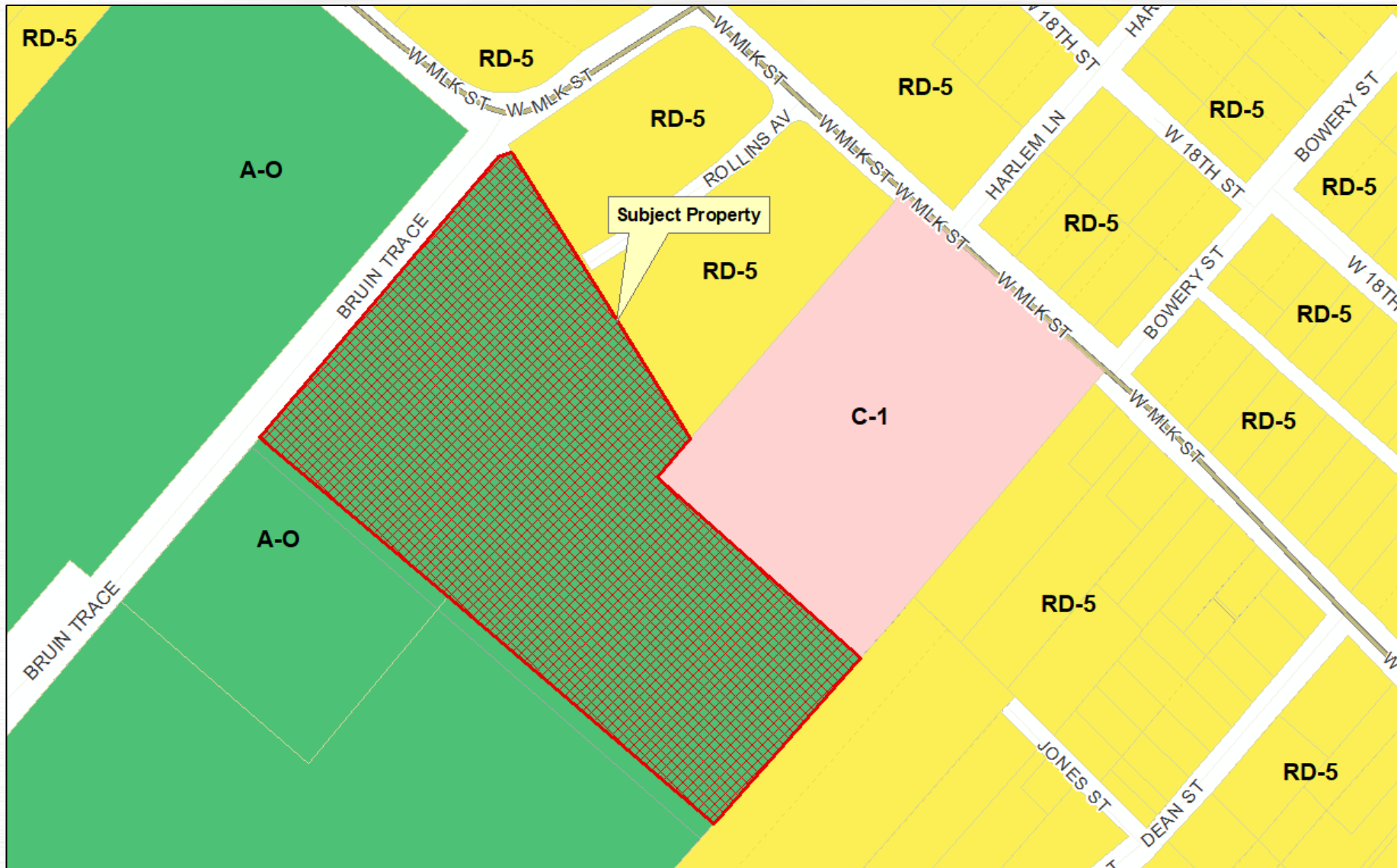


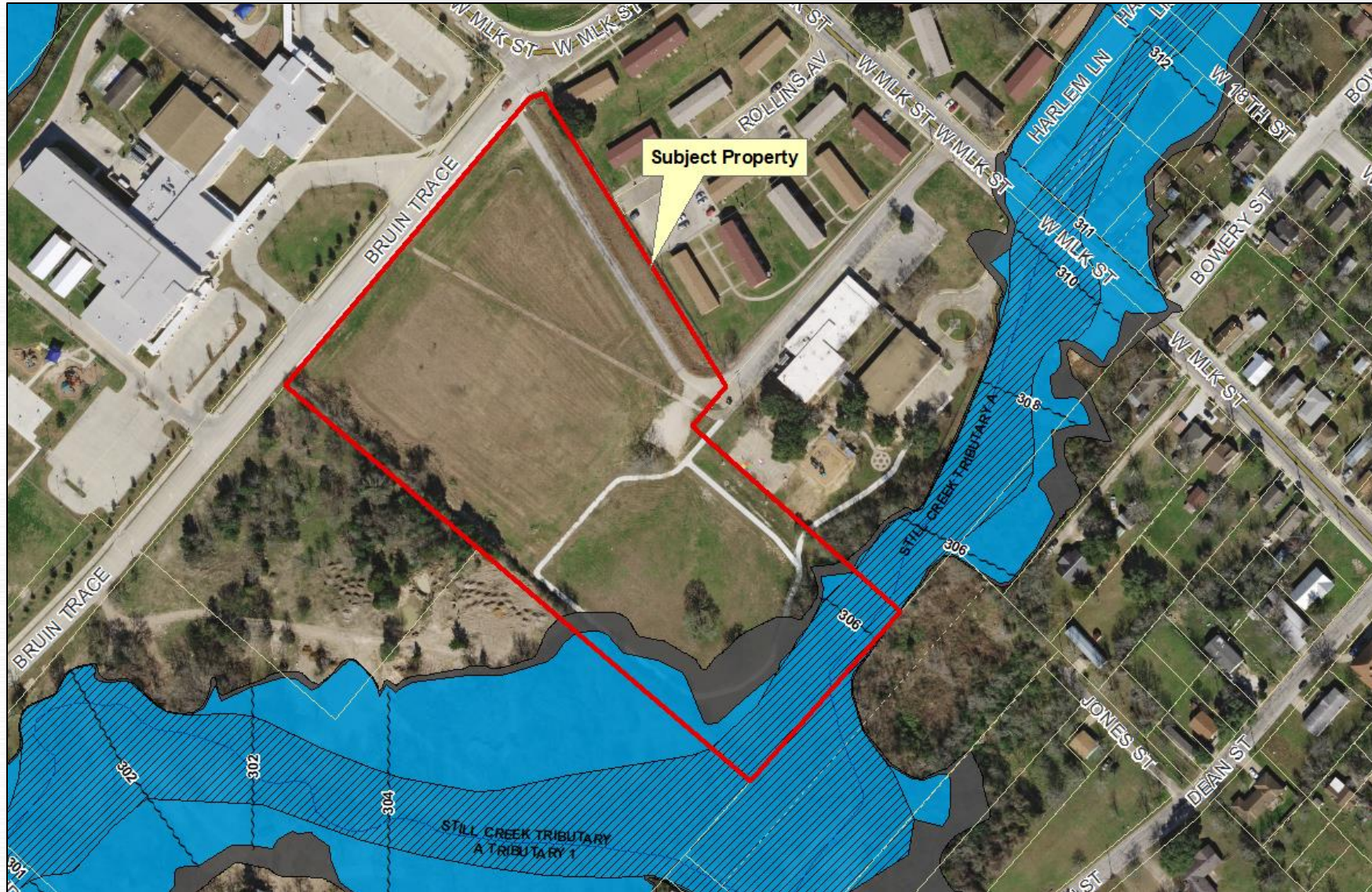
Rezoning Request RZ19-05

Public hearing, presentation, and consideration of the first and only reading of an ordinance to change 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.

