

Agenda Item Details

Meeting	May 11, 2021 - 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 RZ21-08 - 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 Agricultural – Open District (A-O) to Retail District (C-2) on 0.44 acres of land adjoining the west corner of Colson Road and Clarks Lane, being part of Lot 7 in Coulter’s Subdivision of the McGee Tract, and currently addressed as 3516 Colson Road in Bryan, Brazos County, Texas
Type	Action
Preferred Date	May 11, 2021
Absolute Date	May 11, 2021
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 Agricultural – Open District (A-O) to Retail District (C-2) on 0.44 acres of land adjoining the west corner of Colson Road and Clarks Lane, being part of Lot 7 in Coulter’s Subdivision of McGee, and currently addressed as 3516 Colson Road in Bryan, Brazos County, Texas.
Goals	Economic Development Quality of Life

Summary:

The applicant, Bains Holdings Ltd., is requesting to change the zoning classification on 0.44 acres of land out of the Coulter’s Subdivision of McGee from Agricultural – Open District (A-O) to Retail District (C-2). The applicant is requesting to rezone the subject property to develop a planned restaurant on the property.

Adjacent property located to the north, east, and south is zoned Industrial District (I) and has been improved with industrial office buildings and outdoor storage yards. Properties to the west and

southeast are zoned Agricultural – Open District (A-O) and are the location of a detached dwelling and Hardy’s Resort RV Park, developed by Bains Holdings Ltd., and approved via Conditional Use Permit case number CU18-01 in November 2018.

Staff Analysis and Recommendation:

During its regular meeting on April 1, 2021, the Planning and Zoning Commission concurred with staff and **unanimously recommended approval** of this rezoning request.

- A change from A-O to C-2 zoning district is appropriate within the adopted goals and land use policies set out in BluePrint 2040. While BluePrint 2040 specifically designates the property as a location for slightly higher intensity commercial uses, the size of the property and its location on an intersection make it the ideal location for retail development that can provide services to the nearby industrial park and RV Park patrons.
- Clarks Lane, a minor arterial, is capable of accommodating traffic loads typically associated with retail development.
- The property is currently served by City sewer and water, and there are no concerns regarding utility capacity.
- This rezoning request, if approved, will not make land classified for similar development in the vicinity and elsewhere in the City unavailable for development.
- Changing the zoning of the subject properties from Agricultural – Open District to Retail District will have no effect on the health, safety, morals, or general welfare of the public.

Options:

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; or
3. deny the requested zoning change.

Attachments:

1. location map and aerial photographs;
2. draft ordinance with exhibits;
3. excerpt from April 1, 2021 Planning and Zoning Commission meeting minutes; and
4. staff report to the Planning and Zoning Commission.

[RZ21-08, Bains Holdings Ltd.pdf \(1,033 KB\)](#)

Motion & Voting

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 Agricultural – Open District (A-O) to Retail District (C-2) on 0.44 acres of land adjoining the west corner of Colson Road and Clarks Lane, being part of Lot 7 in Coulter’s Subdivision of McGee, and currently addressed as 3516 Colson Road in Bryan, Brazos County, Texas.

Motion by Buppy Simank, second by Flynn Adcock.

Final Resolution: Motion Carries

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