

Agenda Item Details

Meeting	Dec 14, 2021 - Bryan City Council Second Regular Meeting
Category	5. 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 RZ21-30 - 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 68.65 acres of land out of the James M. Webb Survey, Abstract No. 242, located generally north of the intersection of Sandy Point Road (FM 1687) and Hilton Road, and currently addressed as 401 Hilton Road in Bryan, Brazos County, Texas
Type	Action
Preferred Date	Dec 14, 2021
Absolute Date	Dec 14, 2021
Fiscal Impact	No
Budgeted	No
Goals	Quality of Life Economic Development

Summary:

The applicant, Hilton Road LLC, is requesting to change the zoning classification on 68.65 acres of land from Agricultural – Open District (A-O) to Residential District – 5000 (RD-5). The applicant has submitted a master plan for a new six-phase, 300-lot detached residential subdivision called Highland Oaks (case no. MP21-05) and a preliminary plan and final plat for phase one (case nos. PP21-21 and FP21-28) that are currently under review by the Site Development Review Committee (SDRC). As the plans for this subdivision were designed to the lot standards of the Residential – 5000 District, approval of these documents is contingent upon the prior approval of the subject rezoning request.

Adjacent properties located to the north, south, and west are zoned A-O and RD-5 District. Properties to the east are not within Bryan city limits, and therefore have not been assigned a zoning district.

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.

During the Planning and Zoning Commission's public hearing regarding this case on November 4, 2021, a total of eight (8) individuals provided testimony, not including City staff and the applicant's engineer; six (6) were Brazos County residents, two (2) were City of Bryan residents. One City of Bryan resident made comments in favor of the development; all other individuals provided comments in opposition. Concerns raised by those who spoke in opposition were regarding traffic and storm water runoff from the property. City of Bryan Engineering staff was present at the meeting to describe the guidelines for detention and traffic impact analysis requirements.

Analysis and Recommendation:

During its regular meeting on November 4, 2021, the Planning and Zoning Commission concurred with staff and **unanimously recommended approval** of this rezoning request.

- The proposed change will allow for the construction of low-density residential development in northwest Bryan. Allowing the extension of RD-5 District zoning at this location will support orderly urban growth in this area, where nearby properties are being developed or are currently developed in a low-density residential fashion.
- Allowing detached dwellings at this location will establish an orderly zoning pattern, and allow for a useful diversification in land use intensities and orderly urban development in this vicinity.
- The proposed zoning is consistent with the recommendations made by the Future Land Use Plan as the subject property is accessible to, but protected from, a major roadway network.

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

[ORD_RZ21-30, 401 Sandy Point \(A-O to RD-5\).pdf \(705 KB\)](#)