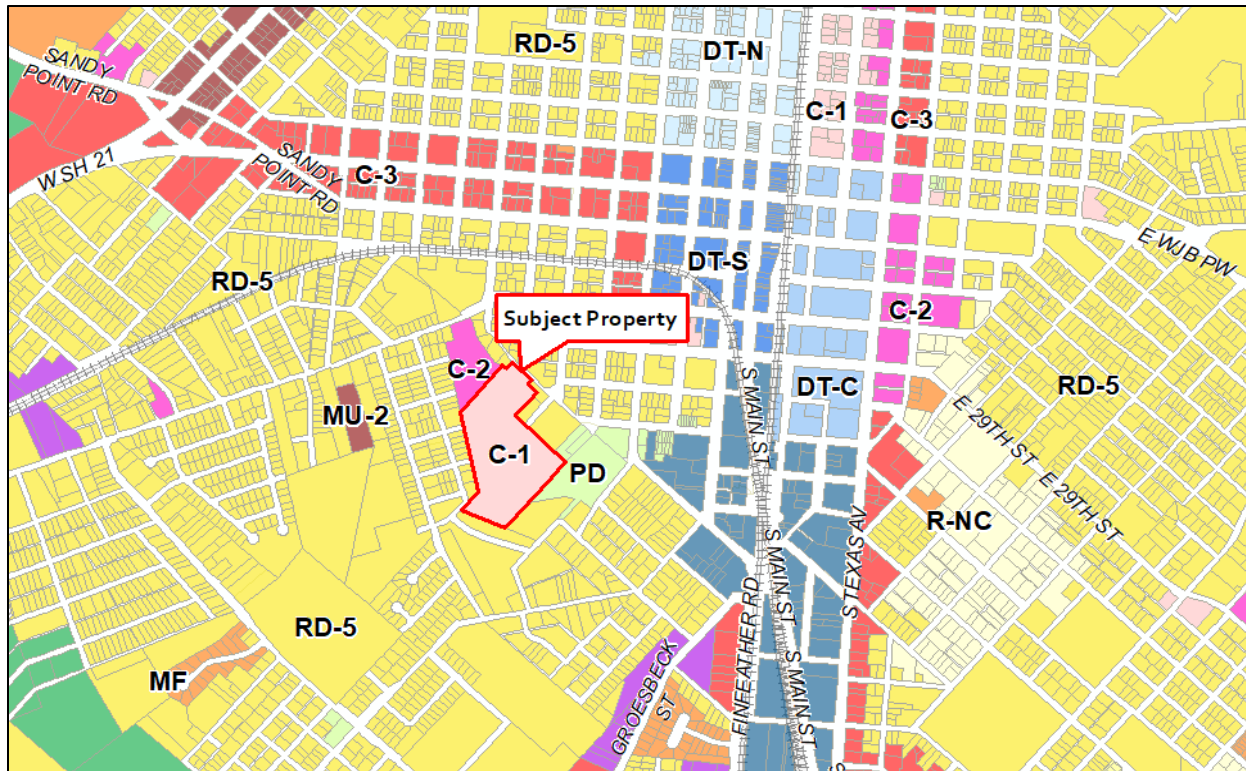


**LOCATION MAPS AND AERIAL PHOTOGRAPH:**



**ORDINANCE NO. \_\_\_\_\_**

**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), SUBJECT TO DEVELOPMENT REQUIREMENTS SPECIFIED HEREIN, ON 16.29 ACRES OF LAND LOCATED SOUTH OF THE INTERSECTION OF S. RANDOLPH AVENUE AND W. 29<sup>TH</sup> STREET, BEING LOT 1 IN BLOCK 1 OF TWIN CITY MISSION SUBDIVISION AT 410 S. RANDOLPH AVENUE IN BRYAN, BRAZOS COUNTY, TEXAS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE WAS PASSED WAS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Bryan has adopted Chapter 130, Zoning, of the City of Bryan Code of Ordinances, as amended, which divides the City of Bryan into various zoning districts; and

**WHEREAS**, permanent zoning changes made after the date of passage of Chapter 130 are made by adopting ordinances amending Chapter 130 for each particular permanent zoning change; and

**WHEREAS**, this requested change to Chapter 130, Zoning, of the City of Bryan Code of Ordinances, being a request to change 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 S. Randolph Avenue and W. 29<sup>th</sup> Street, being Lot 1 in Block 1 of Twin City Mission Subdivision at 410 S. Randolph Avenue Bryan, Brazos County, Texas, was recommended to be approved by the Planning and Zoning Commission during its regular meeting on November 3, 2022 (case no. RZ22-28).

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRYAN, TEXAS:**

1.

That Chapter 130, Zoning, of the City of Bryan Code of Ordinances be amended 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 S. Randolph Avenue and W. 29<sup>th</sup> Street, being Lot 1 in Block 1 of Twin City Mission Subdivision at 410 S. Randolph Avenue Bryan, Brazos County, Texas, said property being depicted on attached Exhibit “A” and described more particularly by metes-and-bounds on attached Exhibit “B”, and subject to development requirements specified in attached Exhibit “C” and depicted on attached Exhibit “D” which are herein fully incorporated by reference for all purposes as if they were set forth in the text of the ordinance.

2.

That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

3.

That if any section, paragraph, sentence, clause, phrase or word of this ordinance is declared unconstitutional or invalid for any purpose, the remainder of this ordinance shall not be affected thereby and to this end the provisions of this ordinance are declared to be severable.

4.

That the Code of the City of Bryan, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

5.

That it is hereby found and determined that the meeting at which this ordinance was passed was open to the public, as required by Section 551.001 et seq., Texas Government Code, and that advance public notice of the time, place and purpose of said meeting was given.

6.

This ordinance shall take effect immediately upon its first and only reading and passage.

**PASSED, ADOPTED AND APPROVED** the 13<sup>th</sup> day of December 2022, at a regular meeting of the City Council of the City of Bryan, Texas, by a vote of \_\_\_ yeses and \_\_\_ noes.

