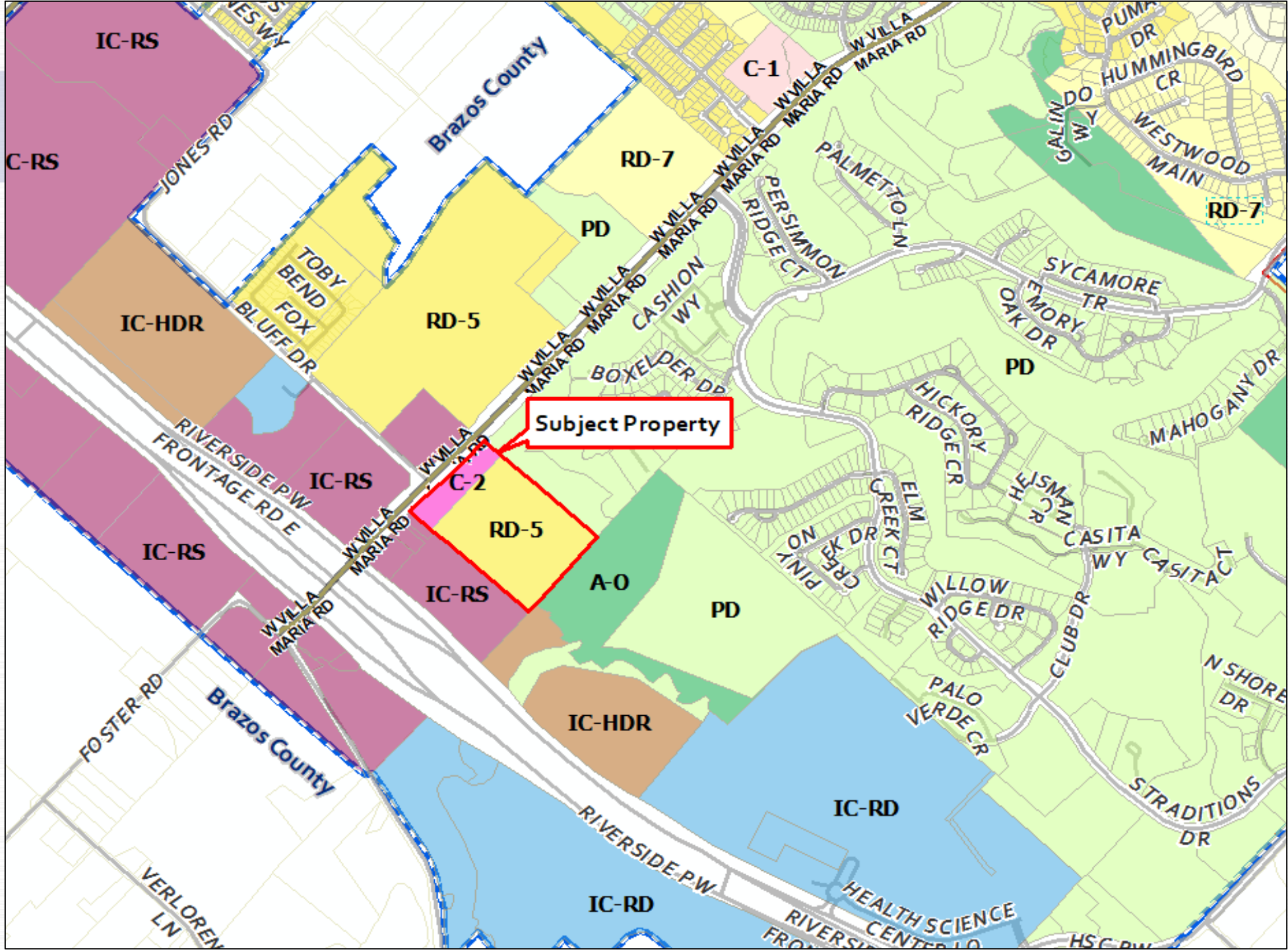


Rezoning RZ22-19: Luminous Capital, LLC

Public hearing and first and only reading of an ordinance to change the zoning classification from Retail District (C-2) and Residential District – 5000 (RD-5) to Planned Development – Mixed-Use District (PD-M) on 33.77 acres of vacant land out of the T.J. Wooten League, located southeast of the intersection of Jones and West Villa Maria Roads in Bryan, Brazos County, Texas.

Rezoning RZ22-19: Luminous Capital, LLC

- 33.77 acres of vacant land
- Current zoning is a combination of C-2 and RD-5 District.
- Applicant is requesting change to PD-M District.
- Proposes to construct a resort-style residential community with retail space reserved adjacent to West Villa Maria Road.





