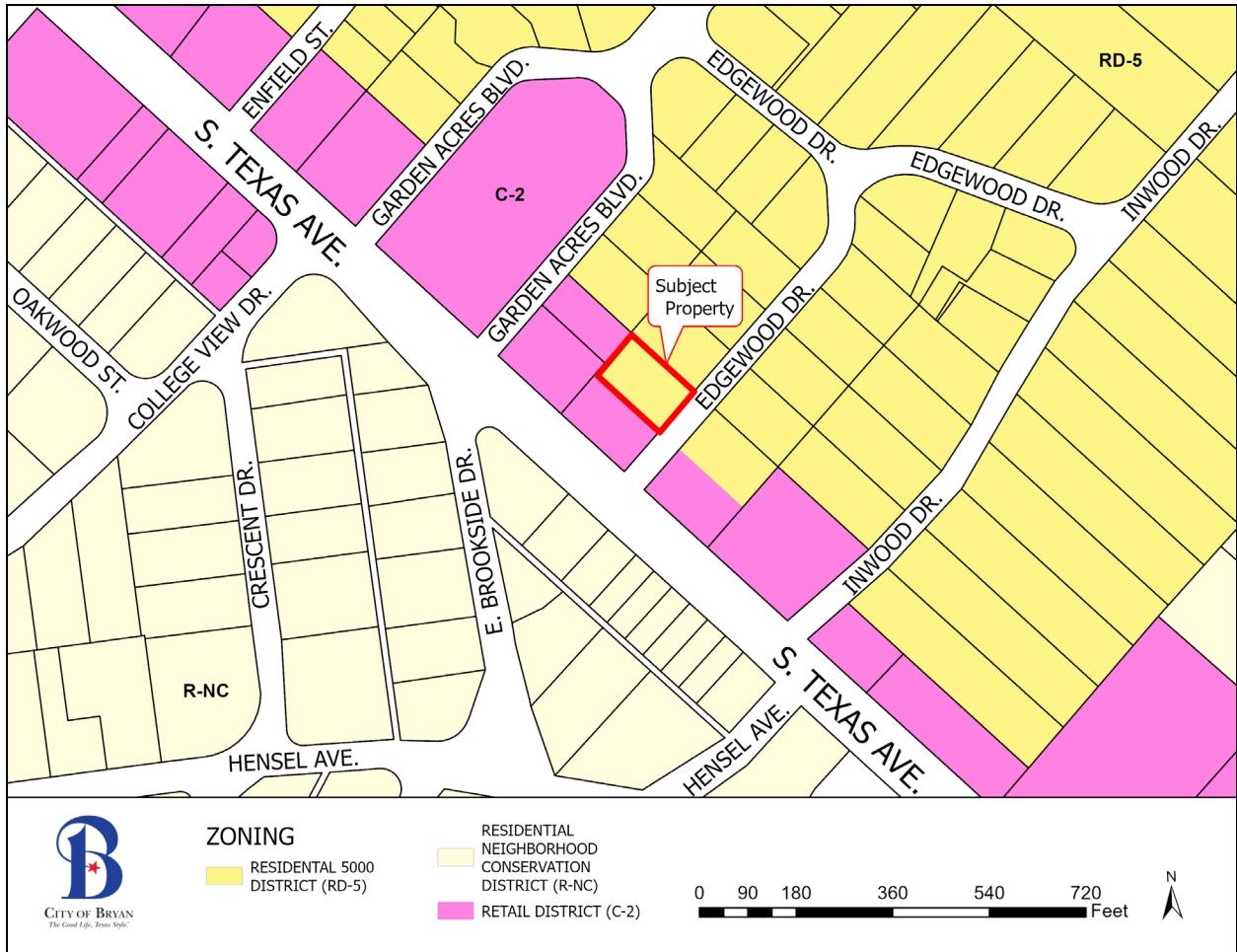


# LOCATION MAP (2023)




# AERIAL PHOTOGRAPH AND THOROUGHFARE MAP (2023)




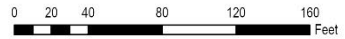
## AERIAL & THOROUGHFARE MAP

This is a product of the City of Bryan Geographic Information System. This geospatial data product is for informational purposes only and has not been prepared for or be suitable for right-of-way engineering or surveying purposes. It does not represent an official ground survey conducted by or under the supervision of a registered professional land surveyor and represents only the information available from the source of property boundaries. This product may not reflect some data otherwise available. This product is not a substitute for obtaining a survey or other professional advice about a specific property, specific question, or situation.


**PARCELS  
(PROPERTY  
BOUNDARIES)  
(BCAD)**

**COB THOROUGHFARE  
PLAN  
CLASSIFICATION**


**MAJOR ARTERIAL  
(4 Lanes)**



**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 RESIDENTIAL DISTRICT – 5000 (RD-5) TO OFFICE DISTRICT (C-1), ON 0.37 ACRES OF LAND ADJOINING THE NORTHWEST SIDE OF EDMORE DRIVE BETWEEN S. TEXAS AVENUE AND EDGEWOOD DRIVE, BEING LOT 45 OF GARDEN ACRES ADDITION, IN BRYAN, BRAZOS COUNTY, TEXAS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; FINDING AND DETERMINING THAT THE MEETING AT WHICH SAID ORDINANCE IS PASSED IS 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 amend Chapter 130, Zoning, of the City of Bryan Code of Ordinances, from Residential District – 5000 (RD-5) to Office District (C-1), on 0.37 acres of land adjoining the northwest side of Edgemore Drive between S. Texas Avenue and Edgewood Drive, being Lot 45 of Garden Acres Addition, in Bryan, Brazos County, Texas, was recommended for approval by the Bryan Planning and Zoning Commission during its regular meeting on August 1, 2024 (case no. RZ24-101).

**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 Residential District – 5000 (RD-5) to Office District (C-1), on 0.37 acres of land adjoining the northwest side of Edgemore Drive between S. Texas Avenue and Edgewood Drive, being Lot 45 of Garden Acres Addition, in Bryan, Brazos County, Texas, said 0.37 acres being depicted on attached Exhibit “A”.

2.

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

3.

Should any section, paragraph, sentences, clause, phrase or word of this ordinance be declared unconstitutional or invalid for any purpose by a court of competent jurisdiction, 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.

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

5.

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 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 10<sup>th</sup> day of September 2024, 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:**