**ATTEST:**

**CITY OF BRYAN:**

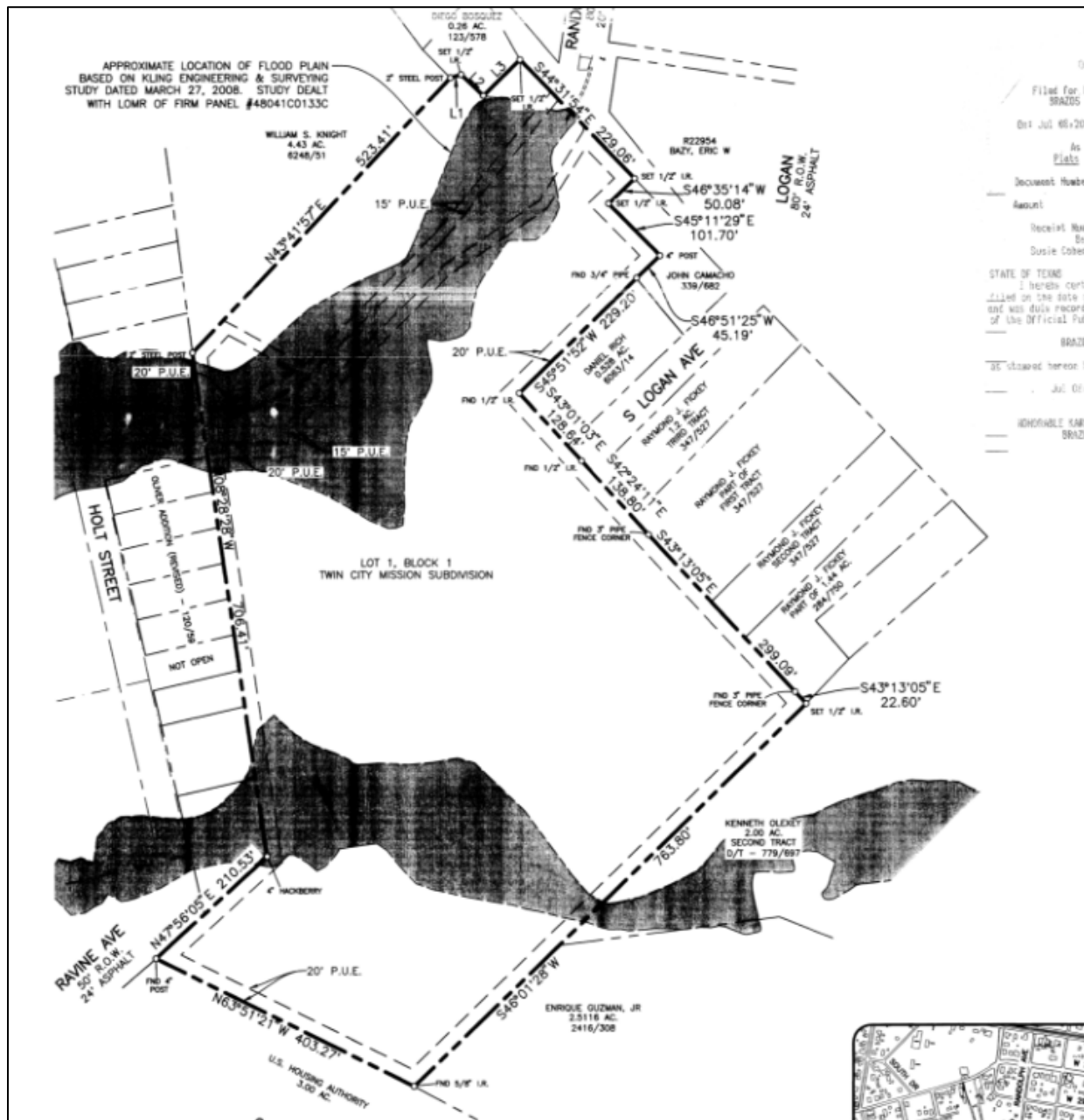
\_\_\_\_\_  
Mary Lynne Stratta, City Secretary

\_\_\_\_\_  
Bobby Gutierrez, Mayor

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Thomas A. Leeper, City Attorney

**Exhibit “A”:**





**Exhibit "B":**

RAYMOND J. FICKEY  
16.288 ACRES TRACT  
S. F. AUSTIN LEAGUE NO. 9, A-62  
BRYAN, BRAZOSCOUNTY, TEXAS

FIELD Notes of a 16.288 acres tract or parcel of land lying and being situated in the S. F. Austin League No. 9, A-62, Bryan, Brazos County, Texas, and being composed of the following tracts of land:

1. All of the called 8.60 acres tract described in the Deed recorded in Volume 515, Page 572, D.R.B.C.T.;
2. All of the called 5.73 acres tract described as FOURTH TRACT in the Deed recorded in Volume 347, Page 527, D.R.B.C.T.;
3. Part of the called 1.2 acres tract described as THIRD TRACT in the Deed recorded in Volume 347, Page 527, D.R.B.C.T.;
4. Part of the called 2.85 acres tract described as FIRST TRACT in the Deed recorded in Volume 347, Page 527, D.R.B.C.T.;
5. Part of the 50-feet x 522-feet tract described as SECOND TRACT in the Deed recorded in Volume 347, Page 527, D.R.B.C.T.;
6. Part of the 1.44 acres tract described in the Deed recorded in Volume 284, Page 750, D.R.B.C.T.;

Said 16.288 acres tract being more particularly described as follows:

BEGINNING at a 14-inch Hackberry Tree found marking the southwest corner of the called 8.60 acres tract, said tree marking the southeast corner of the Oliver Addition (Revised - 120/59), said tree being located in the northwest line of the called 5.73 acres FOURTH TRACT;

THENCE N 08° 28' 28" W along the southwest line of the called 8.60 acres tract, same being the northeast corner of the Oliver Addition (Revised), for a distance of 706.41 feet to a 2-inch Steel Post found for corner, said post marking the northwest corner of the called 8.60 acres tract and the southwest corner of the William S. Knight 4.43 acres tract (6248/51);

THENCE N 43° 41' 57" E along the northwest line of the called 8.60 acres tract, same being the southeast line of the Knight 4.43 acres tract, for a distance of 523.41 feet to a 2-inch Steel Post found for corner, said post marking a north corner of the called 8.60 acres tract, the southeast corner of the Knight 4.43 acres tract and a southwest corner of the Diego Bosquez 0.26 acre tract (123/578);

THENCE along the northerly lines of the called 8.60 acres tract, same being the southerly lines of the Bosquez 0.26 acre tract, for the following calls:

N 72° 26' 05" E for a distance of 15.67 feet to a 1/2-inch iron rod set for angle point;

S 46° 52' 56" E for a distance of 42.68 feet to a 1/2-inch iron rod set for angle point;

N 45° 47' 20" E for, a distance of 71.43 feet to a 1/2-inch iron rod set for corner marking a northeast corner of the called 8.60 acres tract, the southeast corner of the Bosquez 0.26 acre tract and located in the southwest line of the Bryan Original Townsite, same being the southwest line of the Block 204;

THENCE S 44° 31' 54" E along a northeast line of the called 8.60 acres tract, same being the southwest line of the Bryan Original Townsite, same being the southwest line of the Block 204, Randolph Street and Block 190, for a distance of 229.06 feet to a 1/2-inch iron rod set for corner marking a south-east corner of the called 8.60 acres tract and the north corner of the John Camacho Tract (339/682);