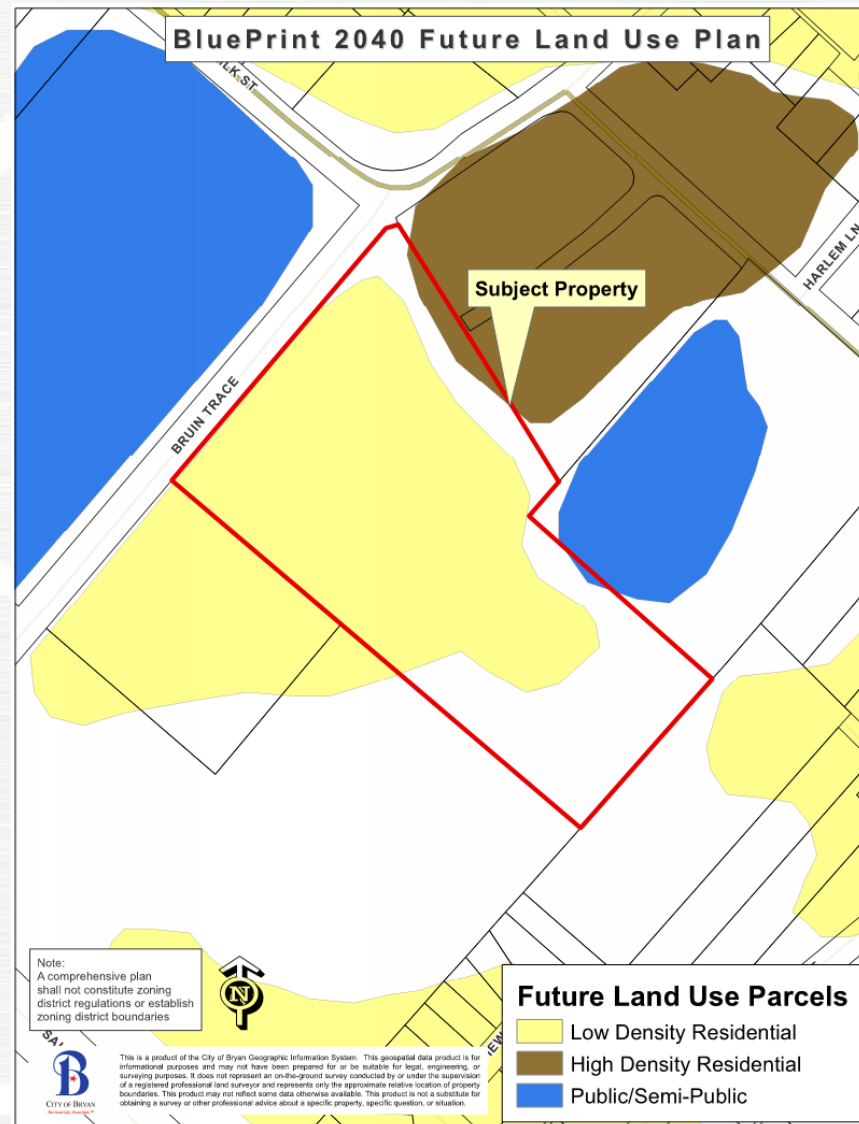
Rezoning RZ19-05: Greens Prairie Investors, Ltd.