\_\_\_\_\_  
Melissa Brunner, City Secretary

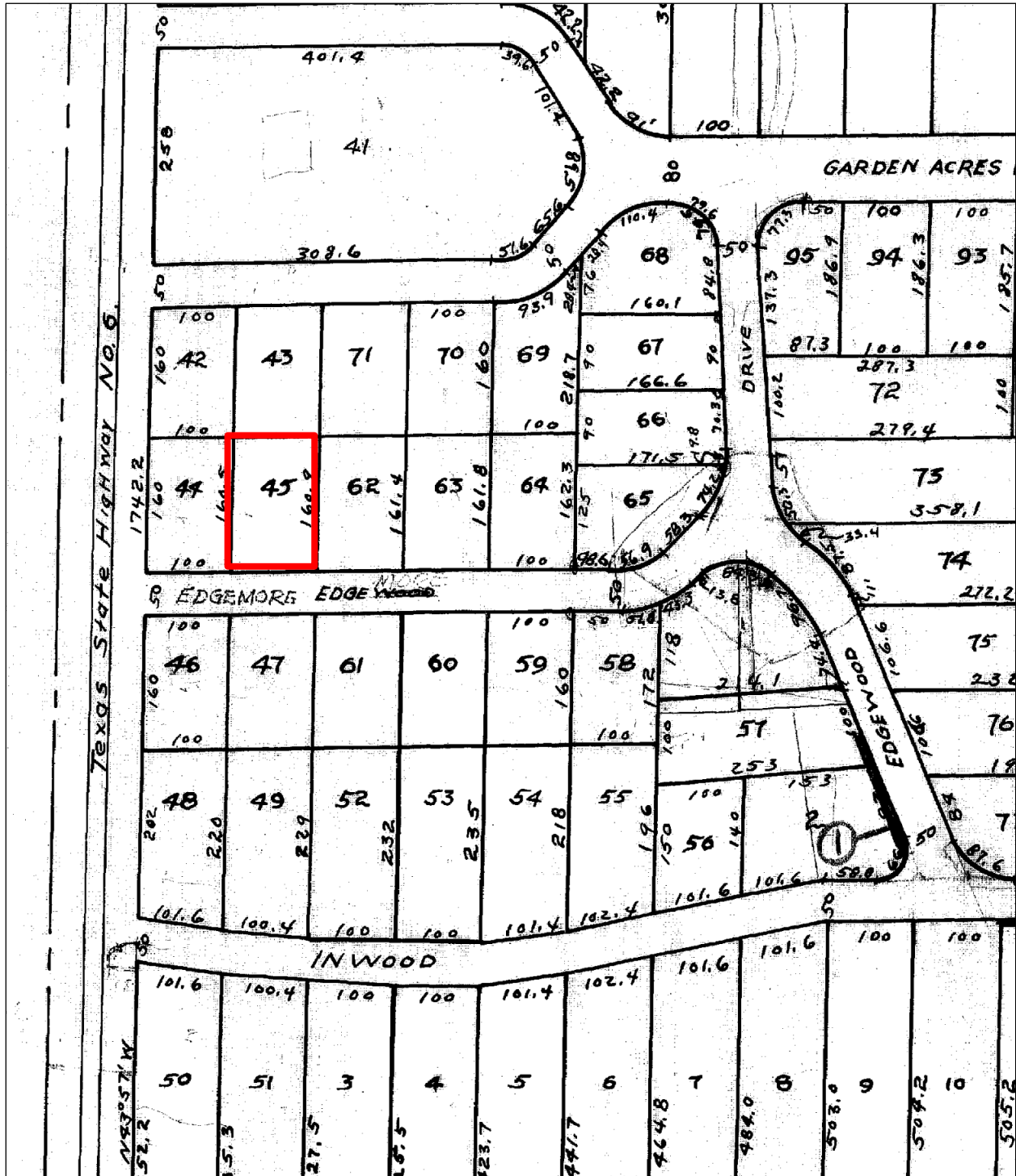
\_\_\_\_\_  
Bobby Gutierrez, Mayor

**APPROVED AS TO FORM:**

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

EXHIBIT "A":

(Excerpt from Final Plat of Garden Acres Addition)



**EXCERPT FROM PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES  
OF AUGUST 1, 2024:**

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

**A. Rezoning RZ24-101: 702 Edgemore Drive**

*A request to change the zoning classification from Residential District – 5000 (RD-5) to Office District (C-1) on 0.37 acres of land adjoining the northwest side of Edgemore Drive between S. Texas Avenue and Edgewood Drive, being Lot 45 of Garden Acres Addition in Bryan, Brazos County, Texas. (R. Ochoa)*

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

In response to Commissioners' questions regarding the buffer requirement, Mr. Ochoa stated the buffer requirement between Office District (C-1) and Residential District – 5000 (RD-5) may be reduced to 15 feet with the equivalent area of landscaping provided.

The public hearing was opened.

No one came forward.

The public hearing was closed.

**Commissioner Gonzalez moved to recommend approval of Rezoning RZ24-101 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 discussed the surrounding land uses and the mitigating factors associated with the

Texas Avenue Corridor expansion. Commissioners also discussed the land uses across Edgemore Drive and the request being appropriate for this area.