THENCE S 46° 35' 14" W along a southeast line of the called 8.60 acres tract, same being the northwest line of the Camacho Tract, for a distance of 50.08 feet to a 1/2-inch iron rod set for corner marking an interior ell corner of the called 8.60 acres tract and the northwest corner of the Camacho Tract;

THENCE S 45° 11' 29" E along a northeast line of the called 8.60 acres tract, same being a southwest line of the Camacho Tract; for a distance of 101.70 feet to a 4-inch Post found for corner marking an interior ell corner of the Camacho Tract and a southeast corner of the called 8.60 acres tract;

THENCE S 46° 51' 25" W along a southeast line of the called 8.60 acres tract, same being a northwest line of the Camacho Tract, for a distance of 45.19' feet to a 3/4-inch Pipe found for angle point, said pipe marking the northwest corner of the Camacho Tract and the north corner of the Daniel Rich 0.528 acre tract (6063/14);

THENCE S 45° 51' 52" W along a southeast line of the called 8.60 acres tract, same being the northwest line of the Rich 0.528 acre tract, for a distance of 229.20 feet to a 1/2-inch iron rod found for corner marking an interior ell corner of the called 8.60 acres tract and the west corner of the Rich 0.528 acre tract;

THENCE S 43° 01' 03" E along a northeast line of the called 8.60 acres tract, same being the southwest line of the Rich 0.528 acre tract, at a distance of 100 feet pass the south corner of the Rich Tract, continue for a total distance of 128.64 feet to a 1/2-inch iron rod found for corner marking a southeast corner of the called 8.60 acres tract and located in the northerly line of the Fickey 1.2 acres THIRD TRACT;

THENCE S 42° 24' 11" E across the Fickey 1.2 acres THIRD TRACT for a distance of 138.80 feet to a 3-inch pipe fence corner for angle point;

THENCE S 43° 13' 05" E across the Fickey 1.2 acres THIRD TRACT, the Fickey FIRST TRACT, the Fickey SECOND TRACT and the Fickey 1.44 acres tract, for a distance of 321.69 feet to a 1/2-inch iron rod set for corner in the southeast line of the Fickey 1.44 acres tract, same being the northeast line of the Kenneth Olexey 2.00 acres tract (SECOND TRACT-D/T-779/697);

THENCE S 46° 01' 28" W along the southeast lines of the Fickey 1.44 acres tract and the called 5.73 acres tract, same being the northweist lines of the Olexey 2.00 acres tract and the E. Guzman, Jr. 2.5116 acres tract (2416/308), for a distance of 763.80 feet to a 5/8-inch iron rod found for corner, said iron rod marking the south corner of the 5.73 acres tract, the northwest corner of the Guzman 2.5116 acres tract and located in the northeast line of the U. S. Housing Authority 3.00 acres tract;

THENCE N 63° 51' 21" W along the southwest line of the 5.73 acres tract, same being the northeast line of the U. S. Housing Authority 3.00 acres tract, for a distance of 403.27 feet to a 4-inch Post found for corner marking the westerly corner of the called 5.73 acres tract, the north corner of the U.S. Housing Authority 3.00 acres tract and located in the southeast right-of-way line of Ravine Street;

THENCE N 47° 56' 05" E along the northwest line of the called 5.73 acres tract, same being the southeast right-of-way line of Ravine Street and the southeast line of the Oliver Addition (Revised), for a distance of 210.53 feet to the PLACE OF BEGINNING containing 16.288 ACRES OF LAND, more or less.

## **Exhibit “C”:**

### **Development Standards for Twin City Mission Planned Development – Mixed Use District (PD-M)**

#### **SECTION 1: GENERAL PURPOSE AND DESCRIPTION**

The development requirements for this Planned Development – Mixed Use District (PD-M), hereinafter called “the district” or “this district”, are intended to help guide land use planning and physical development on the subject property in order to further the mission, vision and values of the Twin City Mission.

The development standards herein established will sustain the goals of the Twin City Mission by allowing the organization to operate a multipurpose facility intended to safely and efficiently provide programs addressing: homelessness; violence and abuse; family conflict; youth in crisis; life skills deficiencies; and poverty.

The Twin City Mission is known as a community in which all individuals and families have an opportunity for hope, acceptance, and stability, in a safe and caring environment and is guided by the Core Values of: Compassion, Respect, Integrity, Transparency, and Empowerment.

This development plan is envisioned as a tool to facilitate appropriate future development of the property, specifically and only for the use of the Twin City Mission, strengthen the area’s economy, and to promote the general welfare of the community.

#### **SECTION 2: DEFINITIONS**

1. Words, terms and phrases in this Development Plan shall have the meanings ascribed to them in Bryan Code of Ordinances Chapter 130, Zoning, with the following additions:
  - a. *Community Café* - In this district, the term community café shall mean a facility providing food and nutrition services to sustain an individual's physical and mental health. Services are provided to anyone in the community in need of a hot meal,
  - b. *Community Closet* – In this district, the term community closet shall mean a facility providing clothing and/or household items to individuals and families in the community at no charge to assist them in gaining and/or maintaining self-sufficiency.
  - c. *Donation processing facility* – in this district, the term donation processing facility means an operation where donated textiles, clothing, shoes, books, toys, household items and/or other salvageable personal property items to be used by the operator for distribution, resale or recycling. In the context of this district, the facility may process for shipment cardboard, glass aluminum that have been used, discarded or regarded as waste. Recycling operations must comply with standards adopted by the city manager or the city manager's designee prior to receiving materials for recycling. Approval shall be based on economics, area of interest, public health, traffic safety and conformance with the regional solid waste plan.

- d. *Emergency Housing Services* - In this district, the term emergency housing services shall mean a facility providing emergency housing and support for the needs of daily living for any man, woman or family. Support for the needs of daily living shall include but is not limited to; food, shelter, laundry supplies and personal hygiene products. Not intended as a permanent measure, the goal of emergency housing services is to identify each individual's needs and formulate a plan to get each one into more permanent housing.
  - e. *Permanent Supportive Housing* - In this district, the term permanent supportive housing shall mean a practice that combines affordable housing assistance with voluntary support services to address the needs of chronically homeless people or those at high risk of becoming homeless. Services provided to build independent living and tenancy skills and connect people with community-based health care, treatment and employment services. In the context of this district, units intended for development of permanent supportive housing may be detached, duplex, townhouse or multifamily in construction type, multiple units may be constructed on a single platted lot.
  - f. *Storage, limited outdoor* - In this district, the term shall mean storage that is accessory to the principal land use on a site. Storage activities include storage of packaged merchandise or material in boxes, in crates, on pallets or other kinds of shipping packaging and other similar merchandise, material or equipment. Disorganized or loose materials or objects, or materials stored in bulk shall not be allowed in limited outdoor storage.
2. In this specific context, the term "permitted" shall mean all land uses permitted by right within the zoning classification specified.
  3. Words, terms, and phrases that are not expressly defined in these development requirements and/or in the Bryan Code of Ordinances have their ordinary dictionary meanings, based on the latest edition of Merriam-Webster's Unabridged Dictionary. When not inconsistent within the context, words used in the present tense include the future; words used in the singular number include the plural, and words used in the plural number include the singular.

