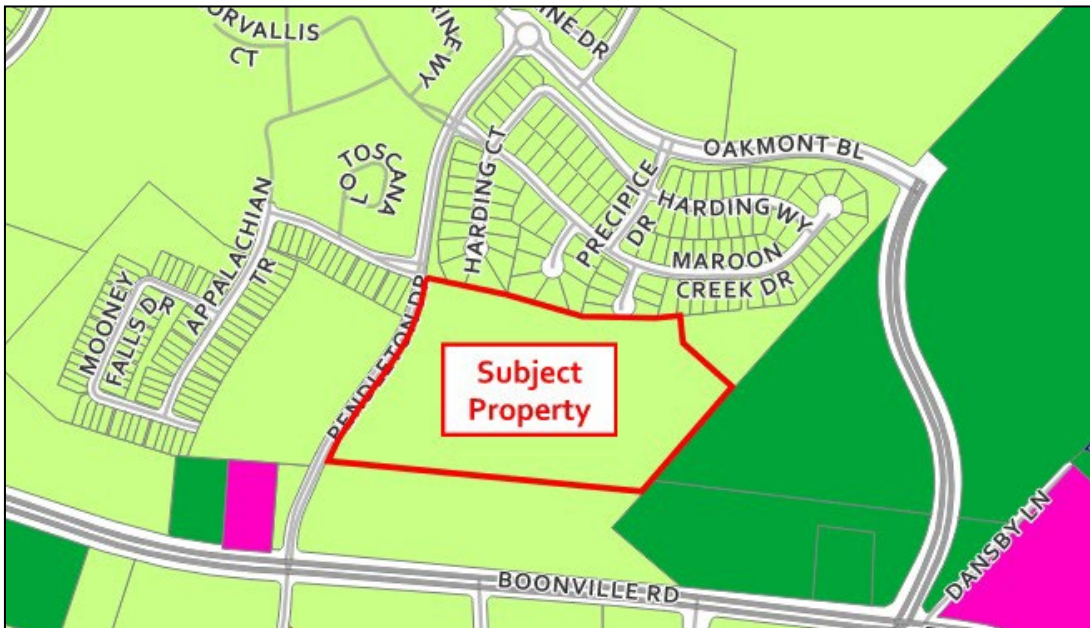
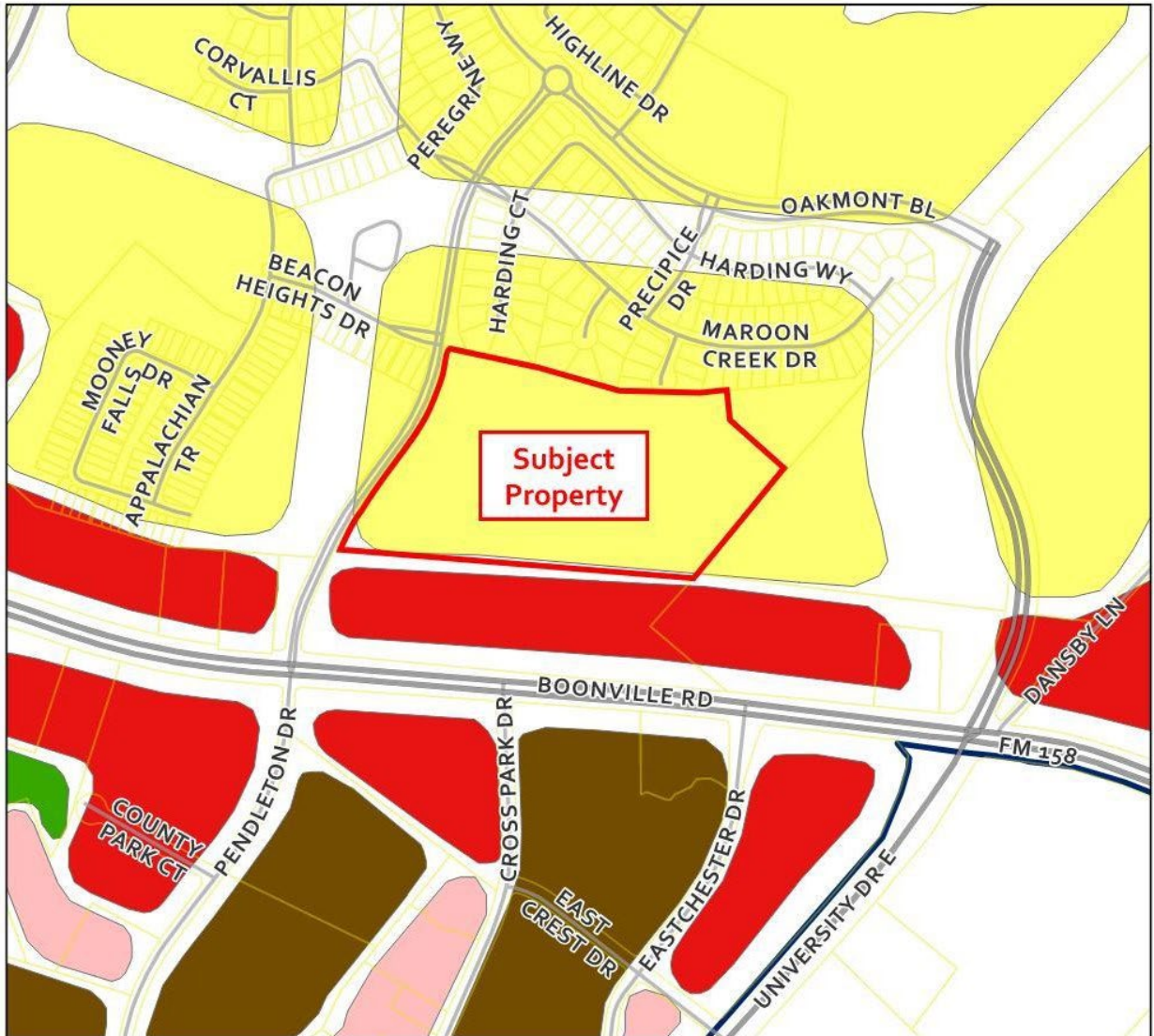