**The motion passed unanimously.**

**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

**August 1, 2024**



**Rezoning case no. RZ24-101: Texas Edge, LLC**

**CASE DESCRIPTION:** a request to change the zoning classification from Residential District – 5000 (RD-5) to Office District (C-1)

**LOCATION:** 0.37 acres of land adjoining the northwest side of Edgemoor Drive between S. Texas Avenue and Edgewood Drive, being Lot 45 of Garden Acres Addition

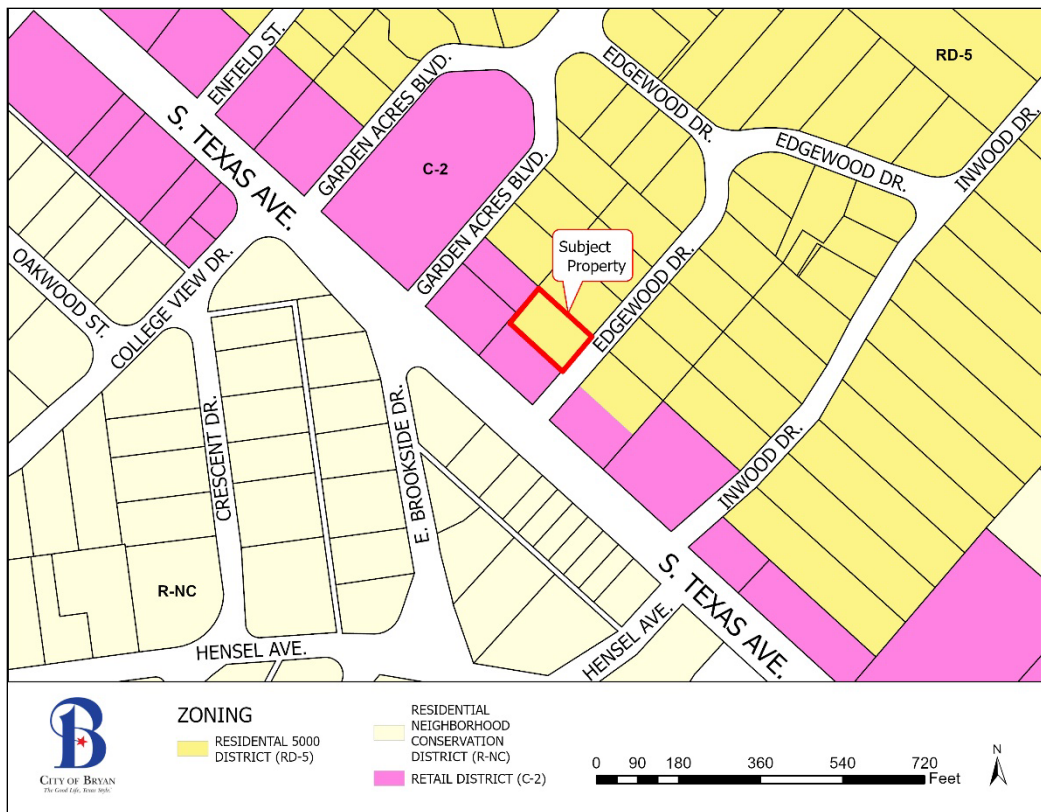
**EXISTING LAND USE:** vacant lot (recently demolished residential structure).

