



Ruby Haliburton Auxiliary Complex

Project Overview

Bryan ISD 2020 Bond

- \$175 million bond approved by voters with no tax rate increase
- Due to the Bryan ISD Board's leadership, the debt service tax rate has decreased by a ½ cent since 2018. The maintenance and operations tax rate has decreased almost 20 cents over that same period.

Haliburton Auxiliary Project

- Maintenance, Transportation, Food Service Administrative Staff, Custodial Administrative Staff, Warehouse, Records Management, Meeting/Training Room for Department and District Use

Ruby Haliburton

- Graduated from E.A. Kemp High School in 1962.
- Began her career as a bus driver for Bryan ISD in 1985.
- For 36 years, until her passing, she served the students of Bryan and formed lasting relationships with students and families.
- Mrs. Haliburton received a unanimous recommendation from the naming committee consisting of staff, parents, and community members.
- The complex will be named the Ruby Haliburton Auxiliary Complex.



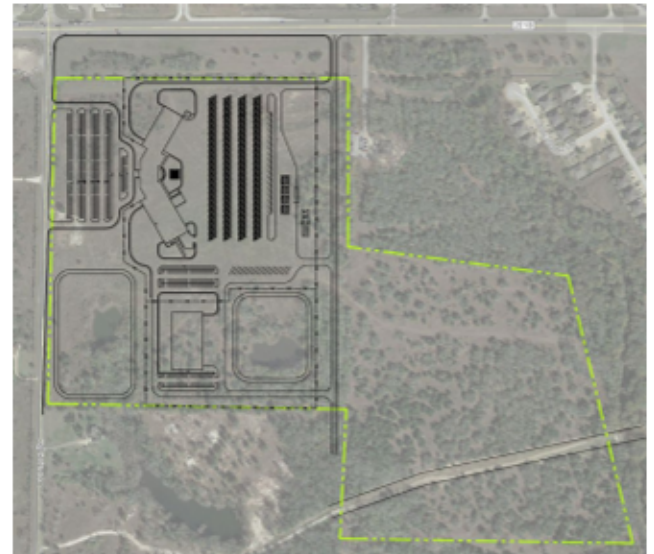
Blinn College Master Plan

- Obtained from the City of Bryan Planning & Development department.



Planning Process for Site Acquisition and Long-Range Uses

- Site studies for the potential future use of property were conducted prior to land purchase.
- Prior to land purchase, survey completion and consideration of demographer report.
- Following further analysis, it was determined that this site could be used for the variety of possibilities, including schools.



Note: These site studies were for exploratory purposes only.

August 4, 2022

F.M. 2813

Recommended for Approval by City of Bryan Planning & Development Staff



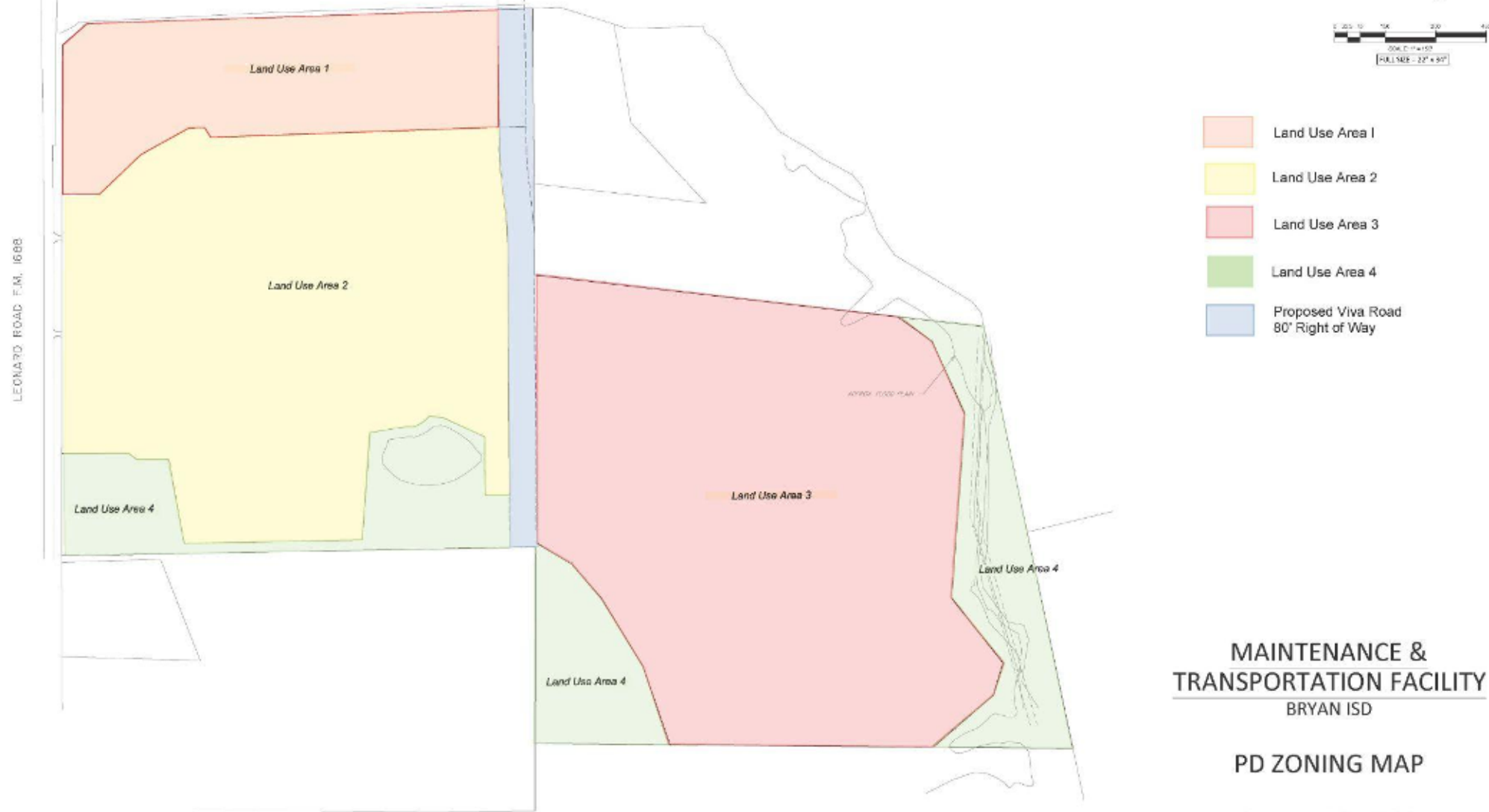
MAINTENANCE &
TRANSPORTATION FACILITY
BRYAN ISD

PD ZONING MAP

June 13, 2022



September 15, 2022: Revised PD Zoning Map Based on Collaboration with City of Bryan and Bryan ISD



**MAINTENANCE &
TRANSPORTATION FACILITY**
BRYAN ISD

PD ZONING MAP

August 24, 2022

City of Bryan Planning and Development Services Department

The Staff Report of September 15, 2022 has a Staff Contact of Katie Williams, AICP, Project Planner.

Katie Williams, City of Bryan Project Planner in Planning and Development Services Department

- AICP certification (American Institute of Certified Planners)

Randy Haynes, City of Bryan Planning Administrator in Planning and Development Services Department

- AICP certification (American Institute of Certified Planners)
- LEED Green Associate
- Historic Preservation Officer

Relation to Blueprint 2040

(City Staff Report 9/15/22 page 4)

The following are policies to guide mixed-use areas:

- A well thought-out, master planned approach is needed to make certain these development types are coordinated with surrounding developments.
- Buildings should be placed near the front property line and should be oriented towards the street.
- Mixed-use development should be located at high points of visibility, such as along arterials and collectors.
- They should serve as a buffer and transition between higher intensity uses and lower density residential areas.

Staff believes that the proposed PD-M zoning is appropriate on the subject property.

Preserving space for retail and commercial uses immediately adjacent to the roadway while relocating the light industrial maintenance and transportation use to the interior of the property will create a transition from higher to lower intensity uses at a point of high visibility.

Zoning Ordinance Section 130-42(g)1-6

(City Staff Report 9/15/22, page 5-6)

In making its recommendation regarding a proposed zoning change, the Planning and Zoning Commission shall consider the following factors.

1. **Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned; relationship to general area and the City as a whole.**
 - Staff believes that the proposed mix of permitted land uses are appropriate uses within the immediate area concerned and is comfortable with the proposed range of permitted land uses and development standards at this location. Per BluePrint 2040, mixed-use development should be located at points of high-visibility and create a buffer or transition between higher and lower intensity uses.
 - The proposed development plan accomplishes these goals by locating the most intense uses to the interior of the subject property and reserving space for retail and commercial buildings that are oriented towards the street and adjacent to the existing transportation corridors. Therefore, staff believes that the proposal is appropriate for the subject property according to the land use policies adopted by the Future Land Use Plan.
2. **Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area and shall note the findings.**
 - Staff finds that there is adequate capacity in the area for extension of public water and sewer utilities. In accordance with the City's thoroughfare plan, 80 feet of right-of-way for the Viva Road extension, a major collector designated roadway, will be dedicated for public use and connection to North Harvey Mitchell Parkway as part of the platting process.