LOCATION MAP & AERIAL



FUTURE LAND USE PLAN (BLUEPRINT 2040)

BluePrint 2040 | Future Land Use Plan



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

- | | |
|--|--|
|  Low Density Residential |  Retail |
|  High Density Residential |  Parks and Open Space |
|  Office |  BRYAN CITY LIMITS |



WRITTEN CITIZEN COMMENT FROM MIKE CONNOR, DATED OCTOBER 30, 2023

From: Connor, Michael
Sent: Monday, October 30, 2023 10:11 AM
To: Planning Services Web
Cc: Johnson, Benjamin
Subject: CUP case no. CU23-10: Adam Development Properties, LP
Attachments: [Planning & Zoning Comments 11-2-23.docx](#)

I received the Notice of Public Hearing regarding this case, but will be out of town this Thursday and unable to attend the Planning & Zoning Commission meeting. Attached are my written comments. Thank you for the notice and the opportunity to provide comments regarding this request. Please contact me if you have any questions.

Mike Connor, CEM, CDSM
Senior Energy Accounts Manager
Bryan Texas Utilities
979.821.5830
www.btutilities.com



Conditional Use Permit case no. CU23-10: Adam Development Properties, LP

My name is Mike Connor and my wife, Sheila, and I live at 4201 Kalalau Ct in the Oakmont subdivision. Thank you for the opportunity to offer written comments in opposition to this case.

In 2018, before the streets were even built, Sheila selected the lot for two reasons. One, it was the largest lot in that phase of the subdivision and two, she was told by Adam Development Properties that there would always be a greenspace behind the lot, since it was zoned Planned Development – Mixed Use. Our custom home was one of the first ones completed and occupied in 2019.

One of the things we love about our home is the outdoor space that we have created in our backyard over the past four years. We enjoy sitting on our back porch in the evenings, entertaining friends, or just spending time together. We have two bird feeders and a bird bath in our backyard, so we always have an abundance of birds there. Honey bees love the flowers that Sheila has planted and hummingbirds always make an appearance two times each year during their migration.

Now, Adam Development Properties has decided to destroy that greenspace in order to build 97 additional homes directly behind us. Doing this will eradicate the wildlife habitat in the greenspace and ruin our peaceful backyard environment. When Adam Development Properties cleared the greenspace behind Appalachian Trail for Phase 2C, I heard horror stories from residents on Appalachian Trail about their back porches covered in ash from the piles of wood that were burned. I shudder to think about our outdoor space also covered in ash and our house smelling of smoke when the greenspace behind us is burned. We certainly do not look forward to the constant noise of construction in our backyard for who knows how long.

