

Agenda Item Details

Meeting	Jul 09, 2019 - Bryan City Council Second Regular Meeting
Category	3. 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. Rezoning Request RZ19-05 - 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 Agricultural – Open District (A-O) to Planned Development – Housing District (PD-H), to allow construction of detached residential homes, specifically for property on 8.85 acres of land out of the Stephen F. Austin Survey No. 9, adjoining the south side of Bruin Trace between West Martin Luther King, Jr. Boulevard and Saunders Street, and currently addressed as 1601 West Martin Luther King, Jr. Boulevard in Bryan, Brazos County, Texas.
Type	Action
Preferred Date	Jul 09, 2019
Absolute Date	Jul 09, 2019
Fiscal Impact	No
Budgeted	No
Goals	Quality of Life Economic Development

Summary:

The applicant/property owner, Greens Prairie Investors, LTD, is requesting to change the zoning on the 8.85-acre subject property from Residential District – 5000 (RD-5) to Planned Development – Housing District (PD-H). The request is being made to allow for the construction of detached housing units on smaller than normal lots with a reduction to the minimum required parking.

The subject property is approximately 8.85 acres in size and adjoins the southeast side of Bruin Trace at its intersection with West Martin Luther King, Jr. Boulevard. Properties located immediately adjacent to the subject property are zoned Agricultural – Open District (A-O), Office District (C-1), and Residential District – 5000 (RD-5).

The proposed development plan for a new residential subdivision on these 8.85 acres includes 52 new lots and two (2) new public streets. This proposal also includes 2.42 acres of common area to be maintained by a homeowners association, as well as stipulations for a tree to be planted on each property and 20% brick or stone masonry facades. None of the 52 new lots are proposed to meet all the minimum lot sizes or dimensions that are generally required in the City's standards Residential District - 5000 (RD-5) zoning classification. Twelve (12) of these lots do not meet the minimum 100-foot lot depth requirement, 46 of the lots do not meet the minimum 50-foot lot width requirement, and 47 of the proposed lots do not meet the minimum 5,000-square-foot lot area.

A Planned Development (PD) zoning district is one in which the type and extent of activities allowed (as well as standards for their development) are tailor-made to meet the particular characteristics of a specific site. A Planned Development District may be used to permit new or innovative concepts in land utilization not permitted under the normal standards required in the Bryan Code of Ordinances. While greater flexibility is given to allow special conditions or restrictions, which would not otherwise allow the development to occur, procedures in the Zoning Ordinance are established to ensure against misuse of increased flexibility.

The Planning and Zoning Commission considered the request during its regular meeting on June 6, 2019. During the meeting there was discussion between the Commission, staff, and the applicant regarding the reduced parking request. Following the public hearing, the Commission added the requirement that no parking be allowed on one side of the street and unanimously approved the rezoning request with this one condition.

Staff Analysis and Recommendation:

During its regular meeting on June 6, 2019, the Planning and Zoning Commission unanimously voted to approve this request for rezoning, subject to the condition that all on-street parking be restricted to one side of the street.

- Development of this land with detached housing is appropriate and in conformance with the land use recommendations of the Comprehensive Plan (BluePrint2040).
- The proposal establishes smaller lots with a maximum of two (2) parking spaces per lot. 14 shared off street parking spaces will be provided.
- The proposed development will not adversely affect traffic control or adjacent properties by inappropriate location, lighting, or types of signs. All signage is proposed to conform to the standards and limitations of ordinary development standards.

- There are unique challenges to development in this location, but affordable housing is needed in Bryan and this development could serve as a good case study for exploring smaller lot sizes.
- Restricting parking to one side of the street will address concerns about pavement width.
- This development is a unique situation and should not set precedent for relaxed parking requirements.

Options:

1. approve the requested zoning change, as recommended by the Planning and Zoning Commission;
2. approve 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 maps;
2. draft ordinance with exhibits;
3. excerpt from the June 6, 2019, Planning and Zoning Commission regular meeting minutes; and
4. staff report to the Planning and Zoning Commission.

RZ19-05,Hope Crossing PD.pdf (3,271 KB)