**PROPERTY OWNER:** Brian J. Spence of Texas Edge, LLC

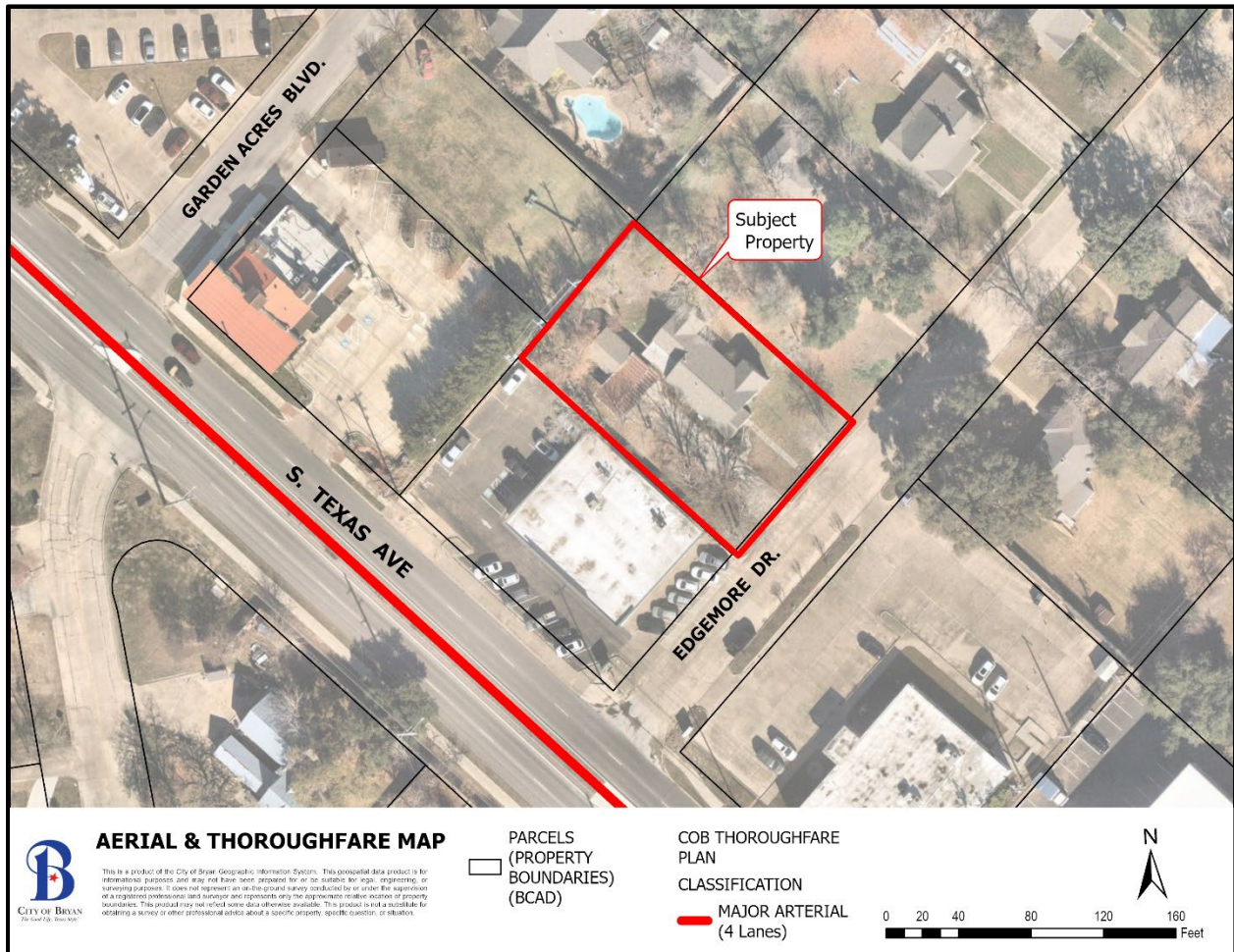
**APPLICANT:** same as owner

**STAFF CONTACT:** Rene F. Ochoa, Project Planner

**SUMMARY RECOMMENDATION:** Staff recommends **approving** this rezoning request.



## AERIAL VIEW AND THOROUGHFARE MAP (2023):



### BACKGROUND:

Brian Spence of Texas Edge, LLC, is requesting to change the zoning classification on 0.37 acres of land from Residential District – 5000 (RD-5) to Office District (C-1). The subject property is located northeast of the intersection of S. Texas Avenue and Edgemore Drive. The subject property is platted as Lot 45 of the Garden Acres Addition Subdivision, which was recorded in 1944 and developed primarily as a residential subdivision.