In addition, the proposed plan would now place two houses up against our back fence. The lot sizes will only allow for small, cheap, starter homes to abut what are now the largest, most valuable lots in the development and would devalue our property.

Four years ago, we detrimentally relied upon the word of Adam Development Properties when we built our home in Oakmont. The destruction of the greenspace behind us will not only affect our lifestyle, but will negatively impact the future value of our home. For these reasons, we respectfully ask the Planning and Zoning Commission to deny Adam Development Properties' request for approval of a Conditional Use Permit to allow the construction of detached single-family residential dwellings on the property. Thank you very much.

WRITTEN CITIZEN COMMENT FROM KEVIN TEMPLIN, DATED OCTOBER 30, 2023

From: [REDACTED]
Sent: Monday, October 30, 2023 2:39 PM
To: Planning Services Web <planning@bryantx.gov>
Subject: Bryan Planning and Zoning Commission Regular Meeting

Notice: EXTERNAL EMAIL! Phishing = #1 threat to Cyber Security. Is this a phishing email? – Look again!

How do I submit written comments on an agenda item for the Planning and Zoning Commission Meeting scheduled for 11/2/2023?

Kevin Templin

From: Johnson, Benjamin <bjohnson@bryantx.gov>
Date: Monday, October 30, 2023 at 2:55 PM
To: [REDACTED]
Subject: RE: Bryan Planning and Zoning Commission Regular Meeting

Hello Kevin,

This is Benjamin Johnson, Staff Planner from the City of Bryan. Thanks for submitting your inquiry to us!

For submitting your written comments, you can reply to this email and send those over to me. I will then add them into the appropriate meeting folder for the coordinated case number. These comments, along with any other feedback received from the public, will be presented to the Planning & Zoning Commission during the meeting on November 2nd, 2023. We greatly appreciate your input on this matter.

Please let me know if you have any further questions or concerns, thanks!

Benjamin T. Johnson
Staff Planner



Development Services - City of Bryan, Texas
bjohnson@bryantx.gov
979.209.5030
www.bryantx.gov

How are we doing? Take our 2-minute survey: www.bryantx.gov/dev-survey.

The Development Services Department will be CLOSED on Tuesday, November 7, from 7:45am until 1pm for staff training.

For building permits and inspections, please visit our online portal at www.citizenserve.com/cityofbryantx

From: [REDACTED]
Sent: Monday, October 30, 2023 8:26 PM
To: Johnson, Benjamin
Subject: Re: Bryan Planning and Zoning Commission Regular Meeting

Notice: EXTERNAL EMAIL! Phishing = #1 threat to Cyber Security. Is this a phishing email? – Look again!

Benjamin,

My comment/question is in reference to Master Plan MP23-08: Adam Development Properties, LP scheduled for discussion on Thursday, November 2, 2023.

The proposed plat change will add ~100 new home sites in Phase 7. The only access to and from the new Phase will be from Pendleton. The Residence at Oakmont apartment complex can only be accessed via Pendleton directly across from the proposed Phase 7 section. In addition, the primary access to the Boxwood Townhomes from Boonville is from Pendleton. Pendleton cannot be expanded to handle a heavier traffic load.