### **SECTION 3: LAND USES**

1. The continued use of land permitted within in this Planned Development – Mixed Use District (PD-M) shall be limited to uses established herein and depicted on the development plan drawing, Attachment "A":

#### **Planning Area 1:**

Planning Area 1 is reserved for existing and future development of infrastructure and buildings to support the Twin City Mission's core services operations and accessory uses. Within Planning Area 1, the following land uses shall be permitted:

- Accessory or incidental uses to the main use;
- Community Café;
- Community Closet;
- Emergency Housing Services;
- Essential municipal uses;



- Offices for business, case management and administrative use; and
- Place of worship.

### **Planning Area 2:**

Planning Area 2 is reserved for development of infrastructure and buildings to support the Twin City Mission Donation Processing Facility and accessory uses. Within Planning Area 2, the following land uses shall be permitted:

- Accessory or incidental uses to the main use;
- Donation processing facility;
- Essential municipal uses;
- Limited outdoor storage; and
- Offices for business and administrative use.

### **Planning Area 3:**

Planning Area 3 is reserved for development of infrastructure and buildings to support Permanent Supportive Housing and related services. Within Planning Area 3, the following land uses shall be permitted:

- Accessory or incidental uses to the main use;
- Detached dwelling unit;
- Duplex;
- Essential municipal uses;
- Multifamily dwelling, greater than two dwelling units per structure;
- Offices for business, and administrative use;
- Permanent Supportive Housing;
- Place of worship; and
- Townhouse.

### **Planning Area 4:**

As depicted on the development plan, Planning Area 4 will remain largely in its natural state to provide wildlife habitat, open space and to preserve the ecosystem of Cottonwood Branch and the surrounding riparian area. Within Planning Area 4, the following land uses shall be permitted:

- Essential municipal uses;
- Outdoor educational facilities < 500 square feet; and
- Private or public parks, walking paths.

## **SECTION 4: LAND AND SITE DEVELOPMENT**

1. Physical development in Planning Area 1 within this PD-M District shall comply with development standards and limitations of the City of Bryan Code of Ordinances that generally apply to development on properties zoned Office District (C-1), subject to additions, modifications, or exceptions described herein.

- In the areas where Planning Area 1 abuts an adjacent residential zoning district, a 30-foot buffer area to help mitigate noise, lighting, and other possible adverse impacts shall be established as depicted on the development plan drawing. No development shall be authorized within the buffer area except for required or permitted landscaping and screening, stormwater detention facilities, and pedestrian walkways. The buffer area, which is measured from the property line, shall be required within Planning Area 1, and shall be observed at the time of construction.
  - Minimum parking requirements – one parking space per 400 square feet of gross floor area.
  - Signage - One low profile sign shall be allowed within Planning Area 1 with a maximum height limit of five feet, a setback of ten feet from the property line, not to exceed a maximum of 50 square feet.
2. Physical development in Planning Area 2 within this PD-M District shall comply with development standards and limitations of the City of Bryan Code of Ordinances that generally apply to development on properties zoned Commercial District (C-3), subject to additions, modifications, or exceptions described herein.
- In the areas where Planning Area 2 abuts any adjacent zoning district, including Planning Area 1, a 30-foot buffer area to help mitigate noise, lighting, and other possible adverse impacts shall be established as depicted on the development plan drawing. No development shall be authorized within the buffer area except for required or permitted landscaping and screening, stormwater detention facilities, access driveways and pedestrian walkways. The buffer area, which is measured from the property line, shall be required within Planning Area 2, and shall be observed at the time of construction.
  - Minimum parking requirements – one parking space per 600 square feet of gross floor area
  - Limited outdoor storage shall comply with the following special standards.
    - The location of any limited outdoor storage shall require approval of a site plan by the city's site development review committee (SDRC) in accordance with requirements for site plan approval for nonresidential and multifamily developments of chapter 62. The site plan must show dimensions and location of the proposed limited outdoor storage area.
    - Limited outdoor storage shall not be more than 12 feet in height and shall be completely screened from view from any public right-of-way, public parking areas, or adjacent residential development by a 100 percent opaque visual barrier or screen. Complete screening shall mean that no portion of the material stored is visible from outside the screening device.
    - Limited outdoor storage shall not be located in minimum required side building setback areas and must be located at least 30 feet from any side property line.

- Signage - One low profile sign shall be allowed within Planning Area 2 with a maximum height limit of five feet, a setback of ten feet from the property line, not to exceed a maximum of 50 square feet.
  - Screening – Development within Planning Area 2 shall be screened from all other internal and external planning areas and abutting zoning districts. Where screening is required, the following standards shall be observed:
    - Materials approved for use in screening fences are solid wood (not including plywood, particleboard, or similar composite), masonry (brick or stone), or a combination solid wood and masonry. Corrugated metal or fiberglass panels shall not be used as fence materials. Screening shall be provided that completely blocks the view of materials, commodities, or equipment stored.
3. Physical development in Planning Area 3 within this this PD-M District shall comply with development standards and limitations of the City of Bryan Code of Ordinances that generally apply to development on properties zoned Multiple Family District (MF), subject to additions, modifications, or exceptions described herein.
- Within Planning Area 3, units intended for development of permanent supportive housing may be detached, duplex, townhouse or multifamily in construction type. Multiple units may be constructed on a single platted lot.
  - Minimum parking requirements – one parking space per dwelling unit
  - With the exception of stream crossing access, all development within Planning Area 3 shall occur a minimum of 10 feet outside the established FEMA 1% flood hazard area.
  - Site plan - All residential and multifamily development within Planning Area 3 must have a current site plan that has been reviewed and approved by the SDRC.
4. Physical development in Planning Area 4 within this this PD-M District shall comply with the following development standards and limitations:
- With the exception of allowed outdoor educational facilities, parks and walking paths, Planning Area 4 will remain largely in its natural state to provide wildlife habitat, open space and to preserve the ecosystem of Cottonwood Branch tributary and the surrounding riparian area.

## **SECTION 5: SUBDIVISION OF LAND**

The subdivision of land in this PD-M District shall be in accordance with Chapter 110, Subdivisions, of the City of Bryan Code of Ordinances.

