

Agenda Item Details

Meeting	Jul 13, 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 RZ21-12 - 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, to change the zoning classification from Residential District - 5000 (RD-5) to Planned Development – Mixed Use District (PD-M), on 0.415 acres of land adjoining the east side of South Sims Avenue between West 31st and Bryant Streets, being Lot 10 and 25 feet of Lot 9, Lot 1 and 25 feet of Lot 2, and parts of an abandoned alley right-of-way in Block 134 of the Bryan Original Townsite, as well as a portion of West 31st Street right-of-way that has been requested to be abandoned, in Bryan, Brazos County, Texas
Type	Action
Preferred Date	Jul 13, 2021
Absolute Date	Jul 13, 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, to change the zoning classification from Residential District - 5000 (RD-5) to Planned Development – Mixed Use District (PD-M), on 0.415 acres of land adjoining the east side of South Sims Avenue between West 31st and Bryant Streets, being Lot 10 and 25 feet of Lot 9, Lot 1 and 25 feet of Lot 2, and parts of an abandoned alley right-of-way in Block 134 of the Bryan Original Townsite, as well as a portion of West 31st Street right-of-way that has been requested to be abandoned, in Bryan, Brazos County, Texas.
Goals	Economic Development Quality of Life

Summary:

The applicants are requesting to change the zoning classification from Residential District – 5000 (RD-5) to Planned Development – Mixed Use District (PD-M) on these 0.415 acres of land adjoining the east side of South Sims Avenue between West 31st and Bryant Streets. A related request to abandon a portion of West 31st Street right-of-way (case no. RA21-02) also is scheduled for City Council consideration during its meeting on July 13, 2021. Adjacent property located to the east and properties to the north and south are currently zoned RD-5 District. Property to the west is zoned PD-M District and is the location of the Reserve at Cottonwood Creek, while property located southeast is zoned Retail District (C-2).

The intent of this PD-M District is to accommodate mixed-use re-development. The proposed plan provides for various types of general retail, office, business, and service uses, while encouraging secondary residential uses within the same buildings. The applicants intent is to develop two multi-story mixed-use buildings, which will consist of retail uses on the ground level with residential units above. There will be a one-way drive to access on-site parking with an entrance off West 31st Street and an exit onto South Sims Avenue. The applicant is proposing to provide landscaping equal to 20% of the developed area in point value, 5% higher than that required for commercial development.

Analysis and Recommendation:

During its regular meeting on June 3, 2021, the Planning and Zoning Commission concurred with staff and **unanimously recommended approval** of this request.

- Bryan’s Comprehensive Plan (BluePrint 2040) suggests the subject properties are located in an area that may be suitable for Central Urban Area development. As defined, central urban development should be infused with a mixture of residential options as well as supportive retail, commercial and office uses.
- The proposed mix of land uses, as shown on the development plan, will complement the surrounding multifamily and detached residential uses allowed by right on the adjacent properties and will create a mixed-use, walkable pedestrian environment where residents can be within walking distance to services that are provided in the area.
- This proposed PD-M District will have a positive effect in the surrounding area and be compatible with existing and anticipated uses, plus bring a mixed-use concept to the area creating pedestrian connectivity to existing infrastructure.

Options:

1. approve the requested zoning change, as recommended by the Planning and Zoning Commission;
2. approve the requested 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 June 3, 2021 Planning and Zoning Commission meeting minutes; and
4. staff report to the Planning and Zoning Commission.

[ORD_RZ21-12, NN Out Properties, LTD \(RD-5 to PD-M\).pdf \(3,053 KB\)](#)

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, to change the zoning classification from Residential District - 5000 (RD-5) to Planned Development – Mixed Use District (PD-M), on 0.415 acres of land adjoining the east side of South Sims Avenue between West 31st and Bryant Streets, being Lot 10 and 25 feet of Lot 9, Lot 1 and 25 feet of Lot 2, and parts of an abandoned alley right-of-way in Block 134 of the Bryan Original Townsite, as well as a portion of West 31st Street right-of-way that has been requested to be abandoned, in Bryan, Brazos County, Texas. Excitement was expressed about the investment in the downtown area. It was stated if on street parking became an issue, no parking signs could be installed.

Motion by Reuben Marin, second by Buppy Simank.

Final Resolution: Motion Carries

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