Subject Property

JONES RD

W VILLA MARIA RD

BAL SANCT
BLUE BELLE

RIVERSIDE PW
FRONTAGE RD E

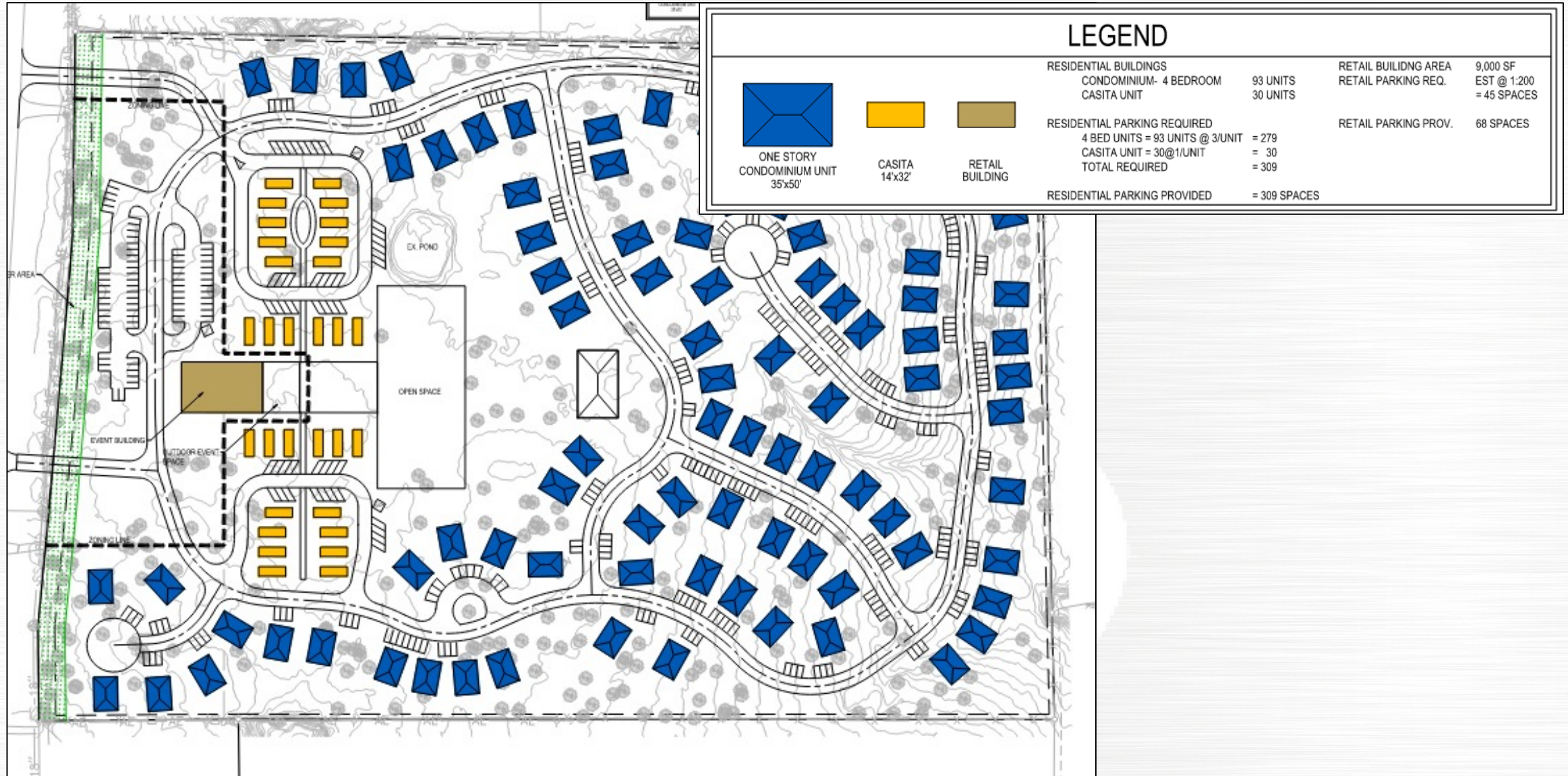
RIVERSIDE PW

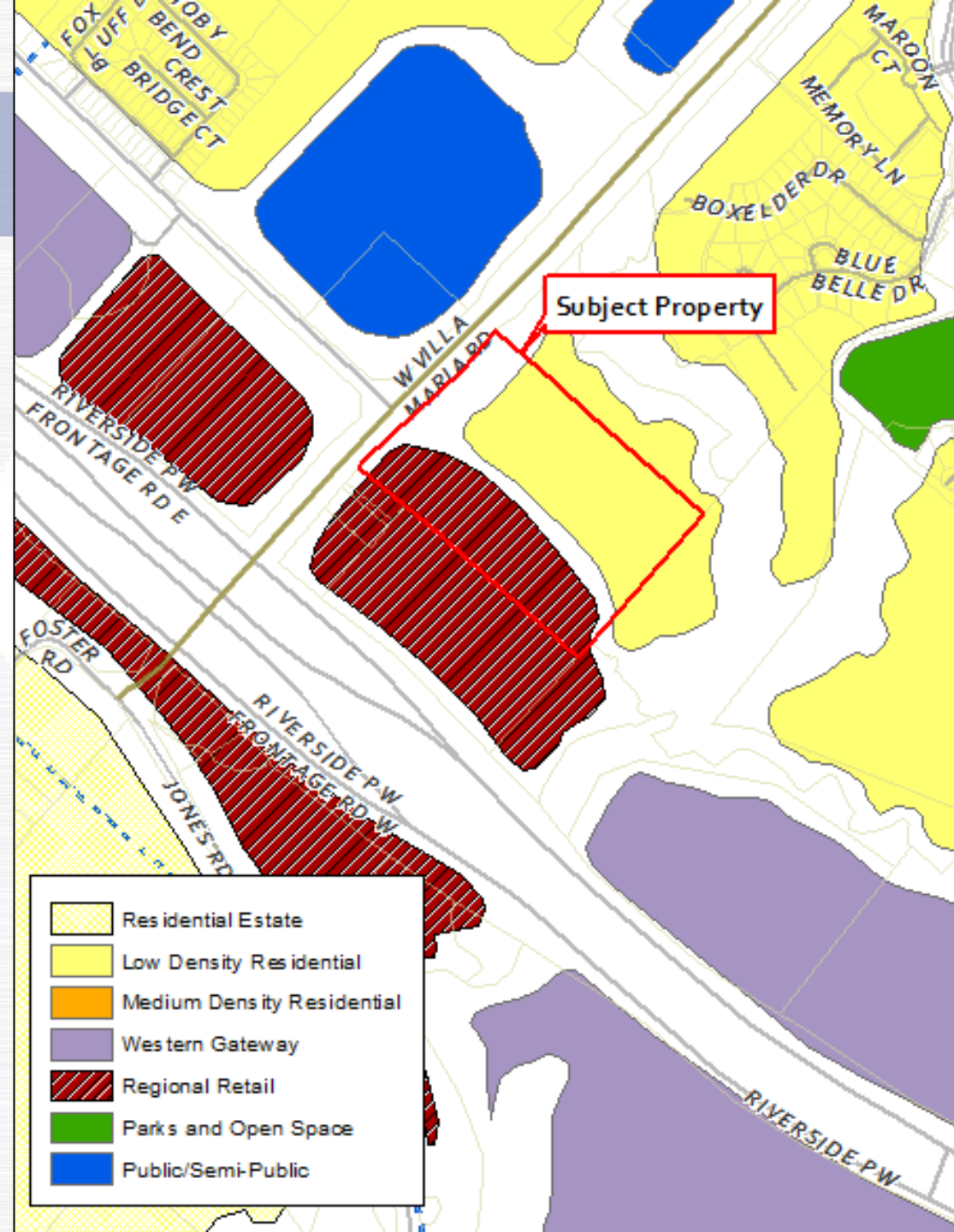
RIVE
FR

Rezoning RZ22-19: Luminous Capital, LLC

- **Planning Area A**
 - 30 acres.
 - Location for residential uses.
 - 375 square feet (casitas) to 2,500 square feet (detached dwellings)
 - intended for both short-term rentals and permanent residency.
- **Planning Area B**
 - 2 acres.
 - retail uses.
- Approximately 0.9 acres of **landscape buffer area** will be maintained adjacent to W. Villa Maria Road.

Rezoning RZ22-19: Preliminary Layout





Rezoning RZ22-19: Luminous Capital, LLC

- The Planning and Zoning Commission **unanimously voted to recommend approval** of the request (January 5, 2023).
- The proposed layout for development ensures appropriate buffer of low-density residential from West Villa Maria Road, a major collector roadway, in accordance with Comprehensive Plan land use recommendations.
- The incorporation of retail uses adjacent to West Villa Maria Road will also support the goals of the adjacent **Innovation Corridor**, approved by City Council in October 2022, by providing high-quality urban amenities to the public.

Rezoning RZ22-19: Luminous Capital, LLC

A large, light gray watermark logo consisting of the letters 'L' and 'B' intertwined. The 'L' is on the left and the 'B' is on the right. A white five-pointed star is positioned in the center where the two letters meet.

Questions?