The subject property is currently zoned RD-5 District and was, until recently, occupied by a detached dwelling. Surrounding properties to the northeast are also zoned RD-5 District and improved with detached dwellings. Nearby properties with frontage along S. Texas Avenue are zoned Retail District (C-2) and are improved with office and some retail land uses. Across S. Texas Avenue, to the southwest of the subject property, lots are zoned Residential – Neighborhood Conservation District (R-NC) and occupied by detached dwellings.

Earlier this year, Mr. Spence met with staff regarding his planned redevelopment of the subject property in order to provide additional parking to the Edgemore Center, the professional offices on the neighboring lot to the southwest which he also owns. Mr. Spence expressed a need for additional parking in order to offset the loss of off-street parking experienced after the right-of-way expansion of Texas Avenue by TxDOT.



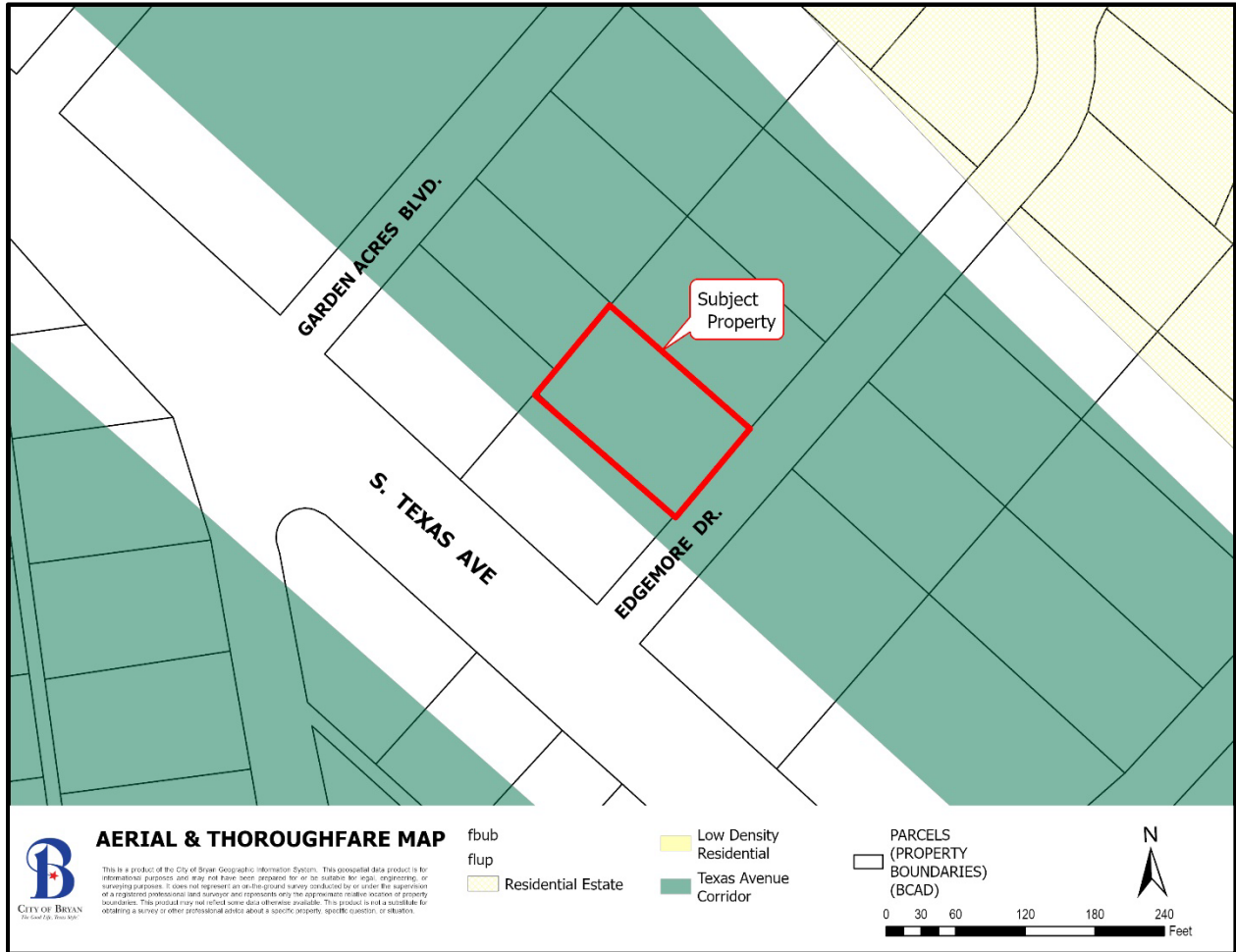
## EXCERPT FROM REZONING APPLICATION:

