**PLANNING AND ZONING COMMISSION**
STAFF REPORT

**August 6, 2015**

**Rezoning case no. RZ15-06: Habitat for Humanity**

**CASE DESCRIPTION:** a request to change the zoning classification from a combination of Planned Development District – Mixed Use (PD-M) and Agricultural – Open District (A-O) to Residential District – 5000 (RD-5)

**LOCATION:** 17.18 acres of vacant land currently zoned a combination of Planned Development District – Mixed Use (PD-M) and Agricultural – Open District (A-O) generally located at the southeastern ends of Imperial Valley and Silkwood Drives

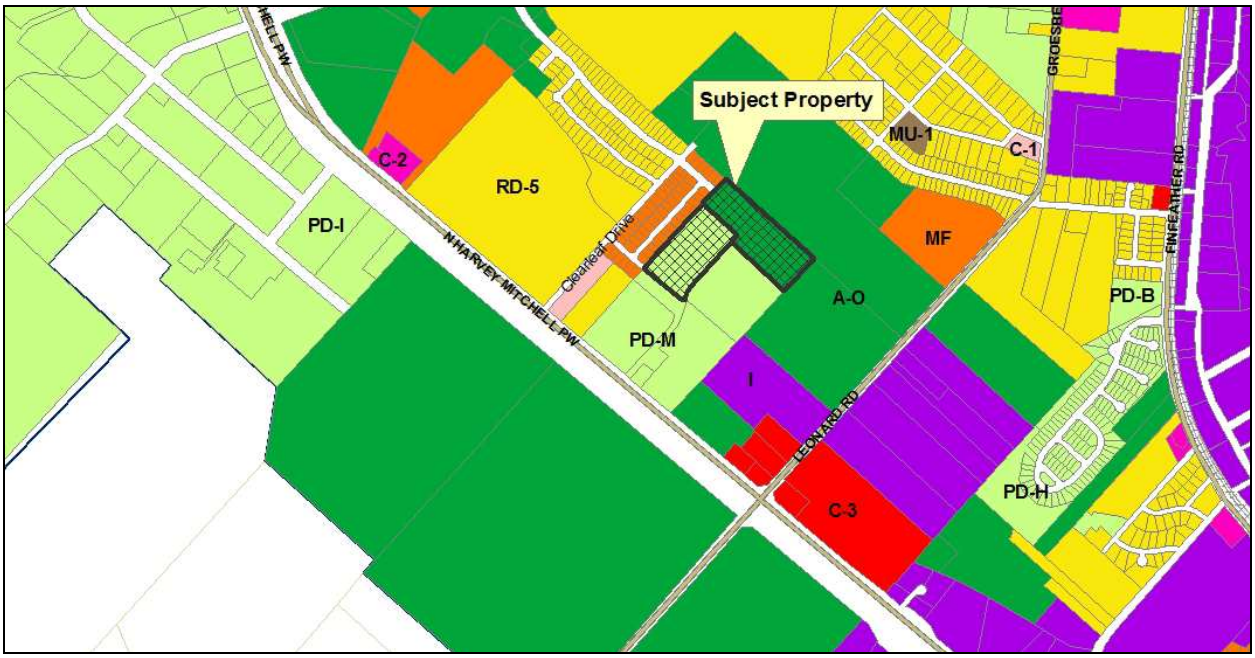
**EXISTING LAND USE:** vacant land

**APPLICANT(S):** Bryan / College Station Habitat for Humanity

**AGENT:** Civil Engineering Consultants – Fred Paine P.E.

**STAFF CONTACT:** Randy Haynes, Senior Planner

**SUMMARY RECOMMENDATION:** Staff recommends **approving** RD-5 zoning on all land encompassed within this request.



**AERIAL PHOTOGRAPH (2013):**

**BACKGROUND:**

The subject property consists of 17.18 acres of vacant land currently zoned a combination of Planned Development District – Mixed Use (PD-M) and Agricultural – Open District (A-O) and is generally located at the southeastern ends of Imperial Valley and Silkwood Drives. The applicants, Habitat for Humanity, are proposing to rezone the property to the Residential District – 5000 (RD-5) with the intention of developing a new residential subdivision (referred to as "Hope Subdivision").

