

Agenda Item Details

Meeting	Dec 13, 2022 - 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 RZ22-28 - 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 Office District (C-1) to Planned Development – Mixed-Use District (PD-M), on 16.29 acres of land located south of the intersection of South Randolph Avenue and West 29th Street, being Lot 1 in Block 1 of Twin City Mission Subdivision at 410 South Randolph Avenue in Bryan, Brazos County, Texas
Type	Action
Preferred Date	Dec 13, 2022
Absolute Date	Dec 13, 2022
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 amending Chapter 130, Zoning, of the City of Bryan Code of Ordinances, by changing the zoning classification from Office District (C-1) to Planned Development – Mixed-Use District (PD-M), on 16.29 acres of land located south of the intersection of South Randolph Avenue and West 29th Street, being Lot 1 in Block 1 of Twin City Mission Subdivision at 410 S. Randolph Avenue in Bryan, Brazos County, Texas.
Goals	Economic Development Quality of Life

Summary:

Twin City Mission proposes to rezone 16.29 acres of land at 410 South Randolph Street to consolidate their operations and construct new offices, storage, and long-term supportive housing. The existing zoning of the subject property is Office District (C-1), which was approved in June 2006 (Ordinance No. 1597), specifically to allow for the construction of Twin City Mission's emergency housing services building, defined as 'charitable use' in the City's Zoning Ordinance.

The proposed development plan separates the property into four (4) planning areas. Proposed land uses and development standards are defined and arranged as follows:

- Planning Area 1, which contains the existing emergency housing services and community café building, will remain generally unchanged in the short-term. The PD-M District regulations propose to allow office uses and a community closet within this planning area as well.
- Planning Area 2, centrally located on the subject property, is proposed to contain auxiliary and support uses that serve the day-to-day logistics of Twin City Mission. Long-term, this planning area also will consolidate existing facilities and allow for the development of infrastructure and buildings that specifically support the Twin City Mission donation processing facility and its accessory uses.

- Planning Area 3, located on the southern portion of the subject property, is proposed for residential uses, but is not intended for any short-term emergency housing. The residential structures within this planning area could range from detached dwelling units to a small multifamily residence.
- Planning Area 4 contains approximately 1.1 acres of FEMA regulated floodplain and floodway, which will be utilized as a conservation area and will generally remain in its natural state.

To mitigate against potential impacts regarding the visibility of outdoor storage and quasi-industrial uses from residential properties, as well as compatibility with the existing land uses surrounding the subject property, this PD-M District proposes a 30-foot wide no-development buffer area along property lines of Planning Areas 1 and 2, where the most intense uses will potentially be located. Fully opaque screening of any outdoor storage also is proposed within this PD-M District.

Analysis and Recommendation:

The Planning and Zoning Commission considered this request during its regular meeting on November 3, 2022. Following the public hearing, the Commission **unanimously voted to recommend approval** of the request, adopting the written staff report and analysis as the report, findings, and evaluation of the Commission.

- The existing land use of emergency housing services is consistent with the intent and goals of public and semi-public land uses as defined in the Future Land Use Plan. As the additional uses proposed by this PD-M District are supportive to the primary goals of Twin City Mission, the Commission contends these uses, including the community closet, donation processing facility, and permanent supportive housing, are in line with the policies adopted to guide public and semi-public developments.
- Given the requested arrangement of land uses is unique, the Commission believes 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.
- The Commission finds all required public utilities are present and have adequate capacity to serve any proposed development potentially allowed by the standards of the development plan.
- The Commission believes that although some of the proposed uses permitted with this PD-M district may not be compatible with existing and anticipated uses surrounding this property, the integrated conservation area buffer and required screening will help mitigate against potential negative impact.

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 3, 2022, Planning and Zoning Commission regular meeting minutes; and
4. staff report to the Planning and Zoning Commission.

[ORD_RZ22-28 Twin City Mission.pdf \(1,365 KB\)](#)

Motion & Voting

Motion to approve the first and only reading of an ordinance amending Chapter 130, Zoning, of the City of Bryan Code of Ordinances, by changing the zoning classification from Office District (C-1) to Planned Development – Mixed-Use District (PD-M), on 16.29 acres of land located south of the intersection of South

Randolph Avenue and West 29th Street, being Lot 1 in Block 1 of Twin City Mission Subdivision at 410 S. Randolph Avenue in Bryan, Brazos County, Texas.

Motion by Paul Torres, second by Ray Arrington.

Final Resolution: Motion Carries

Aye: Brent Hairston, Bobby Gutierrez, James Edge, Paul Torres, Ray Arrington, Jared Salvato, Kevin Boriskie