

Agenda Item Details

Meeting	Aug 13, 2024 - 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	A. Public hearing and consideration of an ordinance to amend the text of Bryan Code of Ordinances Chapter 62 – Land and Site Development and Chapter 130 – Zoning, specifically to expand the boundary of the existing Innovation Corridor Overlay District and to clarify applicability standards
Type	Action
Preferred Date	Aug 13, 2024
Absolute Date	Aug 13, 2024
Fiscal Impact	No
Budgeted	No
Goals	Economic Development Quality of Life

Summary:

On March 5, 2024, the Bryan City Council conducted a joint workshop meeting with the Planning and Zoning Commission to discuss the Commission's 2024 Plan of Work. During discussion, councilmembers and Mayor Gutierrez noted the growth of RELLIS campus and the future development it would induce within the State Highway 21 Corridor. The Planning and Zoning Commission was encouraged to analyze the potential for overlay districts along major corridors between RELLIS campus and Downtown Bryan.

In response to the City Council's direction, in accordance with the duties and functions assigned to the Commission by the Bryan Code of Ordinances, an ad hoc committee of three Planning and Zoning Commission members was formed. Upon meeting with Planning and Development staff, it was determined the best initial course of action is to expand the existing Innovation Corridor Overlay District boundaries. The Overlay District, which currently extends along John Sharp Parkway (State Highway 47) from HSC Parkway to State Highway 21 and along State Highway 21 from the the Brazos River to Smetana Road, is proposed to be extended along State Highway 21 to North Harvey Mitchell Parkway (FM 2818).

The Innovation Corridor Overlay District, approved by the Bryan City Council on October 11, 2022, is intended to ensure the quality of future development surrounding John Sharp Parkway (State Highway 47) and State Highway 21. The Overlay District encompasses property within 1,500 feet along these highways and within the city limits of Bryan, and mandates higher development standards in six areas:

- Setbacks
- General appearance standards and screening
- Building construction
- Landscaping
- Signs

- Access / Off-street Parking

At the Planning and Zoning Commission Workshop Meeting on May 16, 2024, the ad hoc committee presented their proposal to expand the Innovation Corridor Overlay District boundaries to the rest of the Commission. The Commission agreed this initial action is the most effective in order to proceed quickly with implementing a framework for development that will protect the public and private investment within the corridor.

Analysis and Recommendation:

During their regular meeting on July 18, 2024, the Planning and Zoning Commission unanimously voted to recommend approval of the proposed amendment to the text of Bryan Code of Ordinances Chapter 62 – Land and Site Development and Chapter 130 – Zoning, specifically to expand the boundary of the existing Innovation Corridor Overlay District and to clarify applicability standards.

- The Commission finds the current regulatory arrangement for property development in the State Highway 21 corridor is inconsistent and not suited to the current needs and stated desires of the community;
- The Commission finds that expanding the Innovation Corridor Overlay District boundaries will encourage consistent and high-quality development intended to support the strategies of the Bryan West Area Plan, Southwest Bryan Best and Highest Use Study, and the 2016 Comprehensive Plan’s Future Land Use Plan (BluePrint 2040).

Options:

1. approve Bryan Code of Ordinances text amendment, as recommended by P&Z;
2. approve Bryan Code of Ordinances text amendment with modifications (which may require City Council consideration at a future City Council meeting); or
3. not approve this Bryan Code of Ordinances text amendment at this time and provide direction to staff.

Attachments:

1. location map;
2. draft ordinance;
3. excerpt from July 18, 2024 Planning and Zoning Commission meeting minutes; and
4. memorandum to the Planning and Zoning Commission.

[CAF ATTACHMENTS - IC Overlay District expansion.pdf \(408 KB\)](#)