TWIN CITY MISSION  
SUBDIVISION 16.286 ACRES  
ONE LOT IN ONE BLOCK  
S.F. AUSTIN LEAGUE NO 9, A-62  
BRYAN, BRAZOS COUNTY, TEXAS

**EXCERPT FROM PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES  
OF NOVEMBER 3, 2022:**

**3. Request for Approval of Zoning Changes - A Public Hearing will be held for each item (Commission makes recommendation; City Council has final approval).**

**c. Rezoning RZ22-28: Twin City Mission**

*A request to change the zoning classification from Office District (C-1) to Planned Development – Mixed Use District (PD-M), on 16.288 acres of land located south of the intersection of S. Randolph Avenue and W. 29th Street, being Lot 1 in Block 1 of Twin City Mission Subdivision at 410 South Randolph Avenue in Bryan, Brazos County, Texas. (K. Williams)*

**Mr. Haynes presented the staff report (on file in the Development Services Department). Staff recommends approval of the request.**

**The public hearing was opened.**

**Ms. Dorothy Nevill, applicant, complimented staff on working to make this rezoning happen. Ms. Nevill provided background on the current site and gave reasons for the need of expansion. Ms. Nevill discussed the different resources that Twin City Missions provides for the community that could be moved to this one central site.**

**The public hearing was closed.**

**Commissioner Boriskie moved to recommend approval of Rezoning RZ22-28 to the Bryan City Council, as requested, and to adopt the written staff report and analysis, as the report, findings and evaluation of this Commission. Commissioner Bush seconded the motion.**

**Commissioners stated that they believe this development will be beneficial to the community overall. The Commissioners commended the applicant on their collaboration with the staff to accomplish this goal.**

**The motion passed unanimously.**

PLANNING AND ZONING COMMISSION  
STAFF REPORT

November 3, 2022



Rezoning case no. RZ22-28: Twin City Mission

**CASE DESCRIPTION:** A request to change the zoning classification from Office District (C-1) to Planned Development – Mixed-Use District (PD-M)

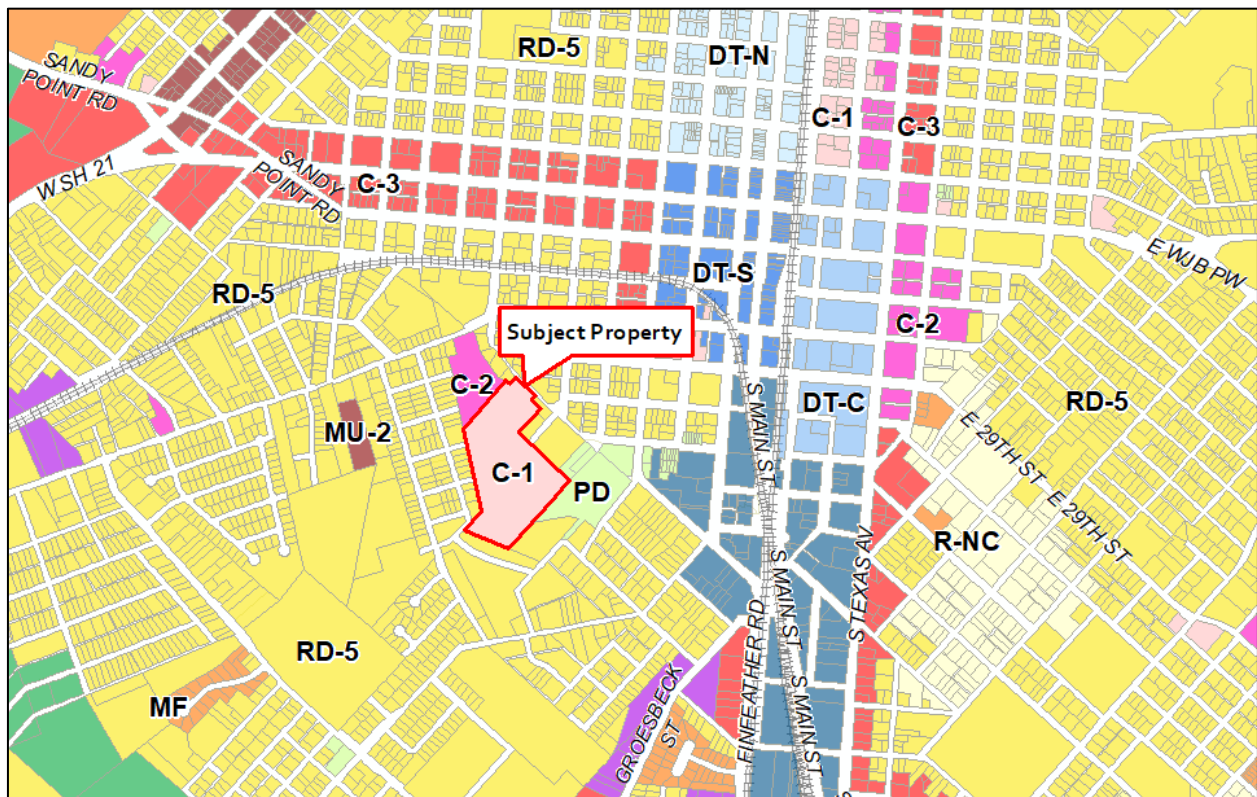
**LOCATION DESCRIPTION:** 16.29 acres of land located south of the intersection of S. Randolph Avenue and W. 29th Street, being Lot 1 in Block 1 of Twin City Mission Subdivision at 410 S. Randolph Avenue

**EXISTING LAND USE:** Doug Weedon Shelter for Hope and auxiliary uses

**APPLICANT(S):** Twin City Mission

**STAFF CONTACT:** Randy Haynes, AICP, Planning Administrator

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





## AERIAL IMAGERY, 2021:



## BACKGROUND:

The applicant, Twin City Mission, proposes to rezone their existing 16.29 acres of land located at 410 South Randolph Street, in order 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 2006 (Case No. RZ06-08), specifically to allow for the construction of Twin City Mission's emergency housing services building, defined as 'Charitable Use' in the Zoning Ordinance.

Property to the north is zoned Retail District (C-2) and improved with an office/warehouse use. Property to the west and south is zoned Residential District – 5000 (RD-5) and improved with detached dwelling units. To the east, property is zoned Planned Development – Mixed-Use District (PD-M) and is the location of the Reserve at Cottonwood Creek event center.

The proposed development plan separates the property into four planning areas (see attached Development Plan). 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 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 will also 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.

Staff has identified concerns 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. To mitigate against potential impacts to adjacent properties, the applicant has proposed a 30-foot no-development buffer along the property lines of Planning Area 1 and Planning Area 2, where the most intense uses will be located. Fully opaque screening of any outdoor storage is also proposed within this District.

## **PROPOSED DEVELOPMENT PLAN:**

### **Development Standards for Twin City Mission Planned Development – Mixed Use District (PD-M)**

#### **SECTION 1: GENERAL PURPOSE AND DESCRIPTION**

The development requirements for this Planned Development – Mixed Use District (PD-M), hereinafter called “the district” or “this district”, are intended to help guide land use planning and physical development on the subject property in order to further the mission, vision and values of the Twin City Mission.

