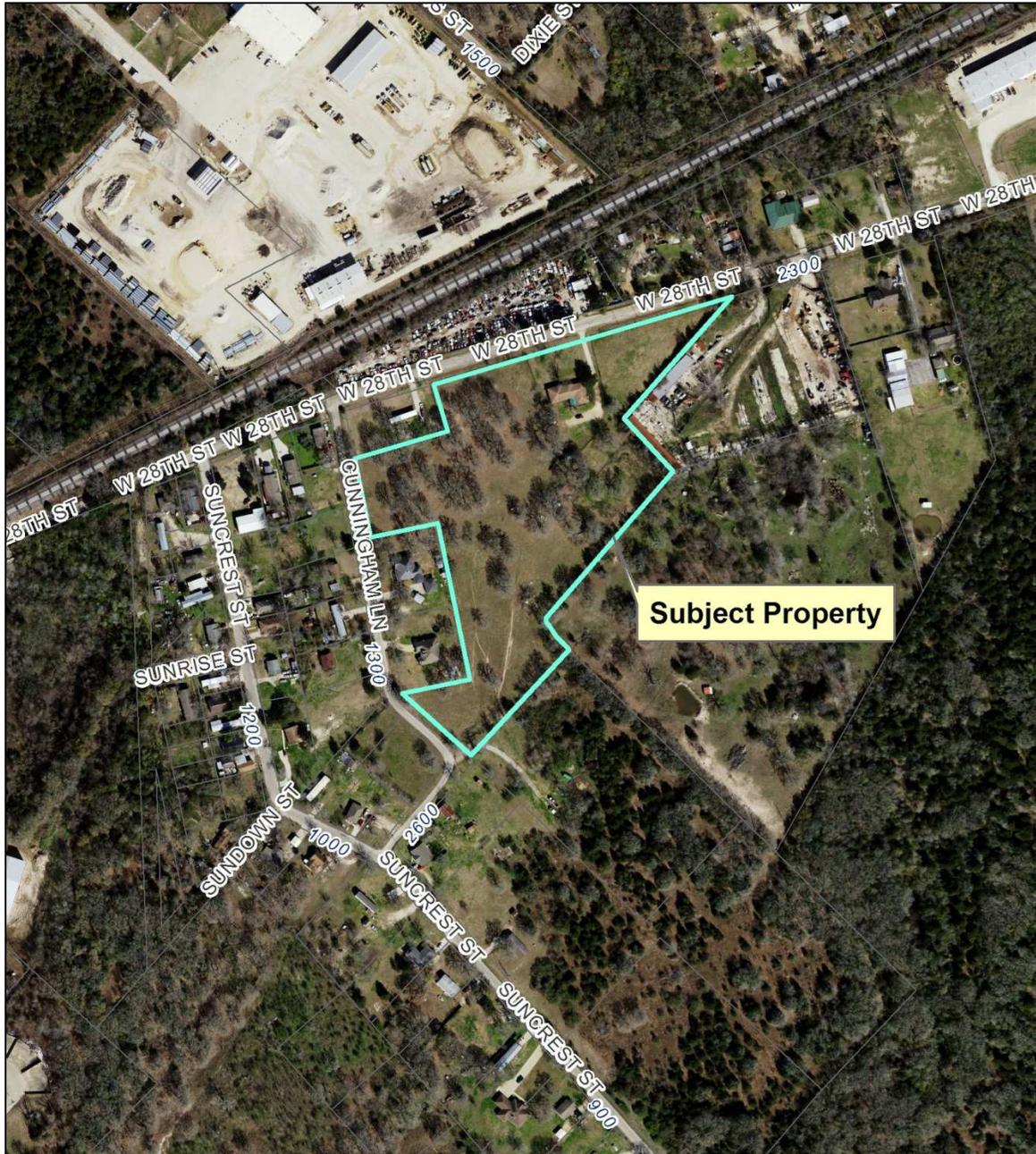


AERIAL PHOTOGRAPH, 2015:



EXCERPT FROM REZONING APPLICATION:

Rezoning Supplement A



Minimum Requirements:

- Metes and Bounds description of property
- If Planned Development required, then include 15 folded copies and a .pdf of the development site plan

Please list the reasons for this rezoning request:

Property is currently being used as a residential site and will be creating additional lots for residential use.

List the changed or changing conditions in the area or City which make this zone change necessary:

portions of the original parent tract have already been platted and rezoned to mixed use residential. The area to the west and south are currently residential use - southeast area is undeveloped at this time.