The only developed land directly abutting the subject property lies to the northwest and is the site of the Shadowood Subdivision – Phase 3; a residential area containing duplex and patio home-type structures. The 13-acre Shadowood development was platted in 1982 and classified as a Multiple-Family District (MF) when zoning was originally adopted in Bryan in 1989. Other than the Shadowood Subdivision, the land surrounding the subject property remains undeveloped for distances of between 700 feet and 1500 feet.

The RD-5 District is intended to provide opportunities for development of detached dwelling units on lots of not less than 5,000 square feet in size. Other uses, such as religious and educational facilities, and open spaces are also allowed, to maintain a balanced, orderly, convenient, and attractive residential area. Certain uses, such as duplexes, if developed in a compatible manner, may be allowed with prior approval of a Conditional Use Permit by the Planning and Zoning Commission.

**COMPREHENSIVE PLAN:**

The City of Bryan adopted the Comprehensive Plan Update in 2007. The plan is the framework for the establishment of zoning and other regulatory tools. The current 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 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. The Planning and Zoning Commission should also consider the following when making its recommendation regarding this proposed zoning change:

*Chapter 5: Land Use*

5.5 Use-Specific Land Use Policies

Low Density Residential land serves to provide housing and living units for a variety of people with a range of incomes and needs. It predominantly consists of detached single family dwellings but may consist of other housing types as long as densities remain low; up to 8 dwelling units per acre. These uses should be located in areas that are:

- Protected from but accessible to the major roadway network, commercial establishments, work places and entertainment areas;
- Accessible to collector and arterial streets, but directly access only local streets; and,
- Not adjacent to major arterials and freeways without adequate buffering and access management.

5.6 Goals, Objectives and Action Statements

Goals, objectives and action statements were developed to address land use concerns facing Bryan in the next twenty years.

GOAL #4: PROMOTE QUALITY AFFORDABLE HOUSING DEVELOPMENT.
Objective: Encourage the development of affordable housing tailored to the particular needs of the community.

*Action Statement 2:* Seek the dispersal and integration of low-income housing through infill and small subdivision development.

**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 contends that residential use at this location will generally be compatible with land uses on surrounding properties. RD-5 Zoning will create a more orderly zoning pattern and allow for useful and orderly urban development in this vicinity. The subject property is located adjacent to the southeast of the Shadowood Subdivision that is zoned and developed for multi-family residential use. Staff believes that single-family residences at this location will promote orderly urban growth in close proximity to Jane Long Middle School and Henderson Park, in accordance with the land use recommendations of the Comprehensive Plan.**

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 believes that RD-5 zoning on these 17.18 acres is appropriate at this particular location and is in accordance with land use recommendations of the Comprehensive Plan. Staff believes that single-family residences at this location will promote orderly urban growth in close proximity to Jane Long Middle School and Henderson Park. The new subdivision will have close access to the major road network, accessed via Clear Leaf Drive, which is classified as a major collector street on Bryan's Thoroughfare Plan. While neither water nor sanitary sewer infrastructure is currently present on the subject property, connection points lie adjacent and adequate capacity exists to serve the proposed 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.

   **Staff finds that there is ample vacant land that could be appropriately classified for similar development in the vicinity and elsewhere in the City. Staff is unable to discern special circumstances that may make such vacant land 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.

   **The area surrounding the subject property has been slow to develop over the past twenty years. Staff contends that due to the general demand for residential lots city-wide, there is an increased demand for land zoned for residential development in this area.**

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 zoning change were approved, staff believes there will be no effects, negative or otherwise, on other areas designated for similar development. The subject property has remained undeveloped since the City adopted zoning in 1989. Staff contends that the proposed change in zoning classification and subsequent development of the subject property could have the effect of increasing property values and demand of the surrounding parcels.**

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

   **Staff does not believe this proposed development would adversely affect health, safety, morals, or general welfare. Residential development on the subject property is likely to have minimal direct detrimental impacts on adjacent properties.**

**RECOMMENDATION:**

Staff recommends **approving** RD-5 zoning as requested by the applicants.