Zoning Ordinance Section 130-42(g)1-6

(City Staff Report 9/15/22, page 5-6)

In making its recommendation regarding a proposed zoning change, the Planning and Zoning Commission shall consider the following factors.

3. **The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances, which may make a substantial part of such vacant land unavailable for development.**
 - The current PD-M district zoning on the subject property is functionally obsolete as the proposed Blinn College Campus development it was created for is no longer moving forward at this location. Given that the requested arrangement of land uses is somewhat unique, staff believes that this zone change request, if approved, will not make land classified for similar development in the vicinity and elsewhere in the City unavailable for development.
4. **The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change.**
 - Staff contends that light industrial and commercial developments are developing at a moderate pace in this general vicinity and within the various industrial parks located within the City. Staff observes that within the past few years there has been a general increase in interest for residential and retail development in the vicinity of the Leonard Road (FM 1688) and North Harvey Mitchell Parkway (FM 2818) intersection. Of note is the fact that since 2015, over 1000 lots intended for residential development have been platted within a mile west of the subject tract. Staff contends that reasonable stewardship of available land that could provide retail service opportunities for those living in the area is an important function of the planning process.

Zoning Ordinance Section 130-42(g)1-6

(City Staff Report 9/15/22, page 5-6)

In making its recommendation regarding a proposed zoning change, the Planning and Zoning Commission shall consider the following factors.

5. **How other areas designated for similar development will be, or are unlikely to be affected if the proposed amendment is approved, and whether such designation for other areas should be modified also.**
 - If the proposed PD-M District were approved, staff believes there to be no need to modify the zoning designation for other areas designated for similar developments.
6. **Any other factors affecting health, safety, morals, or general welfare.**
 - Staff is unable to discern factors related to this request that will adversely affect health, safety, morals, or general welfare. Staff contends that this revised development proposal will allow for a useful and orderly urban development of this property.

Zoning Ordinance Section 130-25(e)(4)e.1-6

(City Staff Report 9/15/22, page 7-8)

In addition, the Planning and Zoning Commission shall not approve a planned development if it finds that the proposed planned development does not conform to applicable regulations and standards established by Section 130-125 of the Zoning Ordinance:

- 1. Is not compatible with existing or permitted uses on abutting sites, in terms of use, building height, bulk and scale, setbacks and open spaces, landscaping, drainage, or access and circulation features, within the standards established by this section.**
 - Staff believes that any proposed amendments involving this 95.29-acre portion of this mixed-use master-planned development will be compatible with existing and anticipated uses surrounding this property due to the integrated conservation area and no-development buffers, which are designed to mitigate against any potential impacts when land uses of different intensities are adjacent to one another.
- 2. Potentially creates unfavorable effects or impacts on other existing or permitted uses on abutting sites that cannot be mitigated by the provisions of this section.**
 - Staff is unable to identify any potentially adverse effects or impacts on other existing or permitted uses on abutting sites that cannot be mitigated by the provisions of the proposed PD-M District.

Zoning Ordinance Section 130-25(e)(4)e.1-6

(City Staff Report 9/15/22, page 7-8)

In addition, the Planning and Zoning Commission shall not approve a planned development if it finds that the proposed planned development does not conform to applicable regulations and standards established by Section 130-125 of the Zoning Ordinance:

3. **Adversely affects the safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonably anticipated in the area considering existing zoning and land uses in the area.**
 - Staff contends that the proposed development will not adversely affect the safety and convenience of vehicular and pedestrian circulation in the vicinity. While new development at this location will increase the flow of traffic, it is important to note that the subject property is located along a road designed to accommodate significant amounts of traffic. North Harvey Mitchell Parkway, a super arterial road on Bryan's Thoroughfare Plan, and Leonard Road, a minor arterial, can reasonably be expected to be capable of accommodating traffic loads typically associated with commercial and light industrial developments. Leonard Road and North Harvey Mitchell Parkway, which is a signalized intersection, will be the route for buses that need to head north, and the extension of Viva Road, which will form a right-in right-out intersection with North Harvey Mitchell Parkway, will serve buses whose routes take them south of the subject property.
4. **Adversely affects traffic control or adjacent properties by inappropriate location, lighting, or types of signs.**
 - The proposed signage for this PD-M District is intended to safely guide drivers throughout and around the development. The signage will consist of two freestanding signs, wall signage, and internal directional signage. Staff contends that the proposed development will not adversely affect traffic control or adjacent properties by inappropriate location, lighting, or types of signs.

Zoning Ordinance Section 130-25(e)(4)e.1-6

(City Staff Report 9/15/22, page 7-8)

In addition, the Planning and Zoning Commission shall not approve a planned development if it finds that the proposed planned development does not conform to applicable regulations and standards established by Section 130-125 of the Zoning Ordinance:

5. **Fails to reasonably protect persons and property from erosion, flood or water damage, fire, noise, glare, and similar hazards or impacts.**
 - Based on the required compliance with the proposed development regulations, including the substantial no-development buffer areas, staff contends that future development on the subject tract will reasonably protect persons and property from erosion, flood or water damage, fire, noise, glare, and similar hazards or impacts, in conformance with applicable city ordinances.
6. **Will be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity, for reasons specifically articulated by the commission.**
 - Staff believes that the proposed master-planned development at this location will neither adversely affect health, safety, morals, or general welfare nor be materially injurious to properties or improvements in the vicinity.

Planning and Zoning Commission Findings

- **Finding 1:** The proposed location of a bus maintenance and parking facility is not consistent with Bryan's Comprehensive Plan, BluePrint 2040.
 - **This finding is contrary to Staff Report.**
- **Finding 2:** Land located at this major road intersection is prime commercial property, and a bus barn "truck and bus repair" land use is harmful to the property values of this property and nearby property owned by others.
 - **This finding is contrary to Staff Report.**
- **Finding 3:** This area of town is a high growth area and a primary route between Downtown Bryan and RELLIS campus. The volume of traffic added by a facility of this type, including the large number of school buses, is detrimental to the area and will adversely affect residents.
 - **This finding is contrary to Staff Report.**
- **Finding 4:** The development, as proposed, will negatively affect tax revenue for the City, County, and School District.
 - **This property was not previously generating tax revenue, or on the tax roll, under prior ownership of Blinn College.**

The findings of the Planning and Zoning Commission are not supported. City Staff analysis, contained in Staff Report as a whole, the facts, and the law, all support the district's planned use of its property.

