

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	C. Rezoning Request RZ21-14 - 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 11.42 acres of land out of the John Williams League and adjoining the south side of West Texas State Highway 21, across from its intersection with Smetana Road 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, by changing the zoning classification from Agricultural – Open District (A-O) to Retail District (C-2), on 11.42 acres of land out of the John Williams League and adjoining the south side of West Texas State Highway 21, across from its intersection with Smetana Road in Bryan, Brazos County, Texas.
Goals	Economic Development Quality of Life

Summary:

The applicant, Brazos Paving, Inc, is requesting to change the zoning classification on these 11.42 acres of land from Agricultural – Open District (A-O) to Retail District – (C-2). The applicant intends to develop a new office for Brazos Paving, Inc., an asphalt contractor, at this location. Future development is proposed to include a fueling station and a convenience store.

Adjacent property to the south, is being used by Brazos Paving, Inc. and is zoned Planned Development – Industrial District (PD-I). Adjacent property in all other directions are zoned A-O District.

The C-2 zoning classification is established to provide locations for various types of general retail trade, business, and service uses. The district allows shopping areas or uses that are generally compatible near or adjacent to, but not usually directly in, residential neighborhoods. Prior to any development on this property, a preliminary plan and final plat must be approved by City of Bryan and recorded with Brazos County. A site plan in conformance with the Land and Site Development Ordinance will be reviewed by the Site Development Review Committee, and must be approved prior to the release of any building permits.

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 rezoning request.

- Bryan’s Comprehensive Plan (BluePrint 2040) states that uses within the Western Gateway District should support the RELLIS campus. Rezoning this property from A-O District to C-2 District is appropriate and within the adopted goals and land use policies set out in BluePrint 2040.
- The proposed rezoning to C-2 District will allow for retail development on the subject property.
- Rezoning to the C-2 classification at this location will allow for a number of other uses on the remaining land, which will serve the surrounding industrial properties and the RELLIS campus staff and students.
- West State Highway 21 is classified as super arterial roadway on Bryan’s Thoroughfare Plan and capable of accommodating traffic loads associated with retail development.
- The proposed rezoning to C-2 classification should have no adverse effects on adjacent properties and other areas designated for similar developments.

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 exhibit;
3. excerpt from June 3, 2021 Planning and Zoning Commission meeting minutes; and
4. staff report to the Planning and Zoning Commission.

[ORD_RZ21-14 \(A-O to C-2\).pdf \(1,221 KB\)](#)

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 Retail District (C-2), on 11.42 acres of land out of the John Williams League and adjoining the south side of West Texas State Highway 21, across from its intersection with Smetana Road in Bryan, Brazos County, Texas.

Motion by Reuben Marin, second by Flynn Adcock.

Final Resolution: Motion Carries

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