The development standards herein established will sustain the goals of the Twin City Mission by allowing the organization to operate a multipurpose facility intended to safely and efficiently provide programs addressing: homelessness; violence and abuse; family conflict; youth in crisis; life skills deficiencies; and poverty.

The Twin City Mission is known as a community in which all individuals and families have an opportunity for hope, acceptance, and stability, in a safe and caring environment and is guided by the Core Values of: Compassion, Respect, Integrity, Transparency, and Empowerment.

This development plan is envisioned as a tool to facilitate appropriate future development of the property, specifically and only for the use of the Twin City Mission, strengthen the area’s economy, and to promote the general welfare of the community.

#### **SECTION 2: DEFINITIONS**

4. Words, terms and phrases in this Development Plan shall have the meanings ascribed to them in Bryan Code of Ordinances Chapter 130, Zoning, with the following additions:
  - g. *Community Café* - In this district, the term community café shall mean a facility providing food and nutrition services to sustain an individual's physical and mental health. Services are provided to anyone in the community in need of a hot meal,
  - h. *Community Closet* – In this district, the term community closet shall mean a facility providing clothing and/or household items to individuals and families in the community at no charge to assist them in gaining and/or maintaining self-sufficiency.
  - i. *Donation processing facility* – in this district, the term donation processing facility means an operation where donated textiles, clothing, shoes, books, toys, household items and/or other salvageable personal property items to be used by the operator for distribution, resale or recycling. In the context of this district, the facility may process for shipment cardboard, glass aluminum that have been used, discarded or regarded as waste. Recycling operations must comply with standards adopted by the city manager or the city manager's designee prior to receiving materials for recycling. Approval shall be based on economics, area of interest, public health, traffic safety and conformance with the regional solid waste plan.
  - j. *Emergency Housing Services* - In this district, the term emergency housing services shall mean a facility providing emergency housing and support for the needs of daily living for any man, woman or family. Support for the needs of daily living shall include but is not limited to; food,

shelter, laundry supplies and personal hygiene products. Not intended as a permanent measure, the goal of emergency housing services is to identify each individual's needs and formulate a plan to get each one into more permanent housing.

- k. *Permanent Supportive Housing* - In this district, the term permanent supportive housing shall mean a practice that combines affordable housing assistance with voluntary support services to address the needs of chronically homeless people or those at high risk of becoming homeless. Services provided to build independent living and tenancy skills and connect people with community-based health care, treatment and employment services. In the context of this district, units intended for development of permanent supportive housing may be detached, duplex, townhouse or multifamily in construction type, multiple units may be constructed on a single platted lot.
  - l. *Storage, limited outdoor* - In this district, the term shall mean storage that is accessory to the principal land use on a site. Storage activities include storage of packaged merchandise or material in boxes, in crates, on pallets or other kinds of shipping packaging and other similar merchandise, material or equipment. Disorganized or loose materials or objects, or materials stored in bulk shall not be allowed in limited outdoor storage.
5. In this specific context, the term "permitted" shall mean all land uses permitted by right within the zoning classification specified.
  6. Words, terms, and phrases that are not expressly defined in these development requirements and/or in the Bryan Code of Ordinances have their ordinary dictionary meanings, based on the latest edition of Merriam-Webster's Unabridged Dictionary. When not inconsistent within the context, words used in the present tense include the future; words used in the singular number include the plural, and words used in the plural number include the singular.

### **SECTION 3: LAND USES**

2. The continued use of land permitted within in this Planned Development – Mixed Use District (PD-M) shall be limited to uses established herein and depicted on the development plan drawing, Attachment "A":

#### **Planning Area 1:**

Planning Area 1 is reserved for existing and future development of infrastructure and buildings to support the Twin City Mission's core services operations and accessory uses. Within Planning Area 1, the following land uses shall be permitted:

- Accessory or incidental uses to the main use;
- Community Café;
- Community Closet;
- Emergency Housing Services;
- Essential municipal uses;
- Offices for business, case management and administrative use; and
- Place of worship.

### **Planning Area 2:**

Planning Area 2 is reserved for development of infrastructure and buildings to support the Twin City Mission Donation Processing Facility and accessory uses. Within Planning Area 2, the following land uses shall be permitted:

- Accessory or incidental uses to the main use;
- Donation processing facility;
- Essential municipal uses;
- Limited outdoor storage; and
- Offices for business and administrative use.

### **Planning Area 3:**

Planning Area 3 is reserved for development of infrastructure and buildings to support Permanent Supportive Housing and related services. Within Planning Area 3, the following land uses shall be permitted:

- Accessory or incidental uses to the main use;
- Detached dwelling unit;
- Duplex;
- Essential municipal uses;
- Multifamily dwelling, greater than two dwelling units per structure;
- Offices for business, and administrative use;
- Permanent Supportive Housing;
- Place of worship; and
- Townhouse.

### **Planning Area 4:**

As depicted on the development plan, Planning Area 4 will remain largely in its natural state to provide wildlife habitat, open space and to preserve the ecosystem of Cottonwood Branch and the surrounding riparian area. Within Planning Area 4, the following land uses shall be permitted:

- Essential municipal uses;
- Outdoor educational facilities < 500 square feet; and
- Private or public parks, walking paths.

## **SECTION 4: LAND AND SITE DEVELOPMENT**

5. Physical development in Planning Area 1 within this PD-M District shall comply with development standards and limitations of the City of Bryan Code of Ordinances that generally apply to development on properties zoned Office District (C-1), subject to additions, modifications, or exceptions described herein.

- In the areas where Planning Area 1 abuts an adjacent residential zoning district, a 30-foot buffer area to help mitigate noise, lighting, and other possible adverse impacts shall be established as

depicted on the development plan drawing. No development shall be authorized within the buffer area except for required or permitted landscaping and screening, stormwater detention facilities, and pedestrian walkways. The buffer area, which is measured from the property line, shall be required within Planning Area 1, and shall be observed at the time of construction.