Collaboration with the City of Bryan

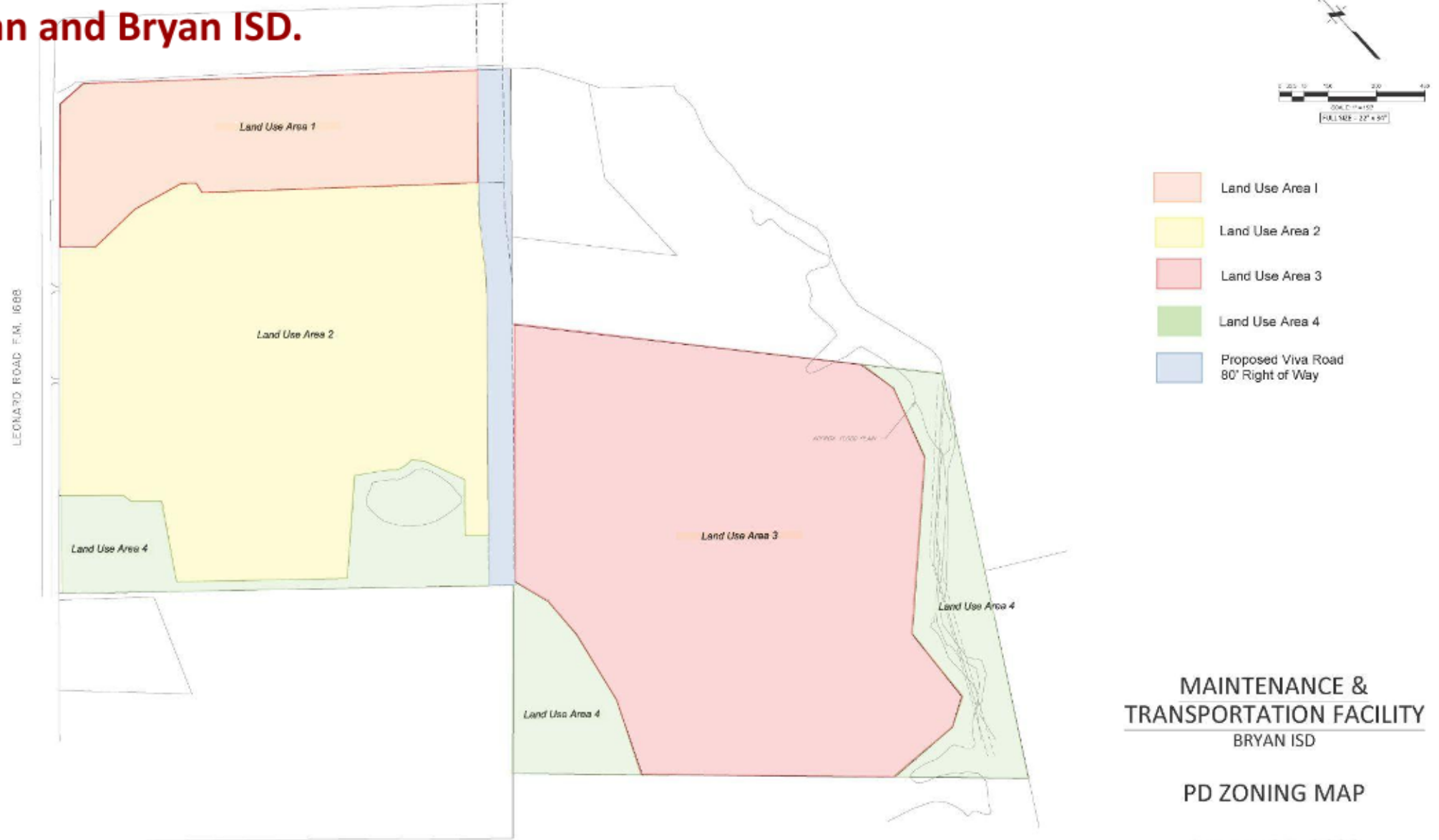
Following the August 4, 2022 Planning and Zoning denial of Bryan ISD's application, the City of Bryan and Bryan ISD representatives agreed to meet to discuss the concerns and how to move forward.

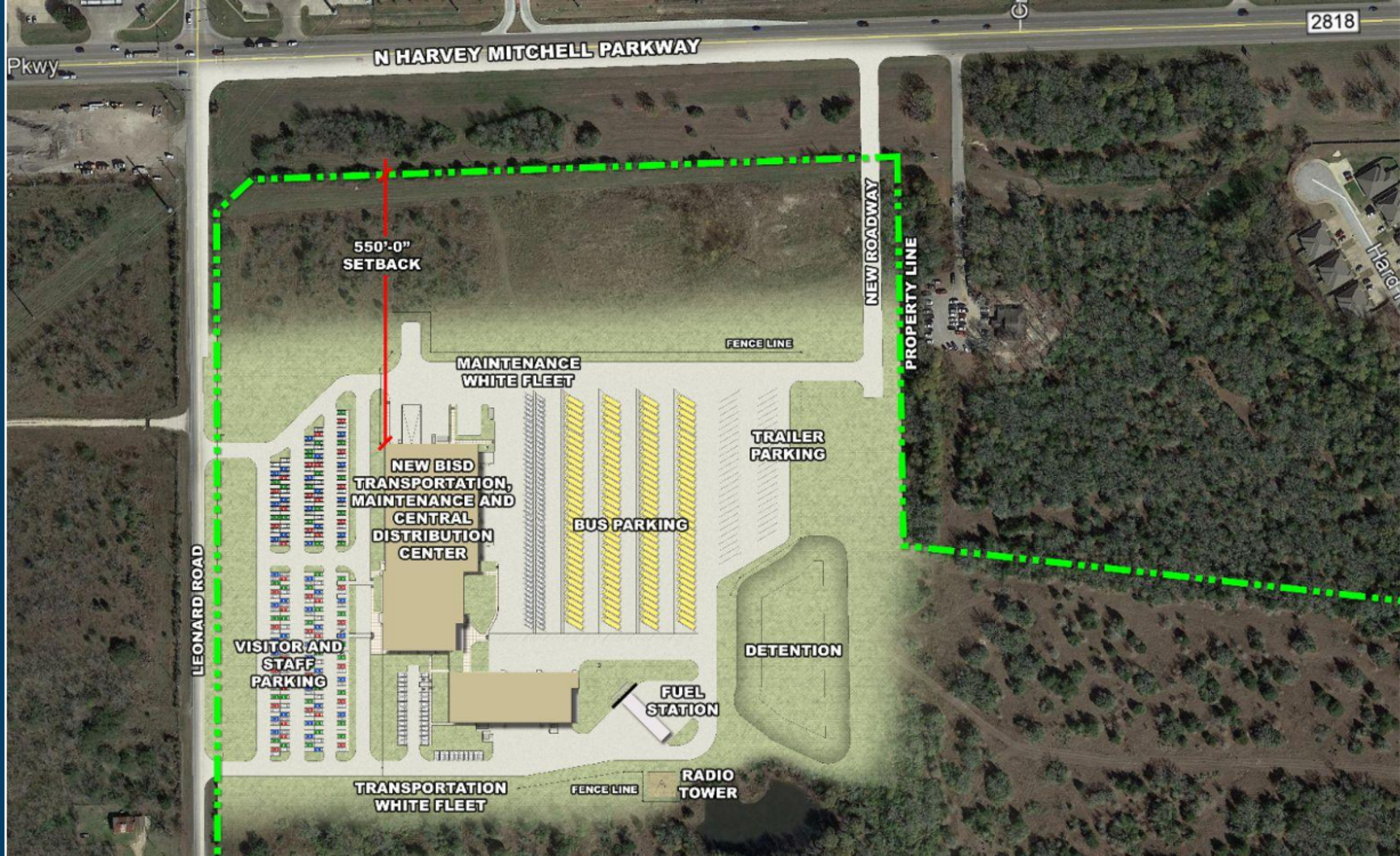
On August 17, 2022, the group collaborated on what is now before you for consideration. The development was pushed away from Harvey Mitchell road.

August 17, 2022 City-School Meeting

- City Council Members:
 - Reuben Marin, Prentiss Madison, Buppy Simank
- City of Bryan:
 - Kean Register, City Manager
 - Joey Dunn, Deputy City Manager
 - Kevin Russell, Planning and Development Services Director
 - Jayson Barfknecht, Public Works Director
- Bryan ISD Trustees:
 - Mark McCall, Julie Harlin, David Stasny
- Bryan ISD:
 - Ginger Carrabine, Superintendent
 - Kevin Beesaw, Assistant Superintendent
 - Ron Clary, Executive Director
 - Paul Buckner, Director of Construction
 - Julea Johnson, Executive Director
 - Barbara Ybarra, Associate Superintendent

September 15, 2022: Revised PD Zoning Map Based on Collaboration with City of Bryan and Bryan ISD.





Traffic Impact Analysis

Traffic Impact Analysis Approved and Filed by City of Bryan and TxDOT

- Conducted by Traffic Engineer of Record; Submitted July 20, 2022; Approved and Filed with City of Bryan August 9, 2022
- Bryan ISD Traffic Impact:
 - 1,500 total Daily Trips - 440 will be Bus Trips
 - School Bus impact on total area traffic ~ 2%
 - All signalized intersections and unsignalized approaches are projected to operate at an acceptable Level Of Service during the Peak Hours.
 - Additional Improvements: Left Turn Lanes - Leonard Road; Deceleration Lane - Harvey Mitchell

Other Traffic Comparisons

- Blinn College Buildout Traffic Impact:
 - 25,650 Daily Trips
- Retail Traffic Impact: 40 Acre retail development
 - ~19,000 Daily Trips

Randy Haynes, September 15, 2022 P&Z Meeting

"I think Mr. Green told you just a minute ago that the traffic going West on Leonard is negligible. I mean if you have 5% of 150 buses headed west that's not very many buses and that's happening at 6 AM in the morning. I believe this traffic impact study is a good one as it stands."



