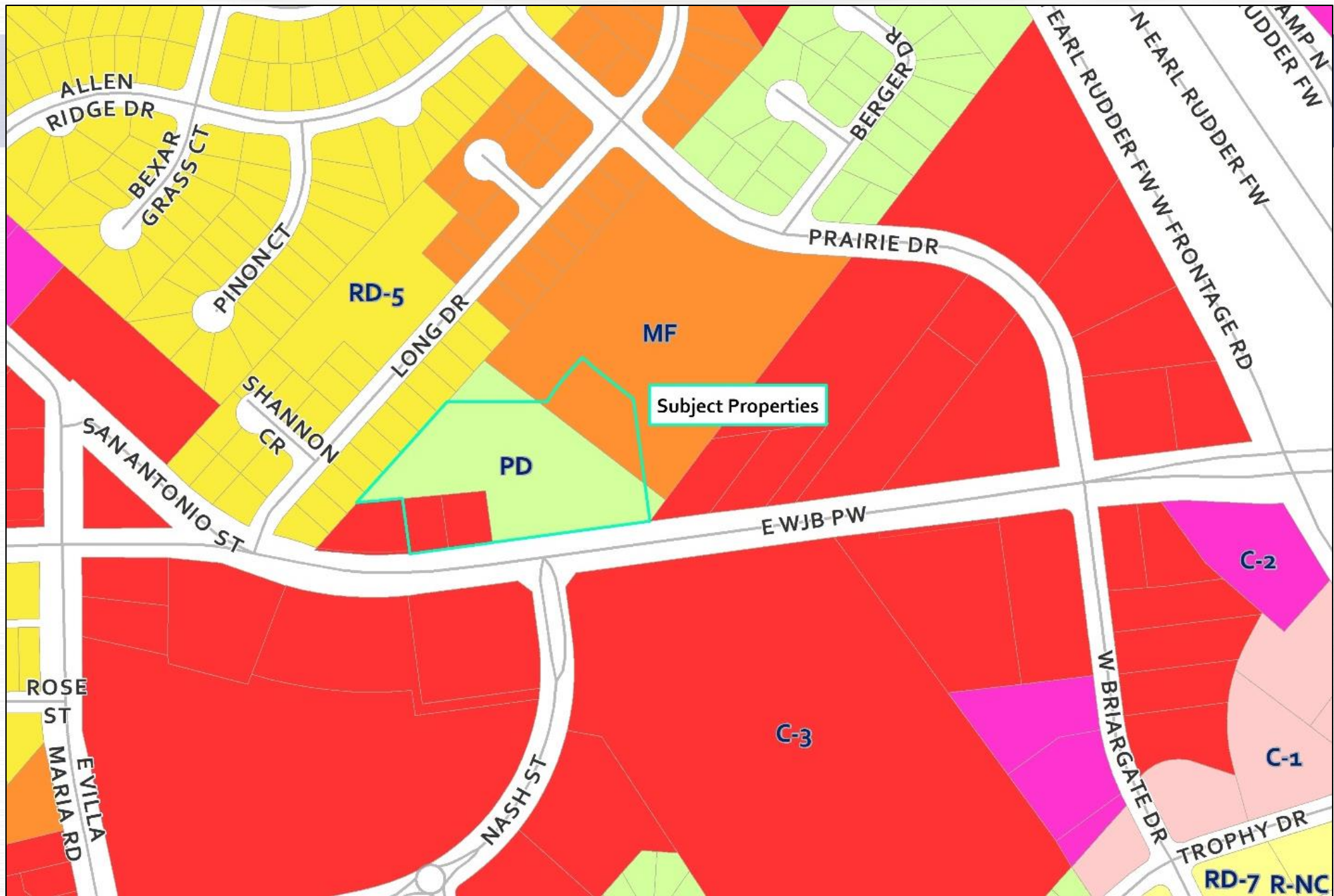


Rezoning RZ22-09: Brightwork Real Estate

A request to change the zoning classification from a combination of Commercial District (C-3), Multiple-Family Residential (MF), and Planned Development – Mixed Use District (PD-M) to Retail District (C-2) on 4.48 acres of land, being Lots 1 and 2 of Fullers Subdivision, as well as property out of the John Austin League, A-2, adjoining the north side of the intersection of East William Joel Bryan Parkway and Nash Street in Bryan, Brazos County, Texas.