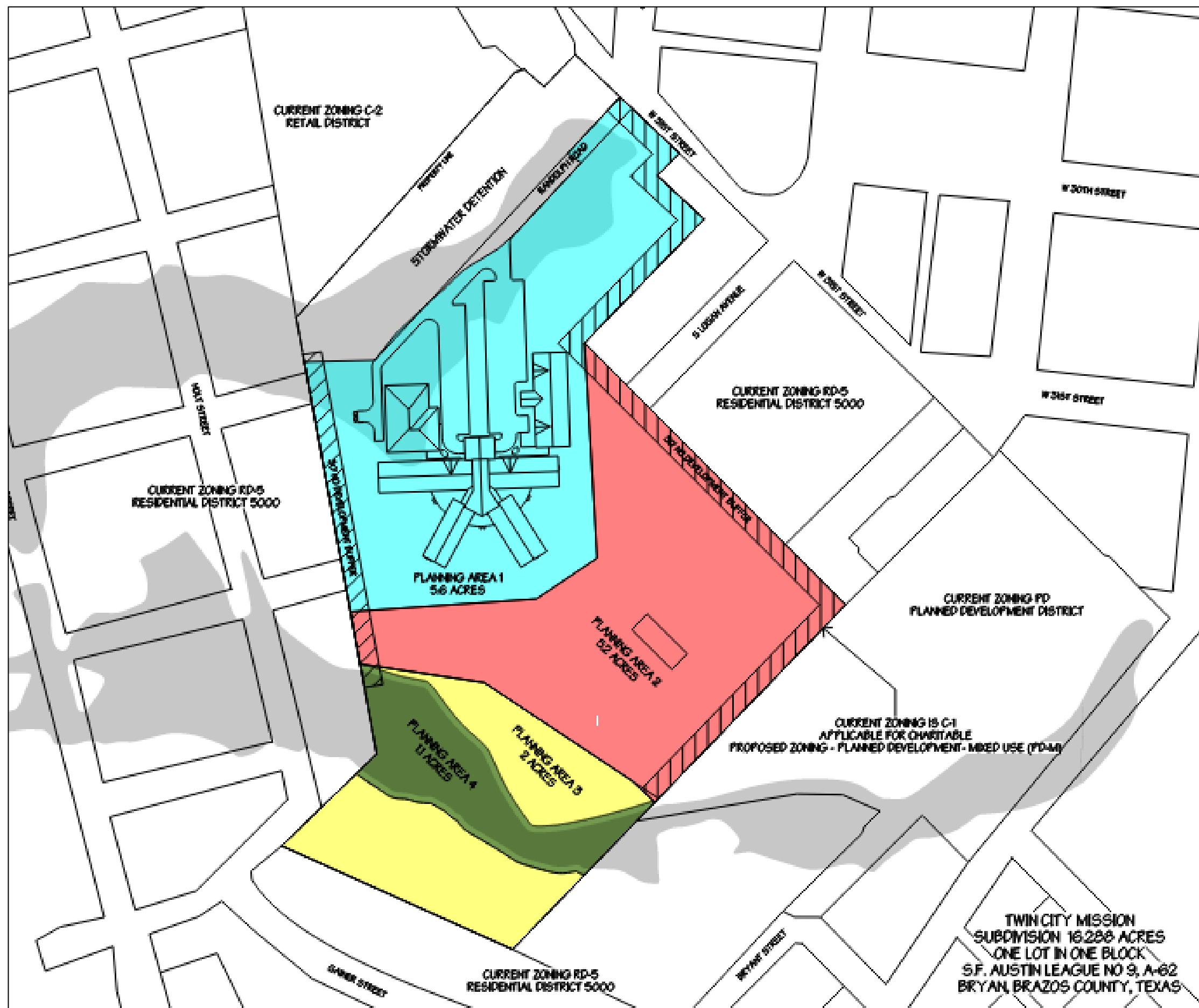
- Minimum parking requirements – one parking space per 400 square feet of gross floor area.
  - Signage - One low profile sign shall be allowed within Planning Area 1 with a maximum height limit of five feet, a setback of ten feet from the property line, not to exceed a maximum of 50 square feet.
6. Physical development in Planning Area 2 within this PD-M District shall comply with development standards and limitations of the City of Bryan Code of Ordinances that generally apply to development on properties zoned Commercial District (C-3), subject to additions, modifications, or exceptions described herein.
- In the areas where Planning Area 2 abuts any adjacent zoning district, including Planning Area 1, a 30-foot buffer area to help mitigate noise, lighting, and other possible adverse impacts shall be established as depicted on the development plan drawing. No development shall be authorized within the buffer area except for required or permitted landscaping and screening, stormwater detention facilities, access driveways and pedestrian walkways. The buffer area, which is measured from the property line, shall be required within Planning Area 2, and shall be observed at the time of construction.
  - Minimum parking requirements – one parking space per 600 square feet of gross floor area
  - Limited outdoor storage shall comply with the following special standards.
    - The location of any limited outdoor storage shall require approval of a site plan by the city's site development review committee (SDRC) in accordance with requirements for site plan approval for nonresidential and multifamily developments of chapter 62. The site plan must show dimensions and location of the proposed limited outdoor storage area.
    - Limited outdoor storage shall not be more than 12 feet in height and shall be completely screened from view from any public right-of-way, public parking areas, or adjacent residential development by a 100 percent opaque visual barrier or screen. Complete screening shall mean that no portion of the material stored is visible from outside the screening device.
    - Limited outdoor storage shall not be located in minimum required side building setback areas and must be located at least 30 feet from any side property line.
  - Signage - One low profile sign shall be allowed within Planning Area 2 with a maximum height limit of five feet, a setback of ten feet from the property line, not to exceed a maximum of 50 square feet.