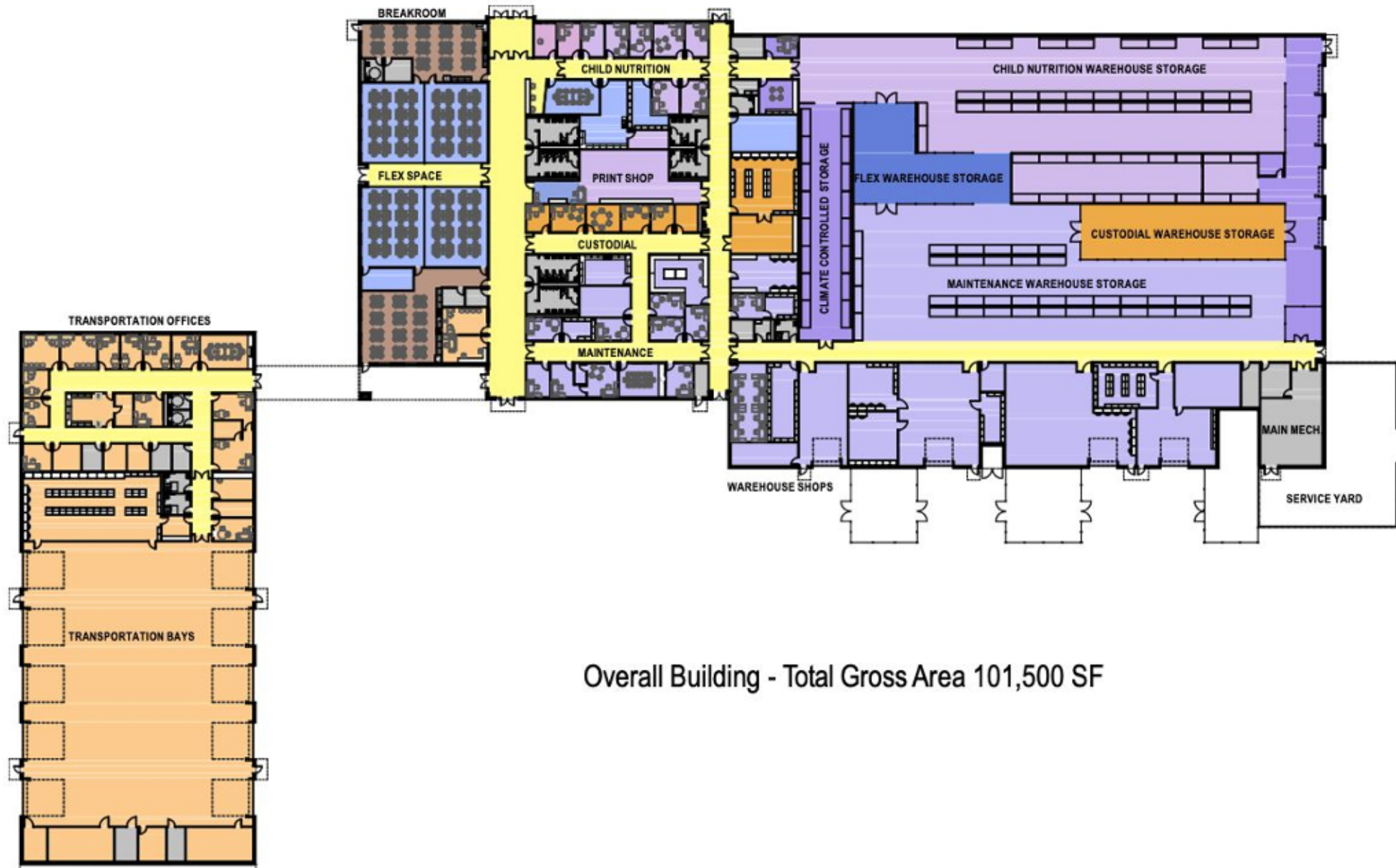
ARCHITECTURAL DRAWINGS & IMAGES

ENTRY VIEW



ARCHITECTURAL DRAWINGS & IMAGES

COMPOSITE FLOOR PLAN



Overall Building - Total Gross Area 101,500 SF



ARCHITECTURAL DRAWINGS & IMAGES

CONFERENCE ROOM VIEW THREE



Timeline

Property search for Haliburton was further complicated by the search for land for Sadberry Intermediate. This large acreage within this city is a challenge and directly impacts students and families with attendance boundaries.

October 2019

- Reviewed properties for either Haliburton or Sadberry.

December 2019

- Determined current land for Transportation & M&O will be utilized for Sadberry Intermediate.
- Shifted all property searches to land for Transportation and M&O.

January 2020

- Board Action: Texas Ave. Land (Across from Davila) Contract

February 2020

- Texas Ave. Land (Across from Davila) terminated as not viable.

March 2020

- Marino Road Land considered

July 2020

- Additional Property Consideration: Villa Maria & Jones Road Site considered - already owned by the District

August 2020

- Board Action: Marino Road Contract
- It was suggested that Bryan ISD consider the Leonard Rd/2818 property, (not on the market at that time).
 - Explored potential school district uses for this property including, but not limited to, the following:
 - School facilities including elementary, intermediate, or middle school size
 - Maintenance & Transportation
 - Educational Support Facilities
 - Central Distribution Center
 - Auxiliary facilities including Grounds, Print Shop, etc.

October 2020

- Contracted with Jones & Carter for Land Purchase Services.
- Additional Property Consideration: Preliminary site plans conducted by PBK for High School #3 Site (Villa Maria & Jones Road).

November 2020

- Board Action: Schematic Design @ Marino Road

December 2020

- Board Action: Termination of Marino Road Contract - not viable.

Timeline

January 2021

- City meeting for Jones/Villa Maria to kick off project and go through permitting and zoning.
- Subsequently, Bryan ISD was notified that rezoning would not be recommended for Jones/Villa Maria.

April 2021

- Bid process released for Leonard Rd/2818 Property Sale.

September 2021

- Board Action: Blinn earnest money (Note: Last Board Meeting with Dr. Whitbeck).

October 2021

- Feasibility study begins. Surveys requested - unofficial site concept plan discussed.
- Traffic Study of Leonard/2818 Property - Jones & Carter Contract.
- Meeting with City in regards to Leonard/2818 property.

November 2021

- Nov. 29: City Planning Department Meeting with Bryan ISD - Leonard/2818 Property.

December 2021

- Consideration of M&O/Transp. Leasing and temporary relocation options.

Possible Solution A

Innoquest Rental Property

- \$1.75 million
- Requires 24 Month Lease



3

Possible Solution B

CTEC Site

- \$1.25 million



4

Possible Solution C

Delay Intermediate 3 Phase 2

- \$750,000 (estimate) but confident less than \$1m



5

Timeline



January 2022

- PBK emails renderings to city staff, showing placement on northwest property and reasons southeast portion was not suitable.
- Board Action: Schematic Design for Haliburton @ Leonard/2818.
- January 27: City Planning Department Meeting with Bryan ISD - Leonard/2818 Property to mitigate aesthetic concerns (berms, landscaping).
- Informed by Texas Historical Commission that an archeological survey was required for entire property (before Bryan ISD submitted documentation showing disturbance of property from Blinn College).
- Received correspondence from Texas Historical Commission that any disturbance on southeast portion would require additional consultation from THC.

March 2022

- Schematic design presented to bond oversight committee.

April 2022

- Meeting with City of Bryan about Phase 2 of Sadberry and rezoning timeline.

June 2022

- June 9: Closed on Leonard Rd and 2818 Property - No other bids or offers on the property.
- City planner finalized approval recommendation for P&Z for July 2022 meeting, delayed due to lack of quorum.

Timeline

August 2022

- City of Bryan Planning Department Staff Report Recommends approving the proposed rezoning
- August 4:
 - Notified by City officials of P&Z interests in portions of the property being used as retail.
 - Bryan Planning & Zoning Commission: Denial of Bryan ISD P&Z request.
- GMP #1 paused due to P&Z decision
- GMP #2 on Hold due to P&Z decision

Planned construction timeline prior to August 4 P&Z Denial:

August 2023

- Sadberry Opening Phase 1 Only

December 2023

- Original Substantial Completion of Haliburton Facility

February 2024

- Final date to demolish the existing M&O/Transportation buildings
- Begin construction of 2nd Phase of building for Sadberry Intermediate

August 2024

- Substantial Completion of Sadberry Intermediate Phase 2

August 4, 2022

Recommended for Approval by City of Bryan Planning & Development Staff



PLANNING AND ZONING COMMISSION STAFF REPORT

August 4, 2022

QUIDDITY

Rezoning case no. RZ22-13: Bryan Independent School District

CASE DESCRIPTION: a request to amend the development standards of a previously-approved Planned Development – Mixed Use District (PD-M), specifically to allow for the construction of a Bryan Independent School District-operated maintenance and transportation facility

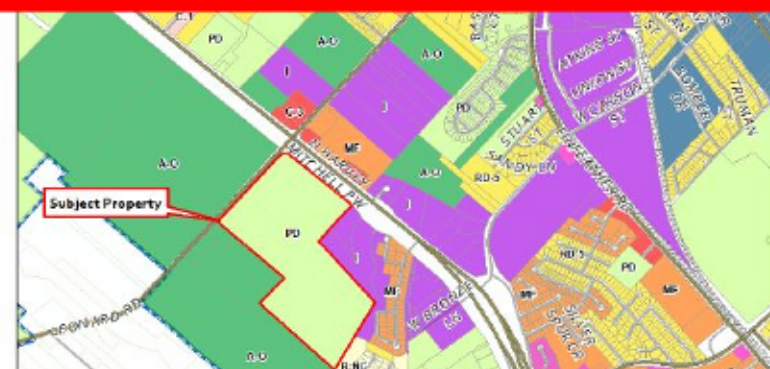
LOCATION DESCRIPTION: 95.29 acres of land out of the Zeno Phillips League, A-45, adjoining the west side of North Harvey Mitchell Parkway between Leonard and West Villa Maria Roads

EXISTING LAND USE: vacant acreage

APPLICANT(S): Bryan Independent School District

STAFF CONTACT: Katie Williams, AICP, Project Planner

SUMMARY RECOMMENDATION: Staff recommends approving the proposed rezoning, as requested.