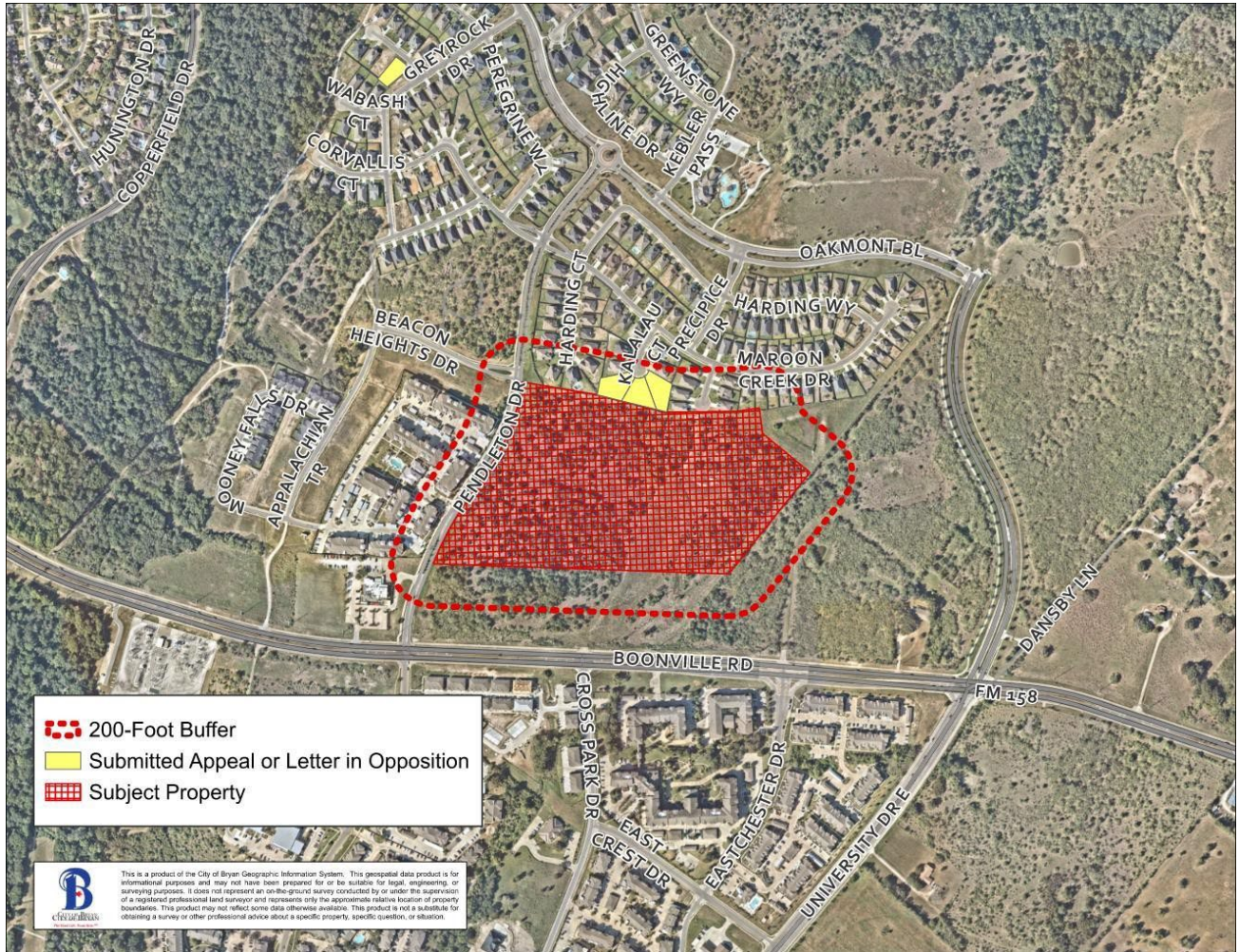
Has a traffic survey been done to assess the impact of adding 100 home sites with no other access but from Pendleton?

Regards,

Kevin Templin
4202 Harding Ct.
Bryan, TX 77802

[REDACTED]

SUBMITTED APPEAL ADDRESS LOCATIONS



WRITTEN LETTER OF APPEAL FROM MIKE & SHEILA CONNOR, DATED NOVEMBER 7, 2023:

Conditional Use Permit case no. CU23-10: Adam Development Properties, LP

My name is Mike Connor and my wife, Sheila, and I live at 4201 Kalalau Ct in the Oakmont subdivision. We submit this letter to appeal the recent decision by the City of Bryan Planning & Zoning Commission to approve the Conditional Use Permit in this case.

In 2018, before the streets were even built, Sheila selected the lot for two reasons. One, it was the largest lot in that phase of the subdivision and two, she was told by Adam Development Properties that there would always be a greenspace behind the lot, since it was zoned Planned Development – Mixed Use. Our custom home was one of the first ones completed and occupied in 2019.

One of the things we love about our home is the outdoor space that we have created in our backyard over the past four years. We enjoy sitting on our back porch in the evenings, entertaining friends, or just spending time together. We have two bird feeders and a bird bath in our backyard, so we always have an abundance of birds there. Honey bees love the flowers that Sheila has planted and hummingbirds always make an appearance two times each year during their migration.