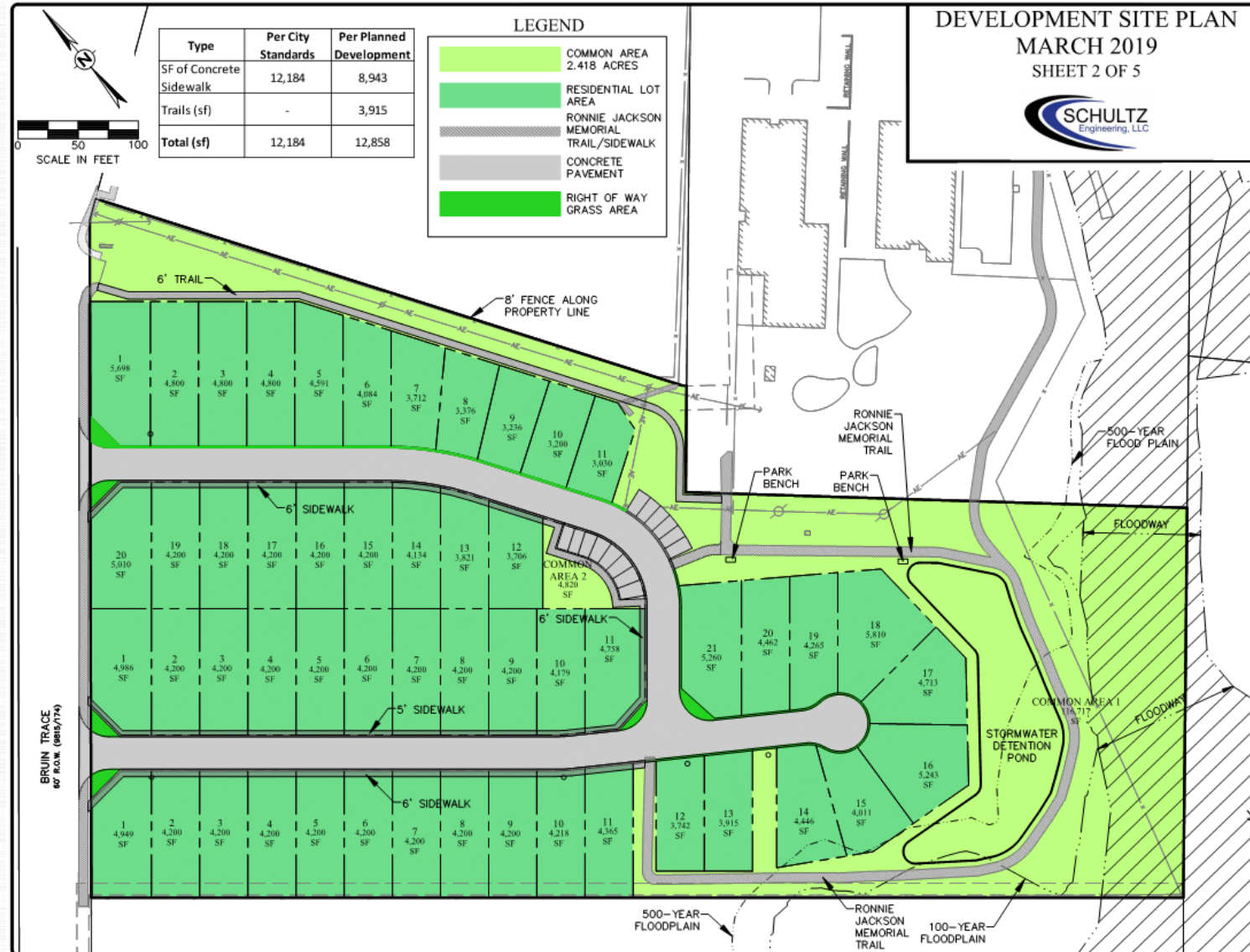
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Proposed deviations from City standards

- 2 parking spaces per lot
- A reduced front and side setback
- A reduced right-of-way
- Reduced minimum lot width, depth, and area
- Sidewalks on one side of the street
- Removal and relocation of a portion of the existing trail

Rezoning RZ19-05: Greens Prairie Investors, Ltd.