Timeline

August 2022 (continued)

- August 5
 - Re-engagement began immediately
- August 17
 - City-School Meeting

September 2022

- September 1 presentation to P&Z and subsequently voted to postpone until September 15.
- September 13 Bryan ISD and city staff mutually agreed to postpone the BISD agenda item for the City Council meeting to October 11, 2022.
- September 15 P&Z voted to recommend denial of the request.
- Notified by Texas Historical Commission that no further action was needed at this time.

September 15, 2022

Rezoning case no. RZ22-13: Bryan Independent School District

CASE DESCRIPTION: a request to amend the development standards of a previously-approved Planned Development – Mixed Use District (PD-M), specifically to allow for the construction of a Bryan Independent School District-operated maintenance and transportation facility

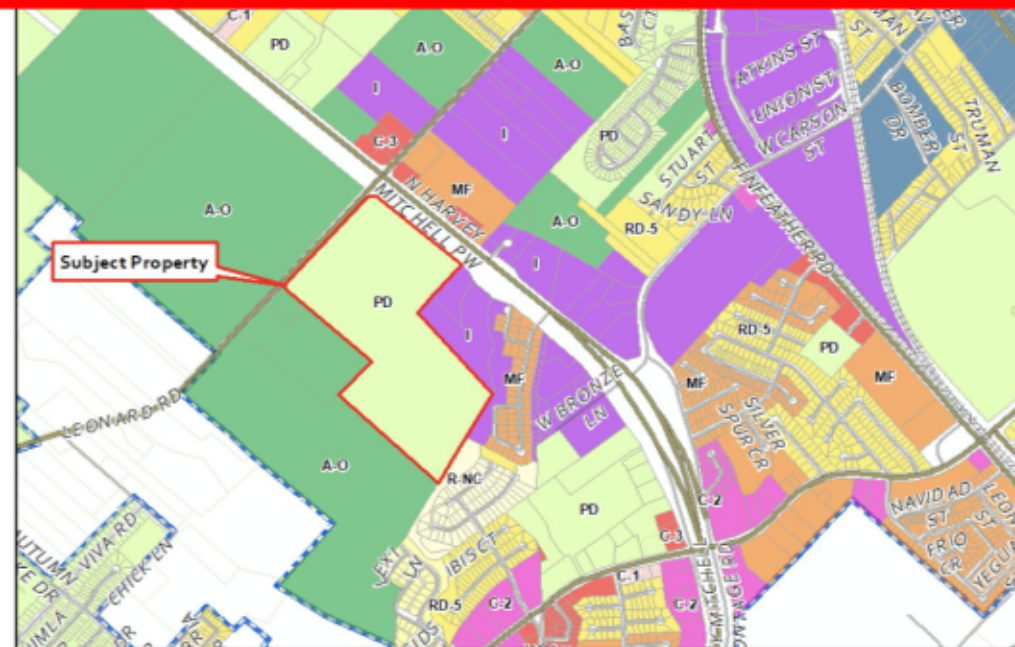
LOCATION DESCRIPTION: 95.29 acres of land out of the Zeno Phillips League, A-45, adjoining the west side of North Harvey Mitchell Parkway between Leonard and West Villa Maria Roads

EXISTING LAND USE: vacant acreage

APPLICANT(S): Bryan Independent School District

STAFF CONTACT: Katie Williams, AICP, Project Planner

SUMMARY RECOMMENDATION: Staff recommends **approving** the proposed rezoning.



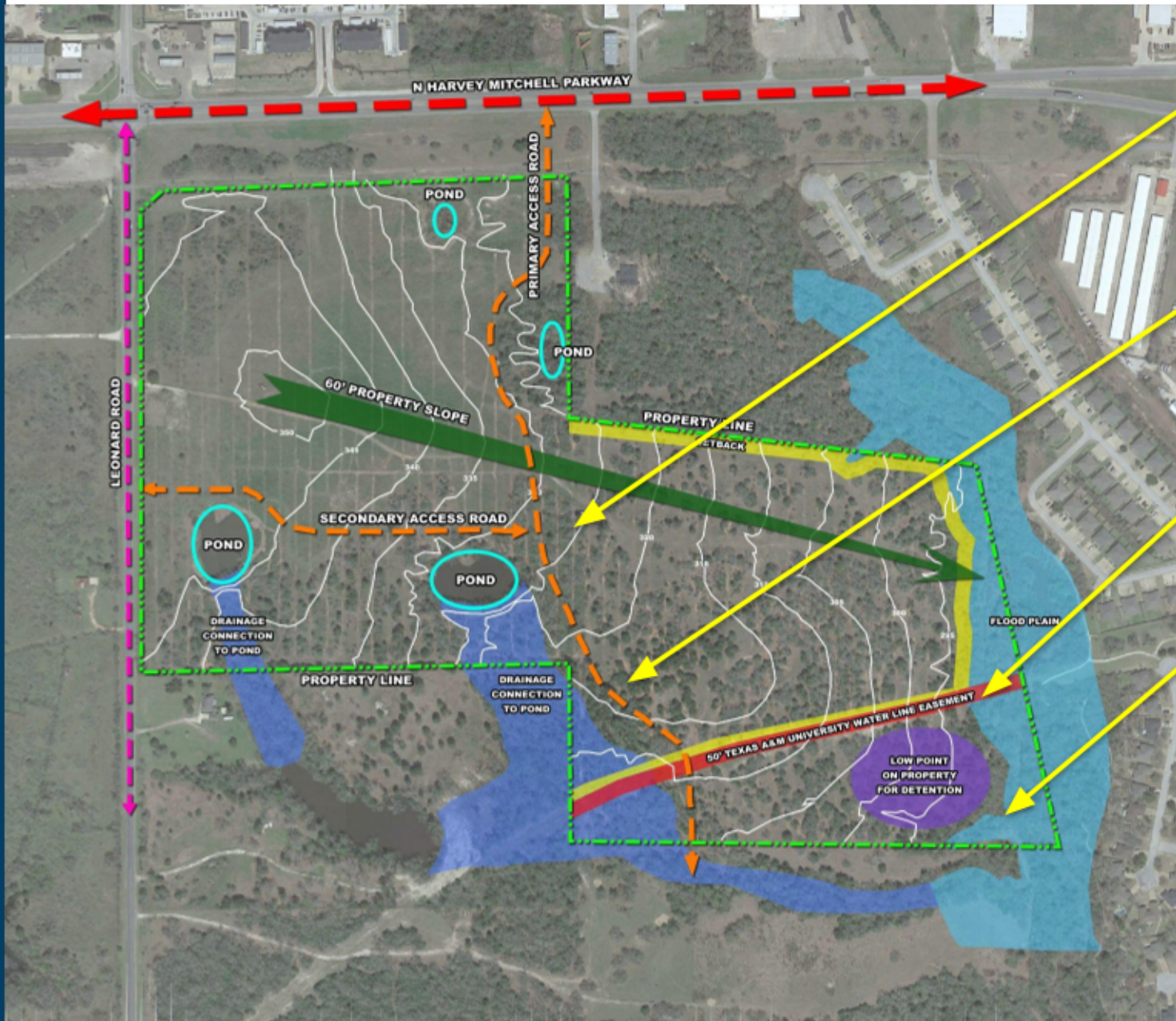
QUIDDITY
Team Based of Professional Engineers and Licensed Surveyors, Inc. P-01282
1571 Forest of Good, Suite 400 • Ft. Worth, Texas 76104 • 817.351.4271



