

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	D. Rezoning Request RZ21-15 - 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 Residential District - 5000 (RD-5) to Commercial District (C-3) on 0.491 acres of land out of the John Austin League, Abstract 2, located east of East Villa Maria Road between Howell Avenue and Allen Ridge Drive, and currently addressed as 3100 East Villa Maria 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 Residential District - 5000 (RD-5) to Commercial District (C-3) on 0.491 acres of land out of the John Austin League, Abstract 2, located east of East Villa Maria Road between Howell Avenue and Allen Ridge Drive, and currently addressed as 3100 East Villa Maria Road in Bryan, Brazos County, Texas.
Goals	Quality of Life Economic Development

Summary:

The property owner / applicant, Jimmy D. Ford, is requesting to change the zoning classification on these 0.491 acres of land from Residential District – 5000 (RD-5) to Commercial District (C-3). The 0.491-acre subject property is part of a larger 1.42-acre tract owned by Mr. Ford. Mr. Ford’s property is developed with a single detached residence and an accessory structure that appears to have once been a garage apartment. The 1.42-acre tract lies within two separate zoning districts (RD-5 and C-3 Districts). The front 0.93 acres that contains the residential and accessory structures is zoned C-3

District. The rear 0.491 acres, and subject of this rezoning request, is zoned RD-5. This zoning configuration of the property has existed since the first Zoning Ordinance was passed and approved on December 11, 1989. To facilitate the planned redevelopment of the property, Mr. Ford is requesting to change the zoning classification of the rear portion from RD-5 District to C-3 District.

The area surrounding the subject property contains a diverse mix of land uses. To the northwest, across Howell Avenue, lie approximately ten acres of land zoned Multiple-Family District (MF). To the northeast is the 40+-acre Allen Forest Subdivision, generally built-out with detached homes. Southeast along East Villa Maria Road the land is zoned for commercial and retail use.

The C-3 District is intended predominantly for heavy retail and commercial uses of a service nature that typically have operating characteristics or traffic service requirements generally compatible with typical retail or shopping, but generally not with residential environments. Operating characteristics that may be typical of uses permitted in the C-3 District include service oriented, may sell used goods, require warehouse storage and delivery areas, and have a greater service radius than retail stores. There are currently many existing C-2-zoned properties located in the surrounding area of the subject property. The adjacent properties to the north and west are zoned C-2 District, and contain various service and retail uses.

Analysis and Recommendation:

During its regular meeting on June 3, 2021, the Planning and Zoning Commission **unanimously voted to recommend approval** of this rezoning request.

- Bryan's Comprehensive Plan (BluePrint 2040) identifies the subject property is located in an area envisioned to provide opportunities for what the plan calls "commercial" development. The proposed C-3 District therefore conforms to the land use recommendations of the Comprehensive Plan.
- The Commission finds the proposed change, if approved, will expand the area available for commercial development along East Villa Maria Road, classified as a minor arterial. This stretch of East Villa Maria Road has seen a limited amount of commercial development in recent years as compared to the Boonville Road / William Joel Bryan Parkway / FM 158 corridor, which lies less than a quarter mile southeast.

The Commission finds expanding the adjacent C-3 District zoning into the subject property will support orderly urban growth in this vicinity, and allow for a more efficient pattern of development. The Commission further contends a change to the C-3 zoning district will allow this property to develop within the adopted goals and land use policies set out in the BluePrint 2040.

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

[ORD_RZ21-15. John Austin, RD-5 to C-3.pdf \(2,011 KB\)](#)

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 Residential District - 5000 (RD-5) to Commercial District (C-3) on 0.491 acres of land out of the John Austin League, Abstract 2, located east of East Villa Maria Road between Howell Avenue and Allen Ridge Drive, and currently addressed as 3100 East Villa Maria Road in Bryan, Brazos County, Texas.

Motion by Prentiss Madison, second by Flynn Adcock.

Final Resolution: Motion Carries

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