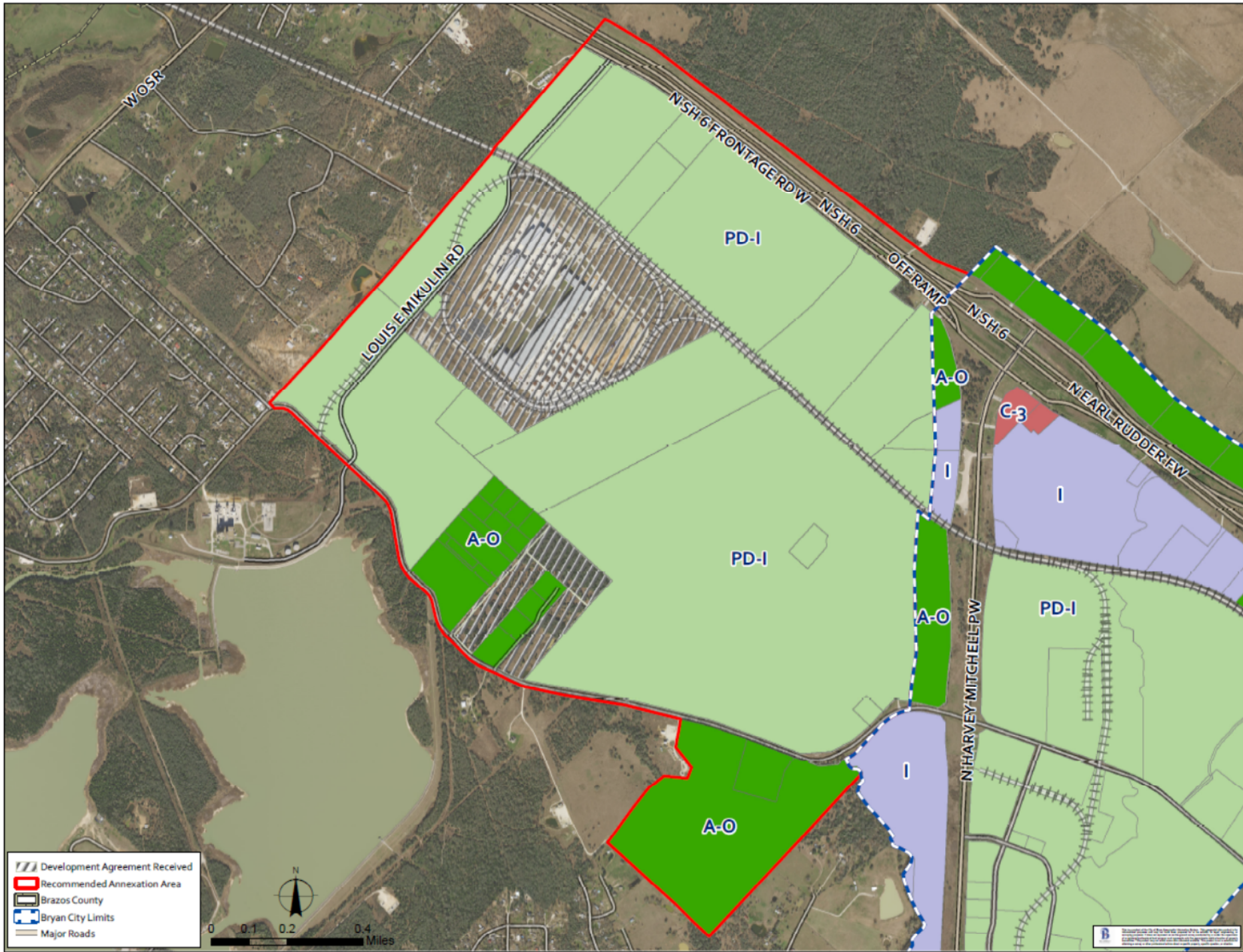
Staff recommends **approving** the proposed annexation of these approximately 1,500 acres:

- Approving the proposed annexation will bring 1,500 acres land under the full regulatory control of the City.
- Annexation of this acreage can therefore help promote orderly urban growth and development in north Bryan.
- The area proposed to be annexed adjoins the current city limits, has regular, logical boundaries and meets annexation criteria adopted by Council with Resolution No. 3128 on November 13, 2007, which were established to provide the City Council guidance on annexation decisions.
- Staff anticipates no extraordinary new services, facilities, or expenses as a result of annexing these 5,500 acres.

Annexation ANNEX19-04: City of Bryan

Staff recommends **assigning a combination of Agricultural – Open (A-O) District zoning and Planned Development – Industrial (PD-I) District zoning** to these 1,500 acres upon annexation:

- Any use permitted in the Industrial (I) District is proposed to be permitted in the PD-I District zoning, excluding adult entertainment uses.
- PD-I District zoning for part of the area proposed to be annexed conforms to the recommendations of Bryan’s Comprehensive Plan (Blueprint2040) which recommends light industrial use for most of the area.
- A-O District zoning is intended 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.
- Any land uses in existence on the effective date of annexation that do not comply with the land use regulations of the A-O District or PD-I designations will be considered legally non-conforming (“grandfathered”) land uses and will be allowed to continue and retain that status, subject to the stipulations of Bryan’s Zoning Ordinance Section 130-40 for such uses.



Annexation ANNEX19-04: City of Bryan

Staff recommends **assigning a combination of Agricultural – Open (A-O) District zoning and Planned Development – Industrial (PD-I) District zoning** to these 1,500 acres upon annexation:

- Assigning the combination of A-O District and PD-I District zoning to the newly annexed area as recommended will create a situation where four properties, parts of which are already located within the City limits of Bryan along North Harvey Mitchell Parkway (FM 2818), will have two different zoning classifications: a combination of A-O and PD-I District and a combination of I and PD-I District, respectively.
- Staff recommends that the Planning and Zoning Commission and/or the City Council initiate a rezoning of the parts of those properties that are already located in the City limits, to create a unified zoning pattern in this area in the future.

OPTIONS:

The Planning and Zoning Commission can recommend to the City Council:

1. this proposed zoning district arrangement (A-O and PD-I), as recommended by staff;
2. A-O District zoning for all land in this proposed annexation area; or
3. that another zoning classification be assigned to tracts within this proposed annexation area.

The City Council will make a final decision regarding zoning in the newly annexed area when considering the annexation ordinance during a special meeting scheduled for 6pm on May 28, 2019.

The proposed effective date of annexation is June 1, 2019.