Indicate whether or not this zone change is in accordance with the Future Land Use Plan. If it is not, explain why the Plan is incorrect:

yes - (as shown on the land use Policy map 2006-2007)

List any other reasons to support this zone change:

BACKGROUND:

The applicant, Mrs. Linda Cunningham Guyden, is requesting to change the zoning classification on 9.081 acres of land adjoining the south side of West 28th Street located generally southeast of the intersection West 28th Street and Cunningham Lane, from Industrial District (I) to Mixed Use Residential District (MU-1). The subject property is located in an area that has developed over the years as a patch work of residential uses and locally-owned, quasi industrial/commercial uses. The property located directly east of the subject property, along West 28th Street is also zoned Industrial District (I) and is developed as a salvage yard. Property further east is zoned Residential District – 5,000 (RD-5) and developed with a single-family residence that also has an auto repair shop (“AJ’s Transmission”) located on the same property. Directly north of the subject property, across West 28th Street, lies another auto salvage yard (“Cruz Salvage Yard”) and smaller single-family residential uses on land that is zoned Industrial District. Cunningham Lane abuts portions of the western side of the subject property and is adjoined by properties that are zoned I, MU-1 or RD-5 District and occupied by single-family homes. The area to the south of the subject property is mainly vacant, undeveloped land zoned Agricultural-Open District (A-O).

The subject property is the remaining portion of a larger 11-acre tract that has been subdivided and rezoned for residential use over the past 15 years. The property has been zoned Industrial District since 1989 when the City of Bryan adopted zoning regulations. The owner is requesting the change in zoning classification to MU-1 District to further subdivide the property for future residential development.

RELATION TO BRYAN’S COMPREHENSIVE PLAN:

The City of Bryan Comprehensive 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 Planning and Zoning Commission should consider the following when making its recommendation regarding this proposed zoning change:

Chapter 5: Land Use

5.5. Land Use Policies

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.

Redevelopment and Infill Policies

Policy statements:

- The City of Bryan will encourage and promote compatible infill and redevelopment in areas where these activities will benefit the city as a whole and the area specifically.

- Residential redevelopment and infill shall be sensitive to the context within which it occurs. Contextual standards shall be included to ensure compatibility with surrounding residential areas, to include lot size, setbacks, density, building height and mass and architectural design.

Land Use Goal #1:

Achieve a balance of land uses within the city.

Land Use Goal #1, Objective A:

Achieve a sustainable mix of land use types in suitable locations, densities and patterns.

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 and their relationship to general area and the City as a whole.

Staff contends that due to the mix of residential and commercial properties located in the immediate vicinity of the subject property that the proposed change from Industrial District (I) to a Mixed Use – Residential (MU-1) zoning classification is an appropriate change in land use and consistent with the land use recommendations of the Comprehensive Plan. The Comprehensive Plan encourages providing housing units for a variety of people with a range of income and needs and promoting compatible infill that is sensitive to the context within which it occurs.

The Industrial zoning classification is the one that allows the most intense land uses in the City of Bryan, allowing uses such as salvage yards, manufacturing plants, flea markets, commercial industries, and concrete or asphalt batching plants. While there are industrial and commercial uses currently located in the vicinity of the subject property, staff maintains that changing the land use classification from industrial to residential, in this particular case, provides better land use protections to neighboring properties. More homes are needed in this area to help build and maintain a viable residential environment. Changing the zoning classification on the subject property to MU-1 District may encourage such new housing.

2. Whether there is availability of water, wastewater, storm water, and transportation facilities generally suitable and adequate for the proposed use.

The subject property has direct access to water and wastewater services, both of which are located along West 28th Street and Cunningham Lane. Development of the subject property may require the extension of public water service. Any issues regarding capacity and utility extensions 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.

Staff believes that this zone change request, if approved, would not make land classified for similar development in the vicinity and elsewhere in the City unavailable for residential 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 the rate at which land is being developed in the vicinity of the subject property has been slow to none. Other areas zoned MU-1 District seem to have experienced a similar growth pattern.

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.

As stated above, the areas in the immediate vicinity of the subject property is a mix of property zoned Industrial and MU-1 Districts. Approving the requested change in zoning classification on the subject property will allow it to develop for residential purposes. This requested change in zoning classification should no effect on the development potential of other properties designated for similar development in the area.

6. Any other factors which will substantially affect the health, safety, morals, or general welfare.

Changing the zoning to a residential zoning classification on this property will affect the future developability of adjacent land, due to adopted buffer-area requirement. Staff is unable to discern other factors resulting from this requested zoning change that will affect health, safety, morals or general welfare.

RECOMMENDATION:

Based on the reason stated above, staff recommends **approving** this request to change the zoning classification of the subject property from Industrial District (I) to Mixed Use – Residential District (MU-1).