

Agenda Item Details

Meeting	Dec 08, 2020 - Bryan City Council Second Regular Meeting
Category	4. 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	B. Rezoning Request Case No. RZ20-23 - Public hearing, presentation, and consideration of the first and only reading of 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 a combination of Planned Development – Mixed Use District (PD-M) and Agricultural – Open District (A-O) to Planned Development – Housing District (PD-H) on 62.131 acres of land out of the John H. Jones Survey, A-26, located generally west and northwest of the current southern terminus of Club Drive, between The Traditions Subdivision and the Texas A&M University Health Science Center Campus, being proposed Phases 35 through 37 of The Traditions Subdivision in Bryan, Brazos County, Texas
Type	Action
Preferred Date	Dec 08, 2020
Absolute Date	Dec 08, 2020
Fiscal Impact	No
Budgeted	No
Recommended Action	Open public hearing, hear citizens, close public hearing. Motion to approve the first and only reading of 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 a combination of Planned Development – Mixed Use District (PD-M) and Agricultural – Open District (A-O) to Planned Development – Housing District (PD-H) on 62.131 acres of land out of the John H. Jones Survey, A-26, located generally west and northwest of the current southern terminus of Club Drive, between The Traditions Subdivision and the Texas A&M University Health Science Center Campus, being proposed Phases 35 through 37 of The Traditions Subdivision in Bryan, Brazos County, Texas.(case no. RZ20-23).
Goals	Economic Development Quality of Life

Summary:

The subject property is 62.1 acres of vacant land located near the intersection of Club Drive and South Traditions Drive, and currently zoned a combination of Planned Development – Mixed Use District (PD-M) and Agricultural – Open District (A-O). The applicant, Traditions Acquisition Partnership, LP, is requesting to rezone the subject property to Planned Development – Housing District (PD-H) to allow for an expansion of The Traditions Subdivision. The applicant is proposing to develop this property as Phases 35-37 of The

Traditions Subdivision with 166 new residential lots, more than 25 acres of common area, and an amenity center.

Adjacent properties to the north and east in The Traditions Subdivision are zoned PD-M District, property to the west is zoned A-O District, and property to the south is zoned Retail District (C-2), being location of the Texas A&M University Health Science Center.

The development standards proposed for this PD-H District are identical to those of Residential District – 5000 (RD-5), with two exceptions. First, the applicant is requesting that minimum side building setback requirements be reduced from 7.5 feet to 5 feet. Special construction and use standards have been proposed in the PD-H District regulations to mitigate any concern of increased fire danger that could potentially result from a decrease in building separation.

The second difference is an alternative sidewalk layout supplemented by a small trail system. Normally, sidewalks are required on both sides of all streets in new residential subdivisions. For this development, the applicant is proposing to construct an 8-foot wide, multi-use, concrete pedestrian trail that will begin at the intersection of Club Drive and South Traditions Drive and extend along the north side of Club Drive through the development. The trail will then cross through common area and loop around an existing pond and the proposed amenity center. Public access easements will be dedicated over the entirety of this trail to ensure it is kept available for public use. Standard 5-foot wide sidewalks are proposed along most portions of the remaining roadways, with the exception of cul-de-sacs and a few sections of the proposed street that run along the northwestern edge of the property. A sidewalk is proposed in front of all lots that take direct access to this street.

In addition, four pedestrian rest stations are proposed along the trail route. These stations will include signage, seating elements, trash receptacles, dog waste stations, and stone benches, and will be designed with elements of natural landscape and hardscape. The developer envisions this pedestrian trail will be available for community nature hikes, meet and greet events, birdwatching, and overall promotion of health and wellness. The 8-foot pavement width will provide adequate room for walkers, cyclists, joggers, dog walkers, etc. to share the path, and the trail will provide connectivity to other parts of The Traditions development.

The existing section of Club Drive south of its intersection with South Traditions Drive provides access to the Parc at Traditions retirement community. There are existing 6-foot sidewalks on both sides of this approximately 550-foot roadway section. To accomplish the plan of the applicant, the sidewalk section located along the north side of Club Drive will be removed and replaced with the 8-foot multi-use path proposed with this development. A short portion of the sidewalk on the south side of Club Drive, previously stubbed out in anticipation of future connection, will be removed to discourage pedestrian crossing at this mid-block location, which could create safety concerns.

To quantify the difference between the proposed walkway system and the amount of pedestrian infrastructure required with typical development standards, the applicant provided a comparison of total square footage of sidewalks for each scenario. If 5-foot sidewalks were installed on both sides of each street, as typically required, the total area would be 82,774 square feet. The proposed trail system, with the 8-foot wide shared path and 5-foot wide sidewalks, exceeds this amount with a total area of 85,375 square feet.

With the exception of the modifications to setback and sidewalk requirements described above, no other exception or deviations from standard RD-5 District requirements are proposed.

Analysis and Recommendation:

During its regular meeting on November 5, 2020, the Planning and Zoning Commission **unanimously voted to recommend approval** of this rezoning request.

- The proposed development is compatible with surrounding land uses and consistent with land use recommendations of the BluePrint 2040 Comprehensive Plan, which recommends low-density residential use on the majority of the subject property.
- The proposed walkway system, including an 8-foot wide shared used trail and connecting 5-foot wide sidewalks, creates connectivity within this development and to surrounding properties, promotes safety, and provides several pedestrian amenities that exceed minimum ordinance requirements.
- The requested rezoning to PD-H District will not be harmful or have negative effects on the neighboring properties and will not make land classified for similar development in the vicinity and elsewhere in the City unavailable for development.

Options:

1. approve the requested zoning change, as recommended by the Planning and Zoning Commission;
2. approve the requested zoning change with modifications, which may require rescheduling the request for consideration on a future City Council meeting agenda; or
3. deny the requested zoning change.

Attachments:

1. location maps;
2. draft ordinance with exhibits;
3. excerpt from the November 5, 2020, Planning and Zoning Commission regular meeting minutes; and
4. staff report to the Planning and Zoning Commission.

[RZ20-23, Traditions Ph 35-37.pdf \(4,644 KB\)](#)

[12-8-2020 second regular meeting agenda item 4.B. - RZ20-23.pdf \(2,461 KB\)](#)

Motion & Voting

Open public hearing, hear citizens, close public hearing.

Motion to approve the first and only reading of 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 a combination of Planned Development – Mixed Use District (PD-M) and Agricultural – Open District (A-O) to Planned Development – Housing District (PD-H) on 62.131 acres of land out of the John H. Jones Survey, A-26, located generally west and northwest of the current southern terminus of Club Drive, between The Traditions Subdivision and the Texas A&M University Health Science Center Campus, being proposed Phases 35 through 37 of The Traditions Subdivision in Bryan, Brazos County, Texas.(case no. RZ20-23).

Motion by Prentiss Madison, second by Buppy Simank.

Final Resolution: Motion Carries

Aye: Andrew Nelson, Buppy Simank, Prentiss Madison, Reuben Marin, Brent Hairston, Bobby Gutierrez, Flynn Adcock