Now, Adam Development Properties has decided to destroy that greenspace in order to build 97 additional homes directly behind us. Doing this will eradicate the wildlife habitat in the greenspace and ruin our peaceful backyard environment. When Adam Development Properties cleared the greenspace behind Appalachian Trail for Phase 2C, we heard horror stories from residents on Appalachian Trail about their back porches covered in ash from the piles of wood that were burned. We shudder to think about our outdoor space also covered in ash and our house smelling of smoke when the greenspace behind us is burned. We certainly do not look forward to the constant noise of construction in our backyard for who knows how long.

In addition, the proposed plan would now place two houses up against our back fence. The lot sizes will only allow for small, cheap, starter homes to abut what are now the largest, most valuable lots in the development and would devalue our property.

Four years ago, we detrimentally relied upon the word of Adam Development Properties when we built our home in Oakmont. The destruction of the greenspace behind us will not only affect our lifestyle, but will negatively impact the future value of our home. For these reasons, we respectfully ask the Bryan City Council to reverse the decision by the Planning & Zoning Commission in this case and deny Adam Development Properties' request for approval of a Conditional Use Permit to allow the construction of detached single-family residential dwellings on the property. Thank you very much.

Mike Connor

Sheila Connor

WRITTEN APPEAL FROM AVINASH BAJAJ*, DATED NOVEMBER 7, 2023:

From: Avinash Bajaj [REDACTED]
Sent: Tuesday, November 7, 2023 5:27 PM
To: Planning Services Web
Subject: P&Z decision on CU 23-10

Notice: EXTERNAL EMAIL! Phishing = #1 threat to Cyber Security. Is this a phishing email? – Look again!

Hi ,
I stay in oakmont community and my address is Hennepin Ct, 4108, Bryan TX 77802 and want to disagree with the conditional use filed by the developer as that will ruin our property and value as well future value of the house . This wasn't communicated before we bought the house so I want to contest on the decision and request a public hearing .

Thanks
Avinash Bajaj
[REDACTED]

Sent from my iPhone

* Property located at 4108 Hennepin Ct. is located outside of the 200-foot notification area, and, therefore, does not have standing to appeal the Commission's approval of this case.

WRITTEN LETTER OF APPEAL FROM TONY FORD, DATED NOVEMBER 8, 2023:

From: Tony Ford [REDACTED]
Sent: Wednesday, November 8, 2023 4:49 PM
To: Planning Services Web
Subject: Appeal

Notice: EXTERNAL EMAIL! Phishing = #1 threat to Cyber Security. Is this a phishing email? – Look again!

Hello and good afternoon. The reason for this email is I would like to appeal the P&Z decision in Conditional Use Permit case number CU23-10. I live at 4202 Kalalau CT and when I purchased this lot it was my understanding that the land behind was a green space. I was really happy that I would not have to worry about any neighbors being behind me, or having to deal with hearing all the construction noise. Once I closed on my home, I made the decision to go ahead and add value to my residence by getting a pool installed. One of the main factors in my decision for adding the pool was because of the privacy I had. If I would have known about the possibilities of having neighbors behind me, I would have never made that investment. Also, I do work very long hours and the construction behind me would definitely interfere with my sleep since my schedule is all over the place. They would be waking me up super early and as somebody that doesn't get home some nights until after midnight because of work, could really impact my ability to perform at work. I really hope you all take this into consideration when this case comes up again.

Thank you for your time.

--
Tony Ford
General Manager
Wings 'N More Restaurant & Bar
1511 University Drive East
College Station, Tx 77840
[REDACTED]

WRITTEN LETTER OF APPEAL FROM SCOTT & CHRISTINE TARVER, DATED NOVEMBER 8, 2023:

Conditional Use Permit case no. CU23-10: Adam Development Properties, LP

This is Scott and Christine Tarver and we live at 4200 Kalalau Ct in the Oakmont subdivision. We submit this letter to appeal the recent decision by the City of Bryan Planning & Zoning Commission to approve the Conditional Use Permit in this case.

