

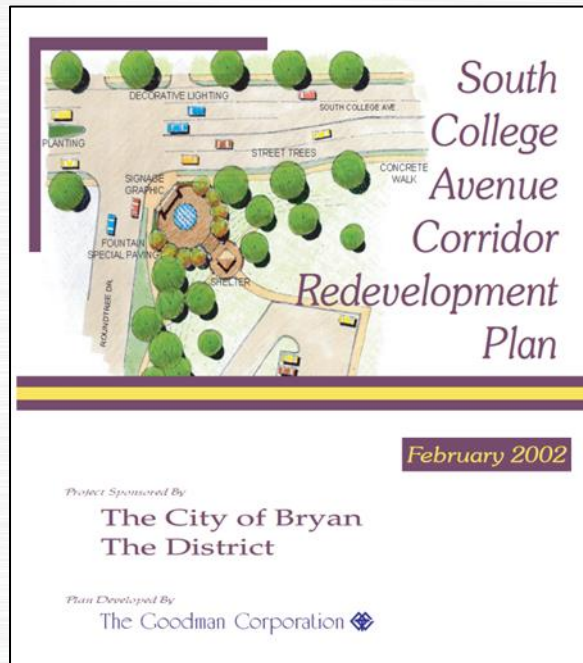


Midtown Text Amendments

Proposed amendment to the Bryan Code of Ordinances to amend Chapter 38 – Environment, Chapter 62 – Land and Site Development, Chapter 98 – Signage, Chapter 118 – Traffic and Vehicles, and Chapter 130 – Zoning, by removing references to and regulations for the South College – Business District (SC-B), South College – Residential District (SC-R), and South College Overlay District (SC), and adding in references to and regulations for the Midtown – Corridor District (MT-C) and the Midtown – High Density District (MT-HD).

Background

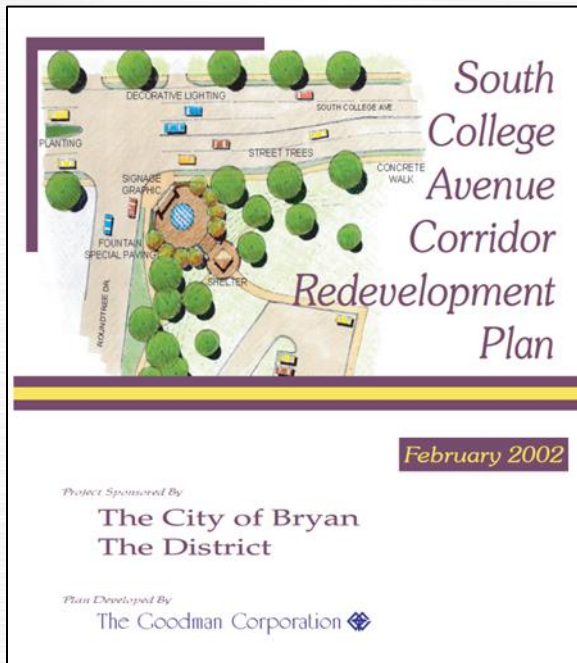
The South College Avenue Corridor Redevelopment Plan 2002



“The College Station economy will continue to expand at a faster rate than Bryan, unless policies are developed and changes put into effect. The successful redevelopment of South College Avenue and downtown Bryan could be catalysts that reverse those trends”

South College Avenue Corridor Redevelopment Plan, 2002

Background



“The intent is to exercise greater control over the aesthetic and functional characteristics of development along major thoroughfares, which serve as major entrances to the community where higher development standards can effectively enhance the city's image as a desirable place to live, work, and shop.”

South College Avenue Corridor Redevelopment Plan, 2002

Midtown Area Plan



- **3 Public meetings (approx.265 attendees)**
- **280 citizens on email list-serve**
- **374 total Midtown survey responses**
- **Over 17,900 “hits” on Midtown Plan website**

Midtown Text Amendments

Timeline

- July 2017 Stealth Dorm Subcommittee established
- February, 2018 Detached Shared Housing ordinance
- September 2018 Midtown consultant contract
- November 2018 - June 2019 Midtown Plan / MPAC
- **May 2020 Midtown Plan adopted**
- September, 2020 Pattern Building Program adopted
- January, 2021 Notice of Public Hearing - 1,474 property owners

Midtown Text Amendments

Timeline

- February, 2021 Midtown text amendments to P&Z
- March, 2021 Consideration of Midtown text amendments postponed
- March 4, Consideration of Midtown Text Amendments postponed
- April 15, Subcommittee appointed to review Midtown Proposal
- May 7, Midtown Subcommittee meeting
- May 25, Midtown Subcommittee meeting
- June 14, P&Z Chair meets with Staff
- July 8, Midtown Subcommittee meeting

Midtown Text Amendments

Timeline

- **July 15,** Midtown Subcommittee to report findings to P&Z
- **August 5,** P&Z public hearing, recommendation to City Council
- **August 10,** City Council Public Hearing and action

Midtown Text Amendments

Summary of Proposed Changes

- Eliminate the South College – Residential District (SC-R) and South College – Business District (SC-B); and
- Establish development regulations for the Midtown – Corridor District (MT-C) and the Midtown – High Density District (MT-HD); and
- Amend the Code of Ordinances in appropriate locations to reference the new MT-C and MT-HD zoning districts.

Midtown Text Amendments



Questions