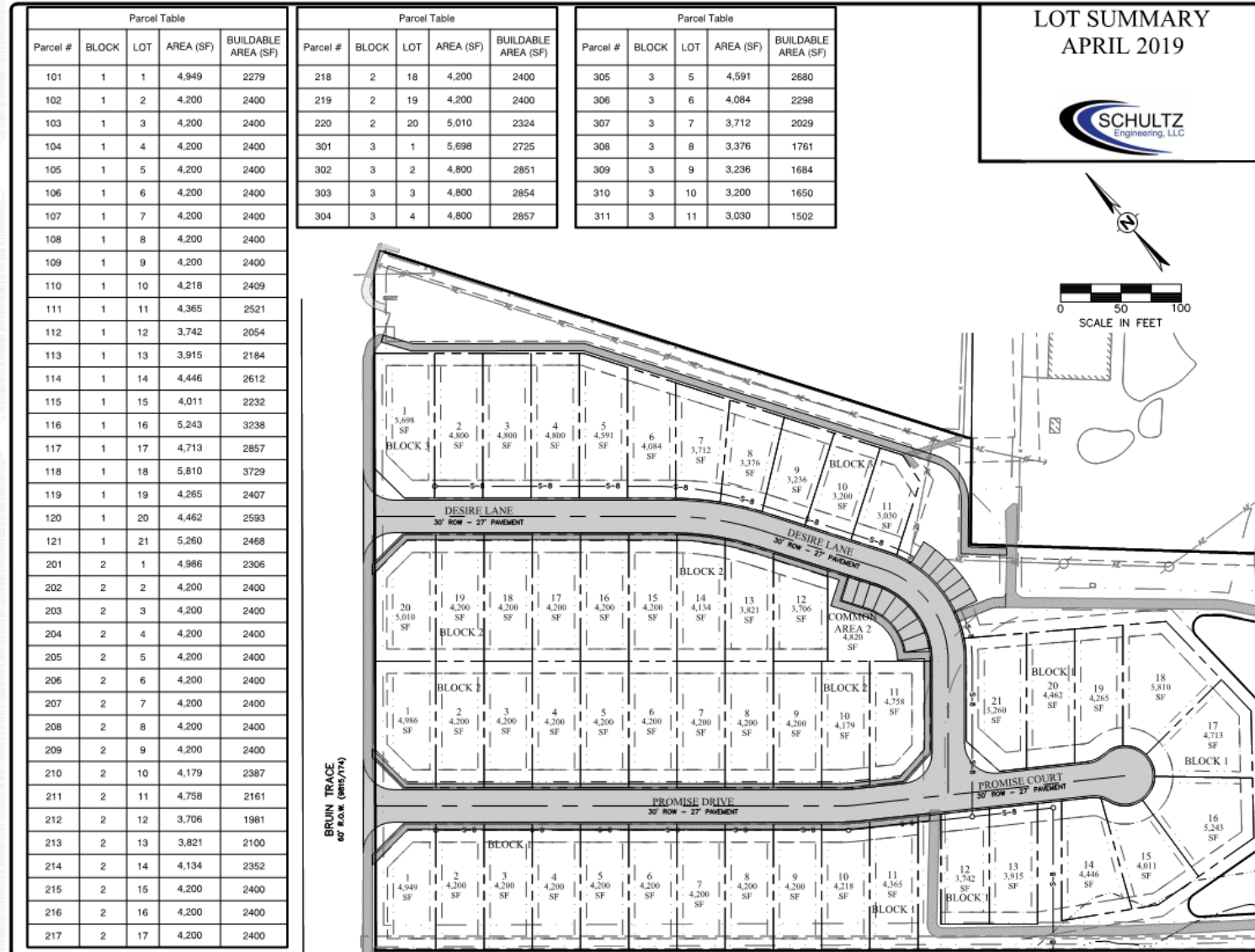
Proposed additional development standards

- 14 off-street parking spaces
- Driveways built in “pairs”
- 65% cement masonry finish
- 20% masonry façade (brick or stone)
- Extension of trail
- Limit home size on 8 smallest lots (2 bedrooms)
- Fire Marshall’s AC unit location restriction
- 2-inch caliper trees