PD ZONING MAP

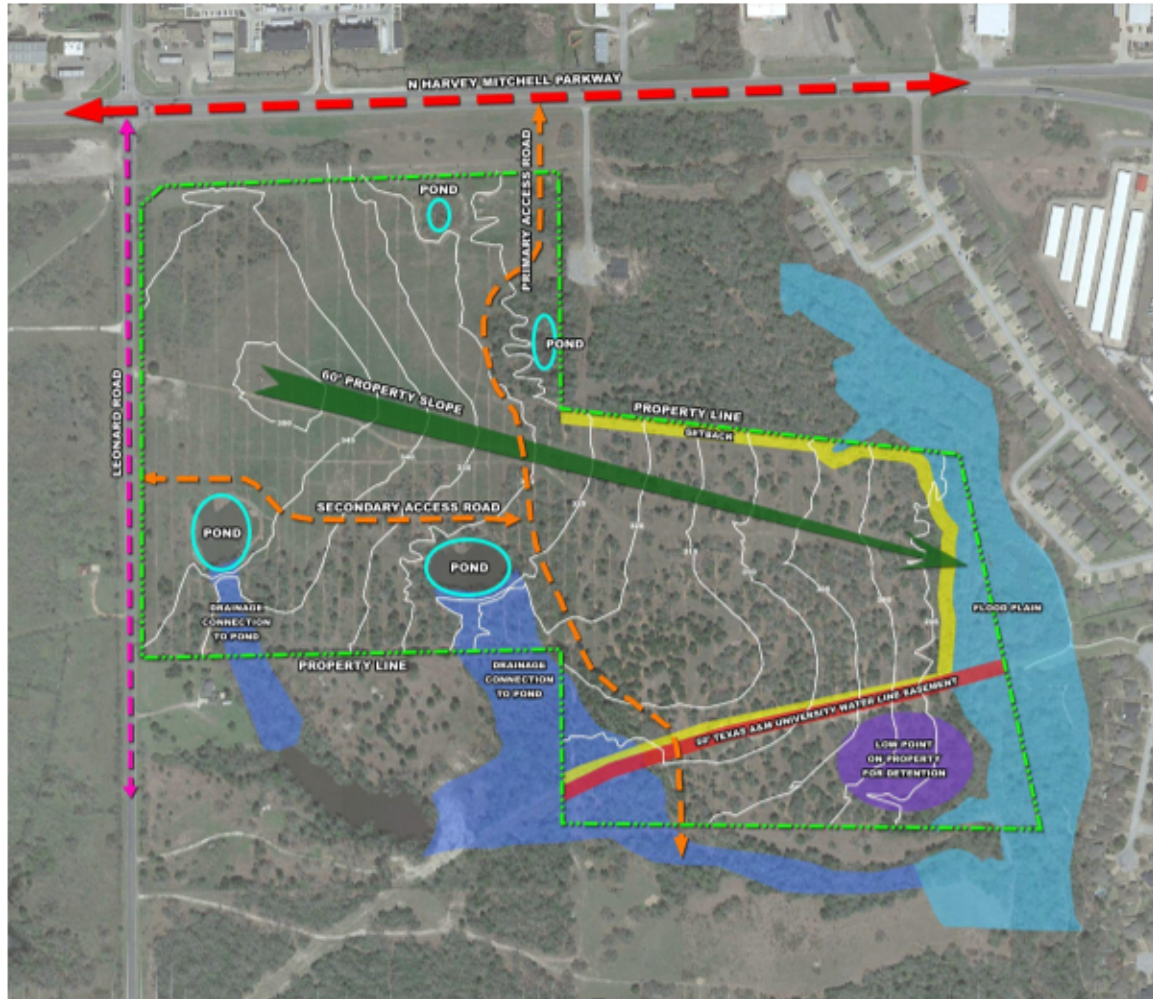
August 24, 2022

Site Analysis of the SE Tract



- Narrowing of property between upper and lower section adversely impacts the efficiency of the roadway design.
- Proposed Viva Rd intersects the property and will adversely affect the efficiency of the design.
- Texas A&M water transmission line easement adversely affects the efficiency of the design.
- Floodplain reduces usable acreage of land.
- Texas Historical Commission Study and Approval - Required (September 19, 2022 received confirmation further study not needed).
- Modification of the Traffic Impact Analysis - Required.

Site Analysis of the SE Tract



Estimated Potential Impact

Extension of Secondary Access Road:

The access road and utilities from Leonard Rd will be lengthened to new location.

Impact \$1,442,500*

7 Inch Concrete and Subgrade: \$880,000

Public Storm Sewer System: \$250,000

Public Waterline: \$195,000

Lights: \$65,000

Erosion Control: \$52,500

Extension of Viva Road:

The access road and utilities for Viva Road will be lengthened to new location.

Impact \$2,238,500*

7 Inch Concrete and Subgrade: \$905,000

Public Storm Sewer System: \$415,000

Public Waterline: \$297,000

Public Sanitary: \$165,000

Fiber, Gas, and Lights: \$275,000

Sidewalks: \$99,000

Erosion Control: \$82,500

Site Implications:

SE Tract has approx. 30' of elevation difference. Site will require significant import of earth fill, earthwork, and temporary access roads.

Impact \$1,065,000*

Temporary Roads: \$180,000

Earthwork & Fill: \$410,000

Additional Storm Sewer System: \$125,000

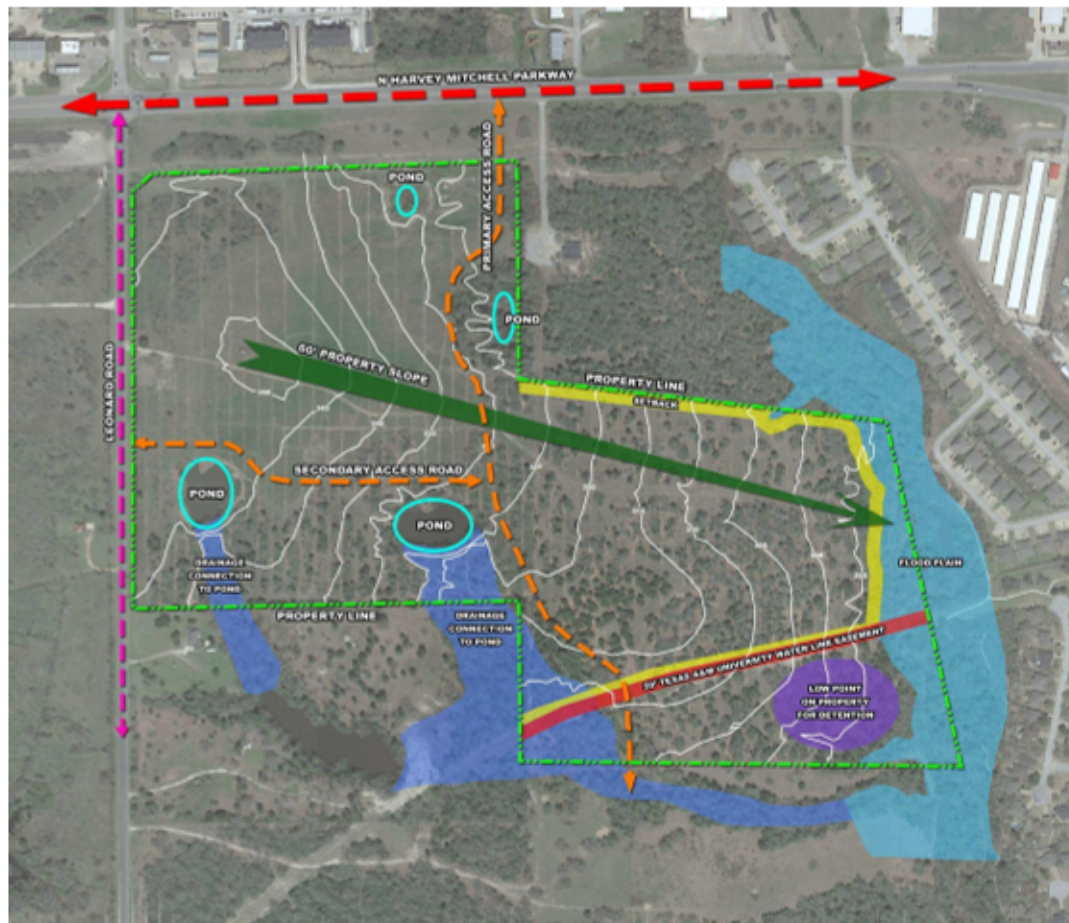
Additional Property Insurance for Construction in

Floodplain: \$100,000

Power: \$250,000

**Professional estimation by Drymalla Construction.*

Site Analysis of the SE Tract



Construction Impact: ~ \$4,746,000

Other Associated Projects: ~ \$4,535,443

Estimated Potential Impact: ~ \$9,000,000

Estimation Associated Project Costs

Potential Relocation of Grounds:

To provide room for parking

Impact \$2,700,000*

10,000 sq ft: \$2,250,000

Soft Cost (20%): \$450,000

Potential Demolition of Grounds & Parking Installation:

Demolition of current grounds building and installation of paving materials for parking.

Impact \$1,522,443*

Demolition: \$325,863

New Gravel Base Paving: \$1,196,580

***Professional estimation by Drymalla Construction.**

Redesign:

Costs associated with the redesign of the project.