APPLICATION INFORMATION	
Property owner Texas Edge, LLC - Brian Spence	Agent information Texas Edge, LLC - Brian Spence
SITE INFORMATION	
Acreage 0.37	
Current zoning Residential District - 5000 (RD-5)	
Proposed zoning Office District (C-1)	
Explain whether the uses permitted by the proposed change will be appropriate in the immediate area concerned and their relationship to the general area and the city as a whole. The rezoning will allow us to replace the parking spots that will be removed due to the Texas Ave Corridor Project. TX-DOT is reclaiming their right of way and we will lose 9 parking spots. This rezoning will allow us to replace all the parking spots plus allow for additional parking.	/
Explain whether there is availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use. Yes, these are all adequate.	/
Identify 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. N/A	/
Explain 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. N/A	/
Explain 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. Should not be affected	/
Identify any other factors which will substantially affect the health, safety, morals, or general welfare. None	/

**CURRENT SITE CONDITIONS:**



**EXCERPT FROM THE FUTURE LAND USE PLAN MAP:**



**RELATION TO BRYAN’S COMPREHENSIVE PLAN:**

Blueprint 2040, adopted October 25, 2016, serves as the framework for the establishment of zoning and other regulatory tools. The plan includes policies and recommendations related to the various physical aspects of the community. These aspects are supported by a set of goals and objectives.

The Future Land Use Plan identifies the subject property is located in an area designated as Texas Avenue Corridor. Staff submits that given the present circumstances and existing pattern of development, the Planning and Zoning Commission should consider the following when making a decision regarding this particular request:

**Chapter 5: Land Use**

**Texas Avenue Corridor.** Beginning with its construction as State Highway – 6 in 1932, Texas Avenue, is Brazos County’s first major auto-oriented transportation corridor. Over the following 55 years, development along Bryan’s most prominent roadway occurred unregulated and un-planned. By the late 1960s Texas Avenue had superseded Downtown Bryan as the central business district for the entire region. Such unregulated growth has resulted in a development pattern that exists today. Subsequent to the unregulated growth, age, obsolescence, deferred maintenance has created an unhealthy business environment that in many areas is unsightly. As has been identified during the public engagement process, current conditions along the Texas Avenue corridor are perceived as an obstacle to the future success of the community. To address the above issues, the following actions should be considered:

- Create a corridor plan which will address the above issues in more detail.
- Initiate a study to consolidate utilities.
- Create a theme for the corridor.
- Develop appearance standards that match the desired theme.
- Reduce impervious area requirements to create more developable areas on small lots.
- Consolidate lots where possible to create larger regional retail and office establishments.
- Offer matching grants and incentives for exterior maintenance and landscaping of existing buildings not within redevelopment focus areas.
- Create pedestrian and bicycle linkages to adjacent neighborhoods.
- To assist in traffic management along Texas Avenue, cross access and shared driveways should be required where possible.
- All types of retail uses are desired and restaurants are encouraged.
- Office uses should be allowed also, but because this corridor has higher traffic counts retail uses are likely to be most marketable.
- Discourage all types of single-family residential use on lots that have frontage on Texas Avenue; high rise multi-family residential uses may be appropriate in certain locations to create a more sustainable business environment for desirable retail use along the corridor.