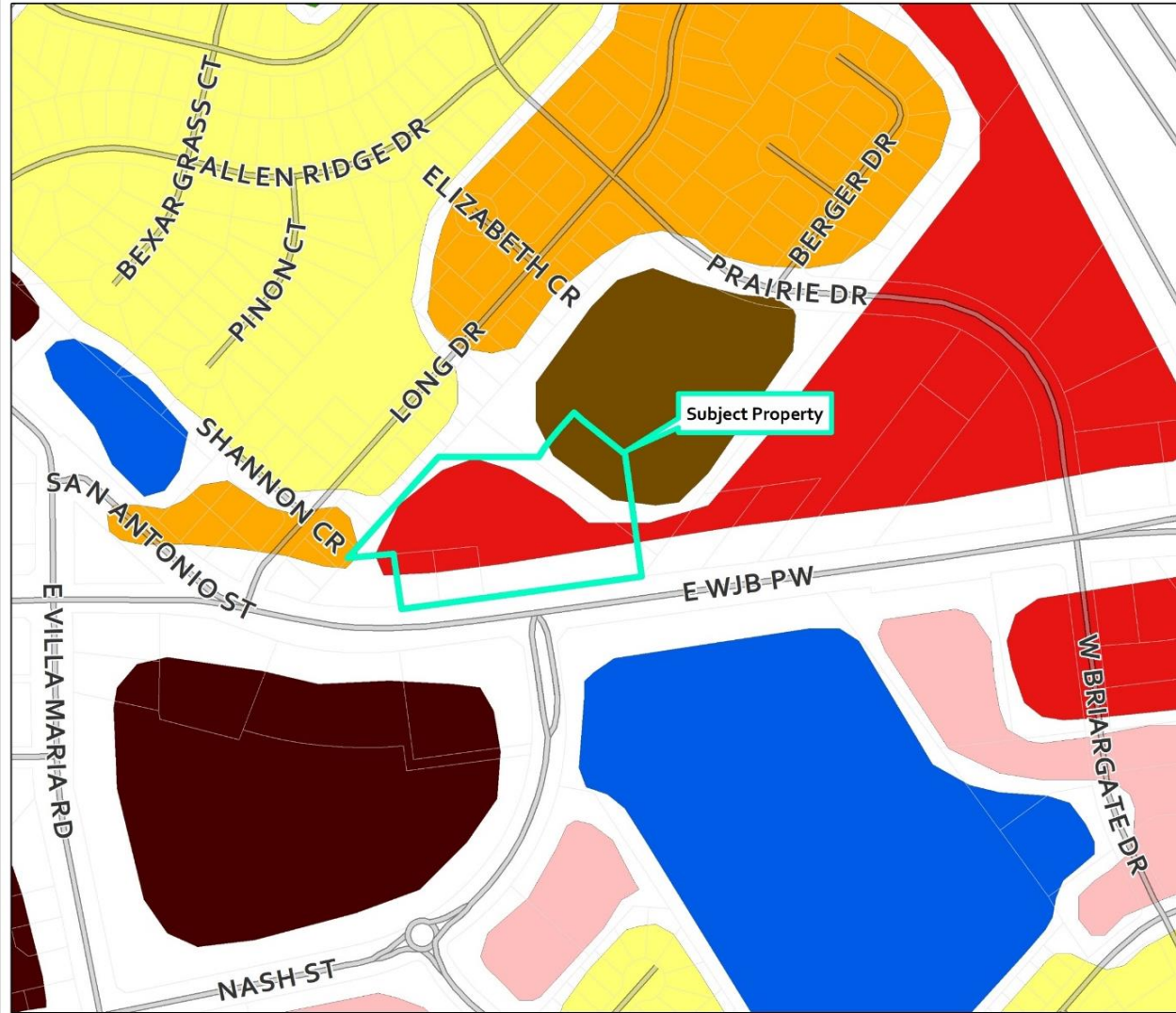




Rezoning RZ22-09: Brightwork Real Estate

- Request to accommodate a planned convenience store with gas station and retail space.
- The Planning and Zoning Commission **unanimously recommends approval** of this rezoning request at its June 2, 2022 regular meeting.
- BluePrint 2040's Future Land Use Plan suggests that this area is ideal for retail development.
- Rezoning will support orderly urban growth in this vicinity, and allow for a more efficient pattern of development by allowing for retail development along a Bryan gateway.

BluePrint 2040 | Future Land Use Plan



Note:
A comprehensive plan shall not
constitute zoning district regulations
or establish zoning district boundaries



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- Bryan City Limits
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Office

- Retail
- Commercial
- Parks and Open Space
- Public/Semi-Public



0 90 180 360
Feet

Rezoning RZ22-09: Brightwork Real Estate

A large, light gray background logo consisting of the letters 'R' and 'B' in a stylized, rounded font. A white five-pointed star is positioned in the center of the 'B'.

Questions