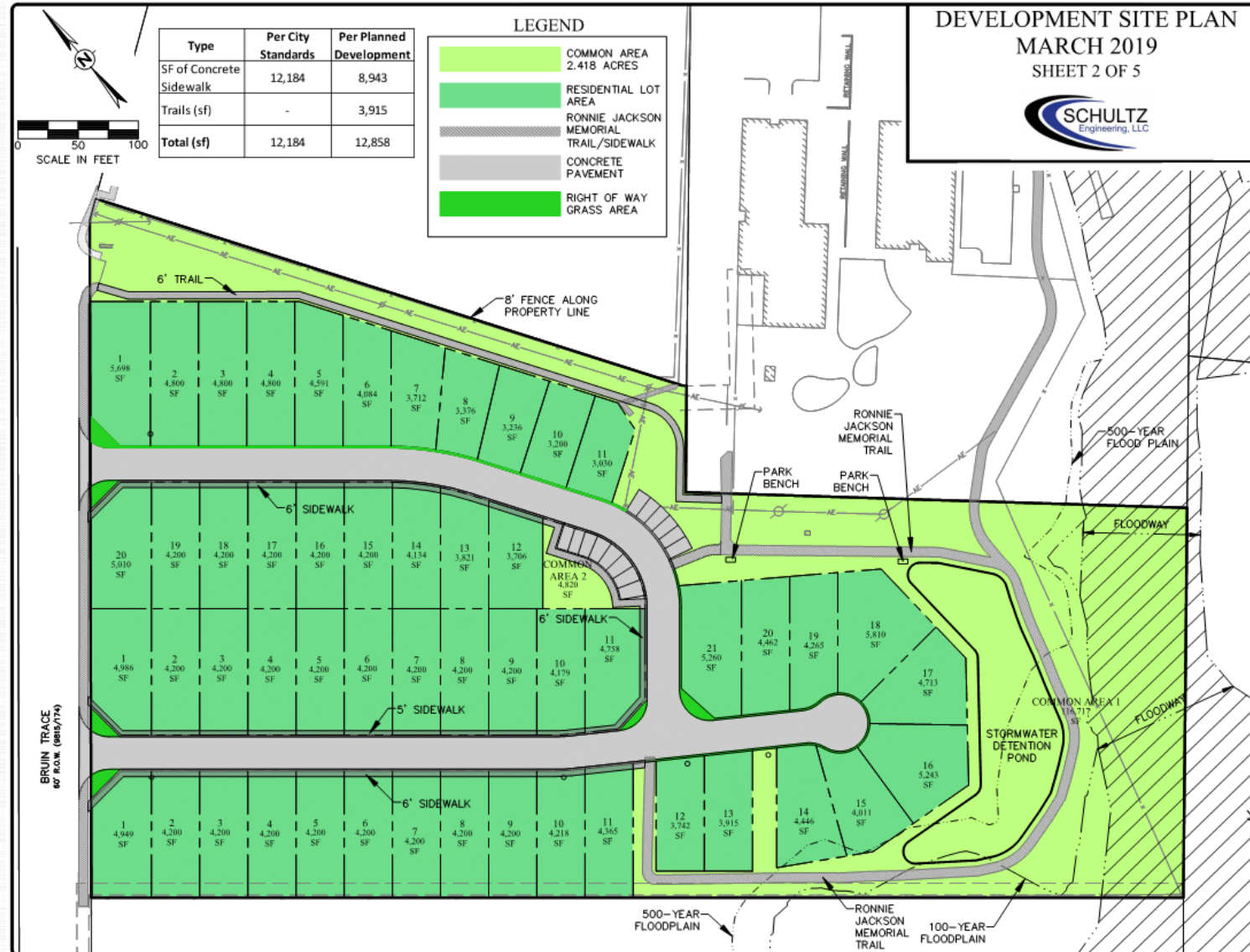
Rezoning RZ19-05: Greens Prairie Investors, Ltd.

Proposed lot layout

- Smallest lot area: 3,030 sq. ft.
 - Buildable area: 1,502 sq. ft.
- Smallest lot depth: 75 feet
- Smallest lot width: 40 feet



Rezoning RZ19-05: Greens Prairie Investors, Ltd.



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Questions