

PLANNING AND ZONING COMMISSION
STAFF REPORT



June 6, 2013

Rezoning case no. RZ13-05: Grant Carrabba

- CASE DESCRIPTION:** a request to change the zoning classification from Agricultural-Open District (A-O) to Residential District – 5000 (RD-5)
- LOCATION:** 12.82 acres of land located east of the intersection of Thornberry and Bullinger Creek Drives
- LEGAL DESCRIPTION:** 12.82 acres of land out of John Austin League A-2
- EXISTING LAND USE:** vacant acreage
- APPLICANT(S):** Grant Carrabba
- STAFF CONTACT:** Maggie Dalton, Staff Planner
- SUMMARY RECOMMENDATION:** Staff recommends **approving** this rezoning request.



AERIAL PHOTOGRAPH (2011):



BACKGROUND:

The applicants are requesting to change the zoning classification from Agricultural-Open District (A-O) to Residential District – 5000 (RD-5) on 12.82 acres of vacant land located east of the intersection of Bullinger Creek and Thornberry Drives. The applicants desire to develop this land with a residential subdivision, specifically, Phase 13 of Austin’s Colony Subdivision. A master plan for Austin’s Colony proposing a low-density residential development at this location was approved by the Planning and Zoning Commission on April 6, 2006.

The A-O zoning classification is intended to provide opportunities for development of low density, detached single-family residences on lots of at least one acre in a suburban or rural setting. This zoning classification is also intended to serve as a holding zone for vacant land areas annexed to the City as well as to protect areas that may be unsuitable for development and to preserve natural open space. The RD-5 zoning classification is intended to provide opportunities for development of detached dwellings on lots of at least 5,000 square feet in size.

RELATION TO BRYAN’S COMPREHENSIVE PLAN:

The City of Bryan adopted a new Comprehensive Plan in January 2007. The plan includes policy recommendations related to the various physical development aspects of the community. These aspects

are supported by a set of goals and objectives. The Comprehensive Plan suggests that low density residential should be located in areas that are protected from (but accessible to) the major roadway in close proximity to schools.

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 RD-5 zoning on these 12+ acres is appropriate at this particular location and is not only in accordance with land use recommendations of the Comprehensive Plan, but also the master plan for the Austin's Colony Subdivision. The master plan proposes more low-density residential developments on the east side of Carter's Creek in this vicinity. Staff believes that single-family residences at this location will promote orderly urban growth in close proximity to Harvey Mitchell Elementary School.

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.

Residential neighborhoods should be planned such that they form cohesive environments oriented toward elementary schools at their core. In this particular case, this proposed low-density residential subdivision is located near Harvey Mitchell Elementary School and will have access to collector streets (Bullinger Creek and Thornberry Drives). Any issues regarding utility capacity will be addressed at the time of development.

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.

The closest vacant land zoned for residential development is located a few hundred feet southwest from the subject property in the subdivision known as Austin's Colony – Phase 12. 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.

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 residential developments are developing at a moderate pace in this vicinity and elsewhere in the City.

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 was approved, staff believes there to be few, if any, effects on other areas designated for similar developments.

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

Staff is unable to identify additional factors other than those mentioned above that might affect health, safety, morals, or general welfare if this rezoning were approved.

RECOMMENDATION:

Based on all these considerations, staff recommends **approving** the requested zone change to Residential District – 5000 on the subject property. RD-5 zoning on this property appears to be consistent with the land use recommendations of the Bryan Comprehensive Plan and the adopted master plan for the Austin’s Colony Subdivision.