

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	A. Rezoning Request RZ21-07- 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 Residential District – 5000 (RD-5), on 21.04 acres of land out of the Stephen F. Austin League No. 9, A-62, adjoining the northeast side of Sandy Point Road, about 1,600 to 2,300 feet northwest from its intersection with West State Highway 21 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 Residential District – 5000 (RD-5), on 21.04 acres of land out of the Stephen F. Austin League No. 9, A-62, adjoining the northeast side of Sandy Point Road, about 1,600 to 2,300 feet northwest from its intersection with West State Highway 21 in Bryan, Brazos County, Texas.
Goals	Economic Development Quality of Life

Summary:

The applicants, Ante Development, LLC, are requesting to change the zoning classification on 21.04 acres of land adjoining the northeast side of Sandy Point Road northwest from its intersection with West State Highway 21, from Agricultural – Open District (A-O) to Residential District – 5000 (RD-5). The applicant's intent is to develop a residential subdivision with approximately 55 detached dwellings on this property.

The adjacent properties located to the north and southwest are zoned A-O District. Properties to the east are zoned RD-5 District, and the adjacent property to the south is zoned Multiple-Family District (MF). A portion of the northern subject property borders the Bryan city limits.

The A-O zoning classification is intended to provide opportunities for development of low density, detached residences on lots of at least one acre in a suburban or rural setting. This zoning classification also is intended to serve as a holding zone for vacant land areas annexed to the City, as well as to protect areas that may be unsuitable for development, and to preserve natural open space.

The RD-5 zoning classification is intended to provide for development of detached dwelling units on lots of not less than 5,000 square feet. Other uses, such as religious and educational facilities and open spaces, are provided to maintain a balanced, orderly, convenient, and attractive residential area.

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.

- The proposed rezoning to RD-5 will allow the continuation of low-density residential development adjacent to an existing multi-family apartment complex.
- Allowing the extension of RD-5 zoning at this location will support orderly urban growth in this vicinity, where neighboring properties are currently developed with residential uses.
- RD-5 zoning on the subject properties is compatible with surrounding and existing development.
- The proposed rezoning to RD-5 District should have no adverse effects on adjacent properties.
- While BluePrint 2040 suggests "neighborhood center uses", the Planning and Zoning Commission finds that this property, located between floodway and floodplain and a multi-family complex, would not provide for the "higher traffic intersections" or the location at a "convergence of arterial roadways" called for in the above mentioned neighborhood center areas.

Options:

1. approve the requested zoning change;
2. approved 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.

[RZ21-07, Ante Development \(A-O to RD-5\).pdf \(2,982 KB\)](#)

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 Agricultural – Open District (A-O) to Residential District – 5000 (RD-5), on 21.04 acres of land out of the Stephen F. Austin League No. 9, A-62, adjoining the northeast side of Sandy Point Road, about 1,600 to 2,300 feet northwest from its intersection with West State Highway 21 in Bryan, Brazos County, Texas.

Motion by Prentiss Madison, second by Reuben Marin.

Final Resolution: Motion Carries

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