In October 2019, We went to the Brazos Valley Parade of homes and we originally put a deposit on a lot on Harding way in the Oakmont subdivision. After speaking with our realtor we agreed to look at another lot that was on a culdasic that backed up to a greenspace that we were told by Adam Development Properties that there would always be a greenspace behind the lot, since it was zoned Planned Development – Mixed Use . With a minimum of a 75ft buffer so we decided to build our home at that address based on that, especially because we are now empty nesters and this would be our FINAL home.

One of the things we love about our home is the outdoor space that we have created in our backyard over the past three years. We enjoy sitting on our back porch in the evenings, entertaining friends, or just spending time together. We have two bird feeders so we always have an abundance of birds there. The hummingbirds always make an appearance two times each year during their migration.

We also in 2021 added a pool & hottub to enjoy with friends and family.

Now, Adam Development Properties has decided to destroy that greenspace in order to build 97 additional homes directly behind us. Doing this will eradicate the wildlife habitat in the greenspace and ruin our peaceful backyard environment. When Adam Development Properties cleared the greenspace behind Appalachian Trail for Phase 2C, We certainly do not look forward to the constant noise of construction in our backyard for who knows how long.

In addition, the proposed plan would now place three houses up against sharing our back fence. The lot sizes will only allow for small, cheaper starter homes. We are now one of the 2 largest, most valuable lots in the development and would devalue our property.

We have enjoyed weekends with music playing and just relaxing with the comfort of just the woods behind us. Our privacy will now be shared with three other families . If we had know this we would have NOT put in the pool and hot tub .

The destruction of the greenspace behind us will not only affect our lifestyle, but will negatively impact the future value of our home. For these reasons, we respectfully ask the Bryan City Council to reverse the decision by the Planning & Zoning Commission in this case and deny Adam Development Properties' request for approval of a Conditional Use Permit to allow the construction of detached single-family residential dwellings on the property. Thank you very much.

EXCERPT FROM PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES OF NOVEMBER 2, 2023

3. Request for Approval of Conditional Use Permits – A Public Hearing will be held for each item (Commission has final approval; appeals may be directed to City Council).

A. Conditional Use Permit CU23-10: Adam Development Properties, LP

A request for approval of a Conditional Use Permit to allow the construction of detached single-family residential dwellings on land zoned Planned Development – Mixed Use District (PD-M), being 24.94 acres of land, located generally north of the intersection of Pendleton Drive and Boonville Road, being proposed Oakmont Subdivision – Phase 7 in Bryan, Brazos County Texas. This item was postponed from the October 5, 2023 regular meeting. (B. Johnson)

Mr. Johnson presented the staff report (on file in the Development Services Department). Staff recommends approval of this request.

In response to Commissioners' questions, Mr. Johnson stated the applicant is proposing a less-intense use. He mentioned the initial master plan review included a Traffic Impact Analysis (TIA) which was taken and stated, by 2026 (proposed build out year), planned improvements would include:

- A traffic signal at Boonville Road and Pendleton Drive;
- A westbound right turn lane to be constructed at this intersection.

In conjunction, Mr. Johnson stated the HOA would include the entire Oakmont Subdivision.

The public hearing was opened.

Mr. Scott Tarver, 4200 Kalalau Court, directed questions to staff on whether a green space would be provided as a buffer between the proposed residential development and the adjacent subdivision off of Pendleton Drive.

In response, staff stated there is an existing 30-foot public utility easement that cannot be developed; however, the neighboring fences would be back to back.

Ms. Jamilya Blake, 4205 Angel Landing Court, questioned staff on whether a road would be created to open the existing cul-de-sac and provide vehicular traffic.

In response, Mr. Johnson stated there would be a 6-foot pedestrian sidewalk on Block D between lots 15 and 16 that will connect to Angel Landing Court; however, there will be no vehicular access.

The public hearing was closed.

Commissioner Cooper moved to approve the Conditional Use Permit CU23-10 subject to the following conditions:

- **Subdivisions being platted in the general configuration as shown on the attached preliminary plan.**
- **The Planning and Zoning Commission's approval of the revised master plan, and to adopt the written staff report and analysis, as the report, findings and evaluations of this Commission.**

Commissioner Rodriguez seconded the motion.

Commissioners discussed the proposed development and its conformity to the existing Oakmont Subdivisions. Commissioners also discussed the less-intense use and planned traffic implementations would address traffic concerns brought forward by the public.

The motion passed unanimously