Impact \$313,000*

Civil Redesign: \$130,000

Architectural/Structural: \$92,000

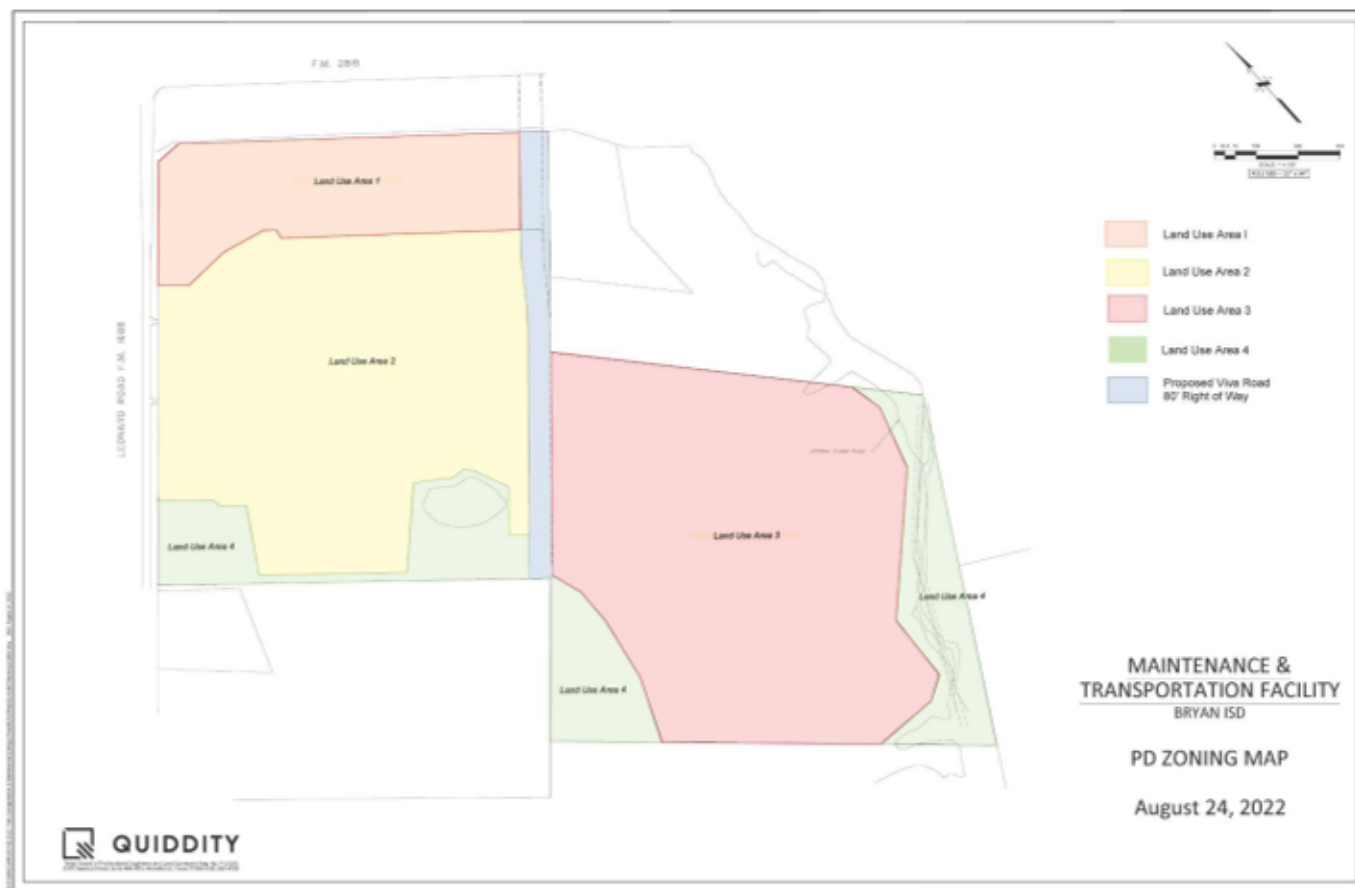
New Survey of South Portion: \$45,000

Geotech Report: \$28,000

Modification to Existing Traffic Study: \$18,000

***Professional estimation by PBK Architects**

Summary of Site Analysis of the SE Tract



- In summary, in order to avoid the concerns specified on the preceding slides, the district determined the best location of the facility is the upper section of the property.
- The lower section of the property is suitable for future use and expansion to meet the educational needs and support of students residing in the district.

Planned Development Mixed Use - Area 1 (Orange)

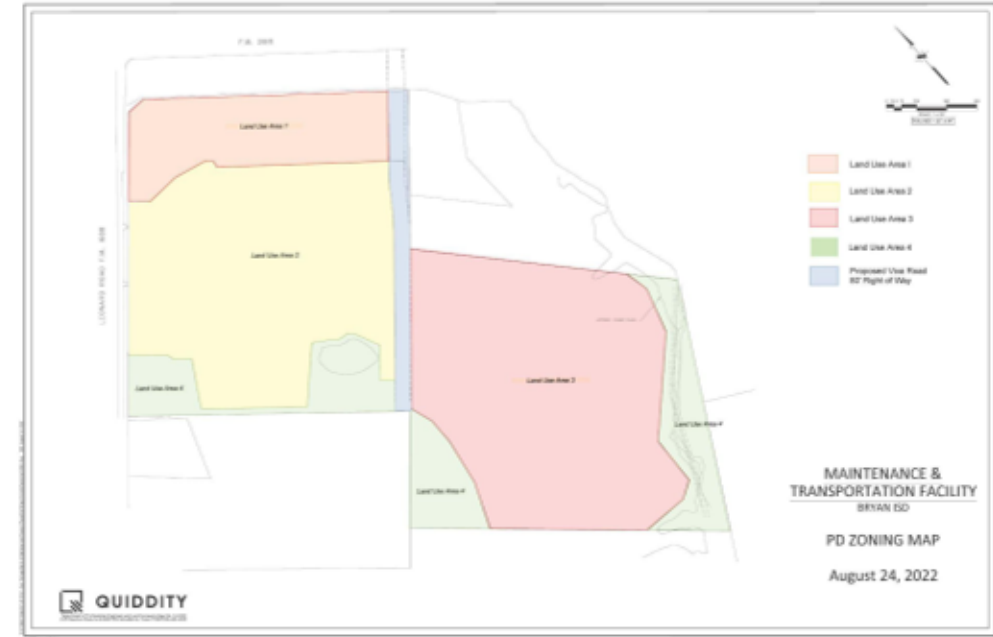
- Accessory or incidental uses to the main use;
- Accessory structures;
- Branch banks, savings and loans. or credit union offices;
- Child care, Class B and C;
- Essential municipal uses;
- Farmer's Market;
- Fitness, recreational sports, gym, or athletic club;
- Food Service Uses such as full-service restaurants, cafeterias, and snack bars, including café seating within a public or private sidewalk area with no obstruction of pedestrian circulation
- Food services and/or restaurants, not including drive-through establishments;
- Hotels;
- Laboratories;

- Medical facilities or clinics;
- Multi- family dwelling unit and/or condominiums;
- Offices for business, professional, and technical uses such as accountants, architects, lawyers, doctors, public administration etc;
- Parking, structured;
- Retail Sales or Service including personal service shop or custom personal services including but not limited to: studio or photography studio, laundromats, plant nursery, package liquor stores, and all incidental uses. Excluded from this category are retail sales and services establishments intended for the automobile, including motor fuel sales;
- School, public, not including maintenance and transportation facilities;
- Temporary structures for uses incidental to construction work on the premise;
- Theaters— indoor;
- Upper floor residential uses; and
- Veterinary clinic (no outdoor facilities for overnight storage of animals).



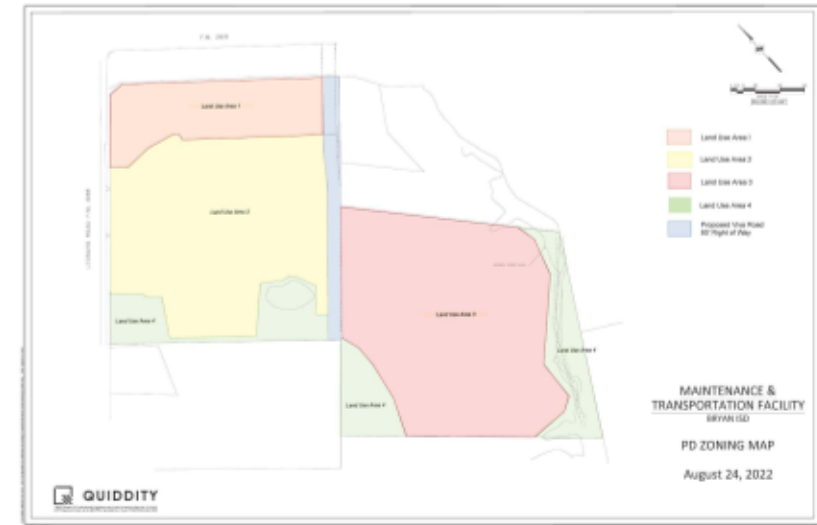
Planned Development Mixed Use - Area 2 (Yellow)

- Accessory or incidental uses to the main use;
- Accessory structures;
- District operations and maintenance, including shops, service vehicles, and associated storage;
- Essential municipal uses;
- Food preparation and distribution;
- Fueling point (nonpaid for noncommercial use);
- General office use;
- Lawn and Landscape Maintenance (Grounds Building);
- Parking lot (nonpaid for nonresidential use);
- Private recycling center of commercial and light industrial waste including tires, batteries and motor oil;
- Public Schools;
- School District Transit Garage (Bus Barn);
- Storm water management systems;
- Technology and network operation support;
- Temporary structures for uses incidental to construction work on the premises;
- Vehicle repair and maintenance; and
- Warehouse and storage.