Additionally, **Office** areas provide for low- to medium-rise suburban-scale developments. Generally, permitted uses include corporate, professional, medical and financial offices as well as offices for individuals and non-profit organizations. These areas can serve as a lower intensity transitional use to adjacent residential areas. The following are policies to guide office areas:

- A combination of screening, increased rear setbacks and enhanced landscaping should be used to ensure adequate buffering from adjacent residential areas.
- Buildings are permitted to be two stories or less, however multi-story structures would be permitted with appropriate buffer and setback standards.
- At points of high visibility along non-residential arterials and major collectors and at intersections of minor arterials and major or minor arterials, major collectors and major or minor arterials, and minor collectors and major arterials.
- Convenient and accessible to residential areas.
- Providing a transitional land use between residential uses and higher intensity commercial land uses.
- The convergence of minor arterials and minor collectors and the convergence of major collectors and minor collectors may be appropriate for office uses but not light commercial uses.

Staff notes that both Texas Avenue Corridor Special District and the Office Designation described by the Comprehensive Plan’s Future Land Use Designation suggest office land uses are appropriate in these areas. In this specific case, staff believes that the policies outlined in the Future Land Use Plan support the proposed expansion of an office land use on the subject property.

## 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 change from RD-5 District to C-1 District zoning is appropriate at this location. Staff believes that the subject property, located adjacent to a major arterial road (S. Texas Avenue) is an appropriate location for office development. The proposed rezoning can leverage the site's visibility along this heavily traveled roadway and with appropriate buffers and screening applied, serve as a transition to the adjacent low-density residential area.**

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.

**The subject property has adequate access to water lines to provide potable water and fire protection and has adequate access to a sewer line to provide services to the existing business. Staff is unaware of any additional demands for public infrastructure to the subject property.**

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.

**Developed land in the immediate surrounding area is zoned RD-5 District, C-2 District, and R-NC District. Staff contends 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.**

**The continued development and use of the subject property as an expansion of the neighboring office development would bring that site into conformance regarding the need for additional parking. C-1 zoning on this lot can also create a useful transition between office use at the intersection of S. Texas Avenue and Edgemore Drive and the established low-density subdivision to the northeast.**

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, in the general vicinity of the subject property, office development is unhurried. The proposed rezoning is a function of a multi-process redevelopment project aimed at bringing the existing site's off-street parking facilities into conformance with current development regulations regarding following the acquisition of land for right-of-way purposes on the adjoining property by TxDOT.**

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 zone change were approved, staff believes there to be no effects on other areas**

**designated for similar developments.**

6. Any other factors affecting health, safety, morals, or general welfare.

**Staff contends that the amending the zoning of the subject property, as proposed would not have a negative impact on traffic generated and the development density of the area. The lot exceeds the minimum lot size, lot width, and lot depth requirements for the C-1 zoning district. Additionally, the proposed C-1 zoning would form a zoning buffer between the adjacent C-2 Retail District and nearby RD-5 District by limiting the type of non-residential land uses permitted adjacent to existing residential properties.**

**Furthermore, staff contends that the applicant's proposed expansion of an existing office parking lot, in this particular case, would not have an impact on traffic generated and the development density of the area. The expansion of the parking lot onto the subject property does not change the intensity is office land use currently in place and provides the added benefit of bringing an existing use into conformance.**

**Prior to redevelopment on the subject property, a site plan submittal to the City's Site Development Review Committee (SDRC) will be required. During this process, various departments will review the proposal to ensure that all applicable buffers ad regulations are met. The buffers to be required will assist in mitigating any possible adverse impacts to adjoining low density residential such as noise and lighting.**

#### **RECOMMENDATION:**

Staff recommends **approving** the proposed zoning change to C-1 District on this lot, as requested.