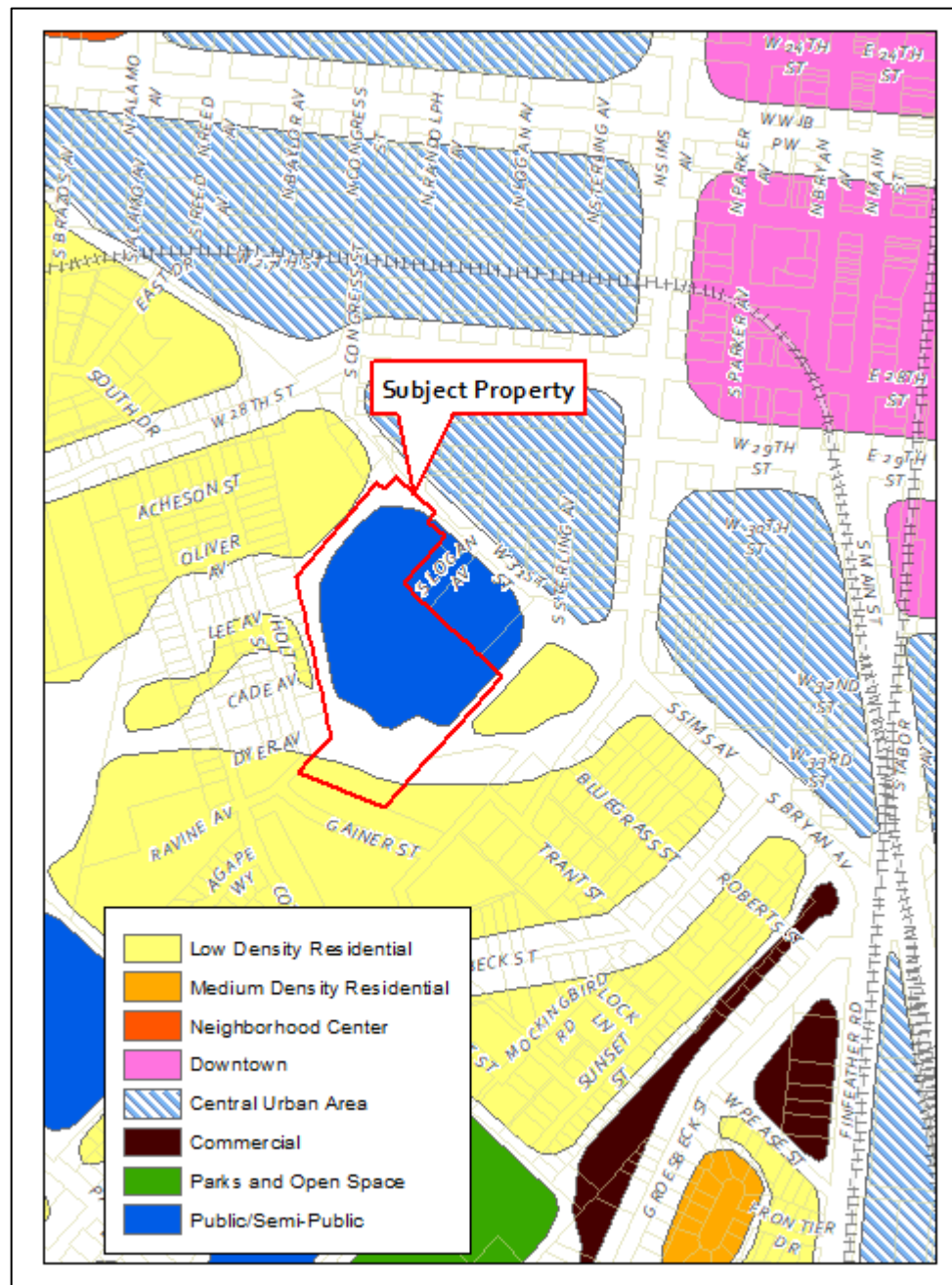
- Screening – Development within Planning Area 2 shall be screened from all other internal and external planning areas and abutting zoning districts. Where screening is required, the following standards shall be observed:
    - Materials approved for use in screening fences are solid wood (not including plywood, particleboard, or similar composite), masonry (brick or stone), or a combination solid wood and masonry. Corrugated metal or fiberglass panels shall not be used as fence materials. Screening shall be provided that completely blocks the view of materials, commodities, or equipment stored.
7. Physical development in Planning Area 3 within this this PD-M District shall comply with development standards and limitations of the City of Bryan Code of Ordinances that generally apply to development on properties zoned Multiple Family District (MF), subject to additions, modifications, or exceptions described herein.
- Within Planning Area 3, units intended for development of permanent supportive housing may be detached, duplex, townhouse or multifamily in construction type. Multiple units may be constructed on a single platted lot.
  - Minimum parking requirements – one parking space per dwelling unit
  - With the exception of stream crossing access, all development within Planning Area 3 shall occur a minimum of 10 feet outside the established FEMA 1% flood hazard area.
  - Site plan - All residential and multifamily development within Planning Area 3 must have a current site plan that has been reviewed and approved by the SDRC.
8. Physical development in Planning Area 4 within this this PD-M District shall comply with the following development standards and limitations:
- With the exception of allowed outdoor educational facilities, parks and walking paths, Planning Area 4 will remain largely in its natural state to provide wildlife habitat, open space and to preserve the ecosystem of Cottonwood Branch tributary and the surrounding riparian area.

## **SECTION 5: SUBDIVISION OF LAND**

1. The subdivision of land in this PD-M District shall be in accordance with Chapter 110, Subdivisions, of the City of Bryan Code of Ordinances.



## RELATION TO BLUEPRINT 2040:



The City of Bryan's Comprehensive Plan, BluePrint 2040, includes policy recommendations related to the various physical development aspects of the community. The Comprehensive Plan states that it is a goal of the City to achieve a balance of land uses within the City by achieving a sustainable mix of land use types in suitable locations, densities and patterns. The subject property is envisioned as being used for public and semi-public development. Areas with this land use designation are intended for uses that generally serve a public purpose. They can include government facilities, educational facilities, and institutions of

worship. Public facilities that generate higher activity on a regular basis, such as government facilities, should be located along arterial roadways. The following are policies to guide public/semi-public areas:

- Public and semi-public uses should generally observe similar development standards as retail and office uses.
- Convenient and accessible to all residents while providing buffering where appropriate.

Staff believes that 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, staff contends that these uses, including community closet, donation processing facility and permanent supportive housing, are in line with the policies that were adopted to guide public and semi-public developments.

#### **ANALYSIS:**

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 permitted land uses, in conjunction with the mitigating screening features and conservation areas, are appropriate uses within the immediate area concerned.**

**While there are some concerns regarding outdoor storage and donation processing operations in the vicinity to residential zoning, staff is comfortable with the proposed range of permitted land uses and development standards at this location and following the specific standards stated within the development regulations.**

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 all required public utilities are present and have adequate capacity to serve any proposed development potentially allowed by the standards of the development plan.**

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.

**Given that the requested arrangement of land uses is 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.**

**Alternatively, the proposed PD-M district will allow Twin City Mission to enjoy efficiencies that could result from the consolidation of their operations onto one property.**

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.

**Due to the specific and limited nature of public and semi-public developments, there are very few, if any, properties in the vicinity of the City that are being developed similarly to the subject property.**

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.

**Other than the concerns previously stated which staff finds are mitigated by the standards of the proposed plan, staff is unable to discern other factors related to this request that will adversely affect health, safety, morals, or general welfare. Staff contends that the proposed development plan will allow for a useful and orderly urban development of this property.**

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 although some of the proposed uses that would be 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.**

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.

**Other than the concerns previously stated, staff is unable to identify any potentially adverse effects or impacts on other existing or permitted uses on abutting sites. Staff finds such negative impact mitigated by the provisions of the proposed PD-M District.**

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.

**While there are concerns regarding the increase of truck traffic that will serve the donation processing facility, staff contends that the proposed development will not adversely affect the safety and convenience of vehicular and pedestrian circulation in the vicinity. Truck traffic will typically be utilizing West 28<sup>th</sup> Street, a major collector on Bryan's Thoroughfare Plan.**

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 low-profile freestanding signs within Planning Areas 1 and 2, and any needed 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.**

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 no-development buffer areas and screening requirements, 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 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.**

#### **RECOMMENDATION:**

Staff recommends **approving** the proposed PD-M District zoning, as requested.

#### **ATTACHMENTS:**

1. Planned Development – Mixed-Use District (PD-M) development regulations; and
2. PD-M zoning exhibit.