Planned Development Mixed Use - Area 3 (Red)

- Accessory or incidental uses to the main use;
- Accessory structures;
- Common open space, community center, recreational building, and other facilities or amenities, provided they are intended for use by the public;
- Essential municipal uses;
- Farmer's Market;
- Fitness, recreational sports, gym, or athletic club;
- Food Service Uses such as full-service restaurants, cafeterias, and snack bars, including café seating within a public or private sidewalk area with no obstruction of pedestrian circulation
- Food services and/or restaurants, not including drive-through establishments;
- Government (federal or state) owned structures, facilities, and uses;
- Health, sports, and athletic training facilities;
- Lawn and Landscape Maintenance (Grounds Building);
- Multifamily dwelling (apartment building, triplex, four-plex), greater than two dwelling units per structure;
- Offices for business, professional, and technical uses such as accountants, architects, lawyers, doctors, public administration etc;
- Place of worship;



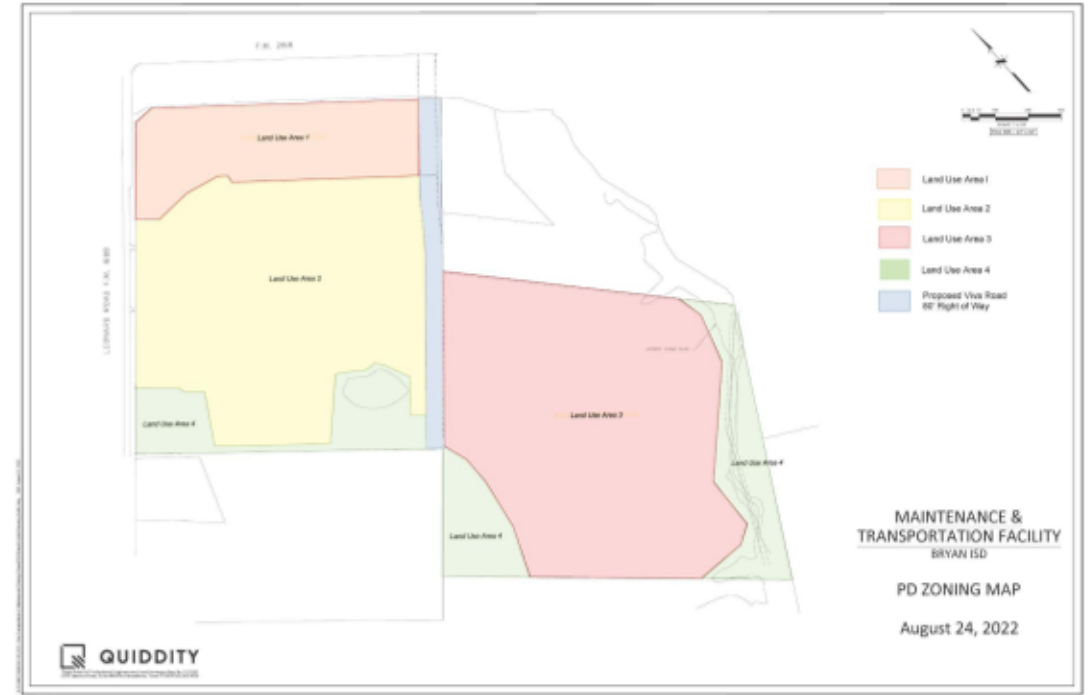
- School, public;
- Retail Sales or Service including personal service shop or custom personal services including but not limited to: studio or photography studio, laundromats, plant nursery, package liquor stores, and all incidental uses;
- School District Transit Garage (Bus Barn);
- Storm water management systems;
- Temporary structures for uses incidental to construction work on the premises;

The following land uses shall be potentially permitted upon prior approval of a conditional use permit by the Planning and Zoning Commission in Land Use Area III:

- Detached dwelling units with no more than 4 unrelated persons;
- Live-work unit
- Patio home zero lot line dwelling
- Single family detached dwelling
- Townhouse

Planned Development Mixed Use - Area 4 (Green)

- Private or public parks walking paths multimodal trails
- Outdoor educational facilities no greater than 1000 square feet



Potential Impact on the Opening of Sadberry Intermediate

- Phase 2 of Sadberry Intermediate could be delayed unless current M&T is demolished by February 2024.
- Phase 2 includes the faculty parking lot and balance of site work.
- Cost increases.



Action for Approval Today

The September 15, 2022 Planning and Zoning Commission Staff Report analyzed the BluePrint 2040 and zoning ordinances and recommended approval.

Zoning Ordinance Section 130-42(g)1-6

The City Council should make supportive findings and approve of the school district's rezoning.

Action Today

Zoning Ordinance Section 130-42(g)1-6

The City Council should make supportive findings as to:

1. **Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned; relationship to general area and the City as a whole.**
 - Staff Report
 - i. Staff believes that the proposed mix of permitted land uses are appropriate uses within the immediate area concerned and is comfortable with the proposed range of permitted land uses and development standards at this location. Per BluePrint 2040, mixed-use development should be located at points of high-visibility and create a buffer or transition between higher and lower intensity uses.
 - ii. The proposed development plan accomplishes these goals by locating the most intense uses to the interior of the subject property and reserving space for retail and commercial buildings that are oriented towards the street and adjacent to the existing transportation corridors.
 - iii. Therefore, staff believes that the proposal is appropriate for the subject property according to the land use policies adopted by the Future Land Use Plan.
2. **Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area and shall note the findings.**
 - Staff Report
 - i. Staff finds that there is adequate capacity in the area for extension of public water and sewer utilities. In accordance with the City's thoroughfare plan, 80 feet of right-of-way for the Viva Road extension, a major collector designated roadway, will be dedicated for public use and connection to North Harvey Mitchell Parkway as part of the platting process.

Action Today

Zoning Ordinance Section 130-42(g)1-6

The City Council should make supportive findings as to:

3. **The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances, which may make a substantial part of such vacant land unavailable for development.**
 - Staff Report
 - i. The current PD-M district zoning on the subject property is functionally obsolete as the proposed Blinn College Campus development it was created for is no longer moving forward at this location.
 - ii. Given that the requested arrangement of land uses is somewhat unique, staff believes that this zone change request, if approved, will not make land classified for similar development in the vicinity and elsewhere in the City unavailable for development.
4. **The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change.**
 - Staff Report
 - i. Staff contends that light industrial and commercial developments are developing at a moderate pace in this general vicinity and within the various industrial parks located within the City. Staff observes that within the past few years there has been a general increase in interest for residential and retail development in the vicinity of the Leonard Road (FM 1688) and North Harvey Mitchell Parkway (FM 2818) intersection. Of note is the fact that since 2015, over 1000 lots intended for residential development have been platted within a mile west of the subject tract.
 - ii. Staff contends that reasonable stewardship of available land that could provide retail service opportunities for those living in the area is an important function of the planning process.

Action Today

Zoning Ordinance Section 130-42(g)1-6

The City Council should make supportive findings as to:

5. **How other areas designated for similar development will be, or are unlikely to be affected if the proposed amendment is approved, and whether such designation for other areas should be modified also.**
 - Staff Report
 - i. If the proposed PD-M District were approved, staff believes there to be no need to modify the zoning designation for other areas designated for similar developments.
6. **Any other factors affecting health, safety, morals, or general welfare.**
 - Staff Report
 - i. Staff is unable to discern factors related to this request that will adversely affect health, safety, morals, or general welfare.
 - ii. Staff contends that this revised development proposal will allow for a useful and orderly urban development of this property.

Action for Approval Today

The September 15, 2022 Planning and Zoning Commission Staff Report analyzed the BluePrint 2040 and zoning ordinances and recommended approval.

Zoning Ordinance Section 130-42(g)1-6

The City Council should make supportive findings and approve of the school district's rezoning.



Ruby Haliburton Auxiliary Complex