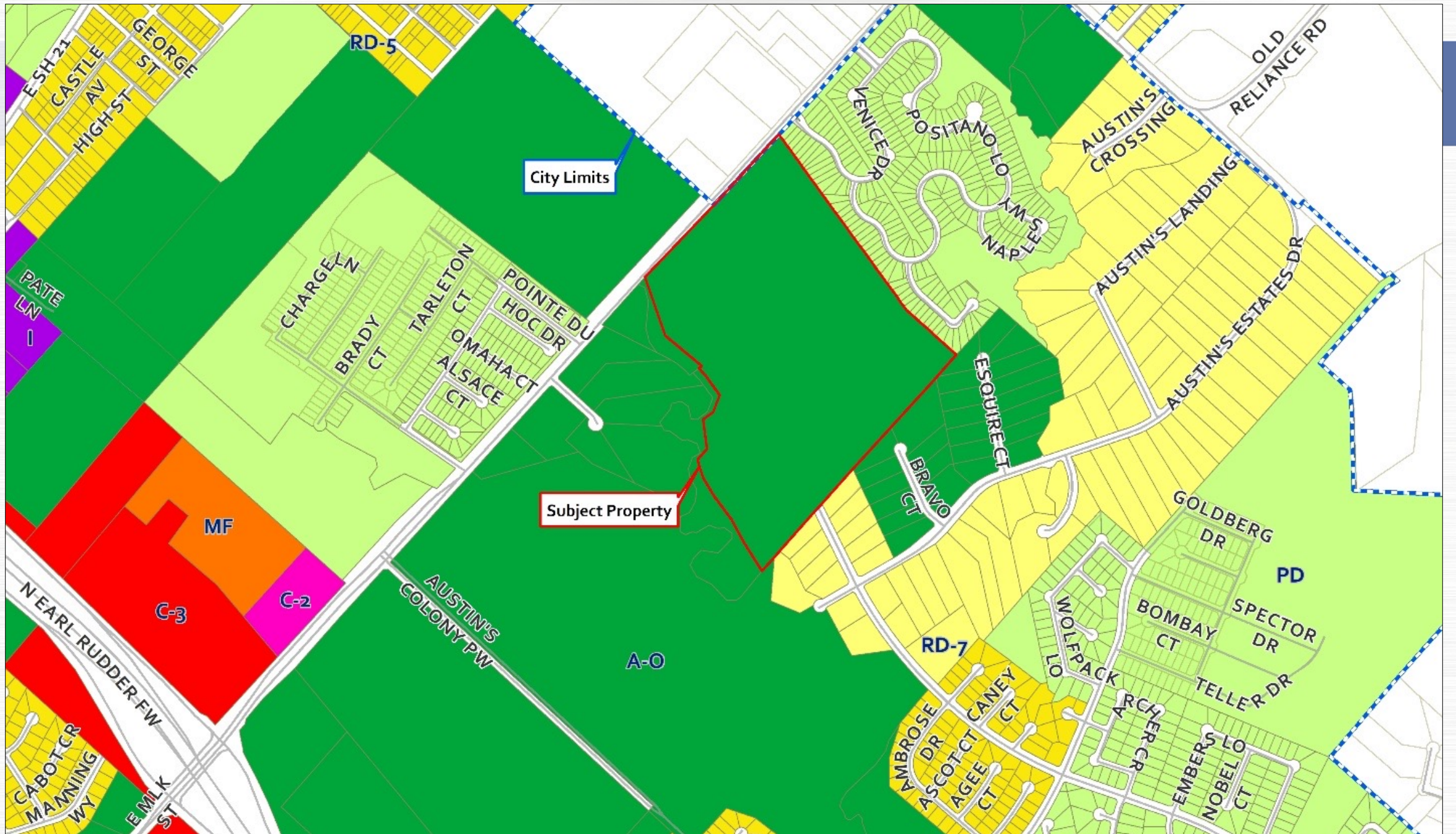


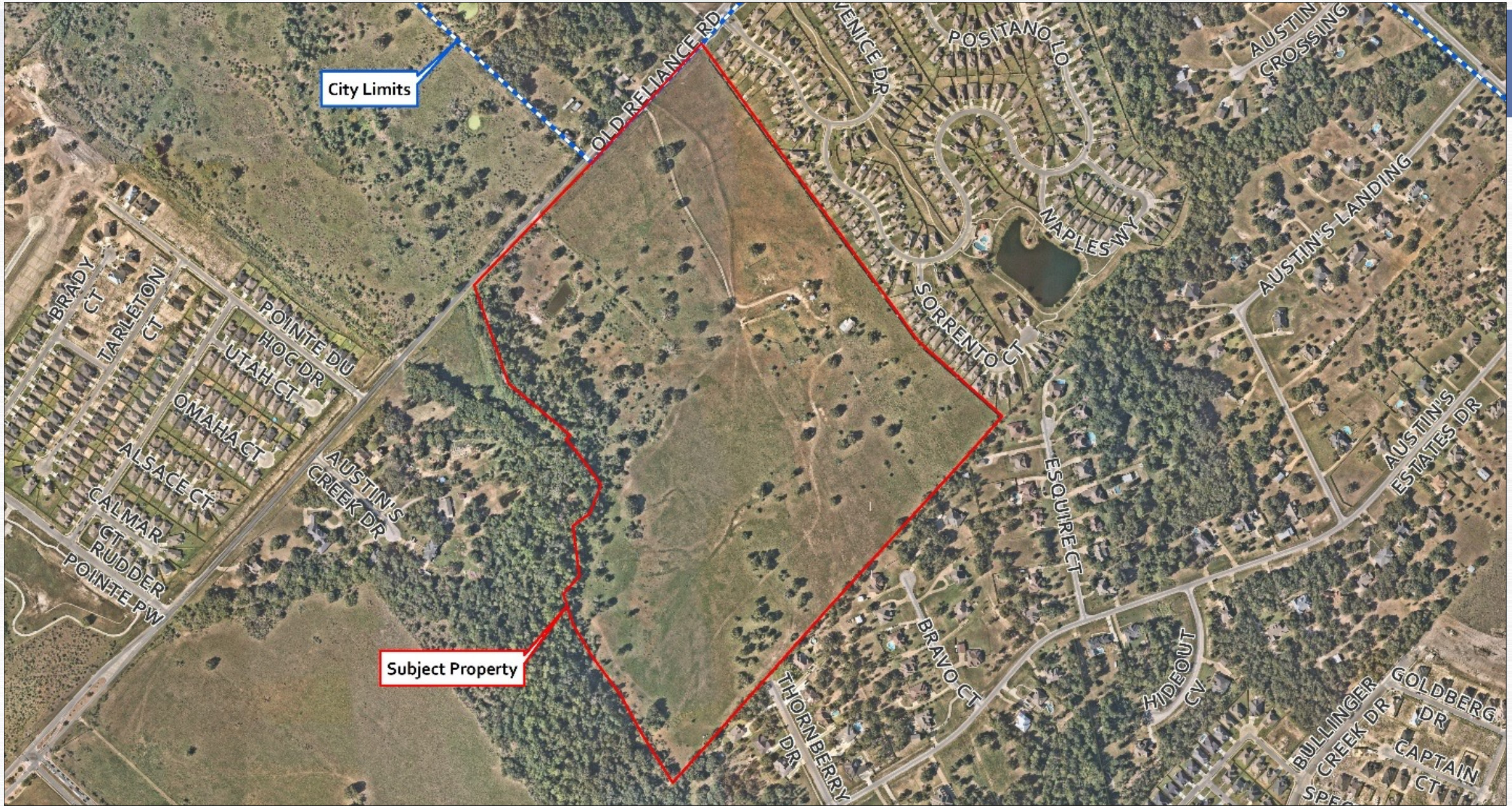
Rezoning RZ23-20: New American Dream, LTD

Public hearing and 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), on 91.62 acres of vacant land out of the John Austin Survey, Abstract No. 2, located approximately 3,000 feet northeast of the intersection of Old Reliance Road and Austin's Colony Parkway in Bryan, Brazos County, Texas.

Rezoning RZ23-20: New American Dream, LTD

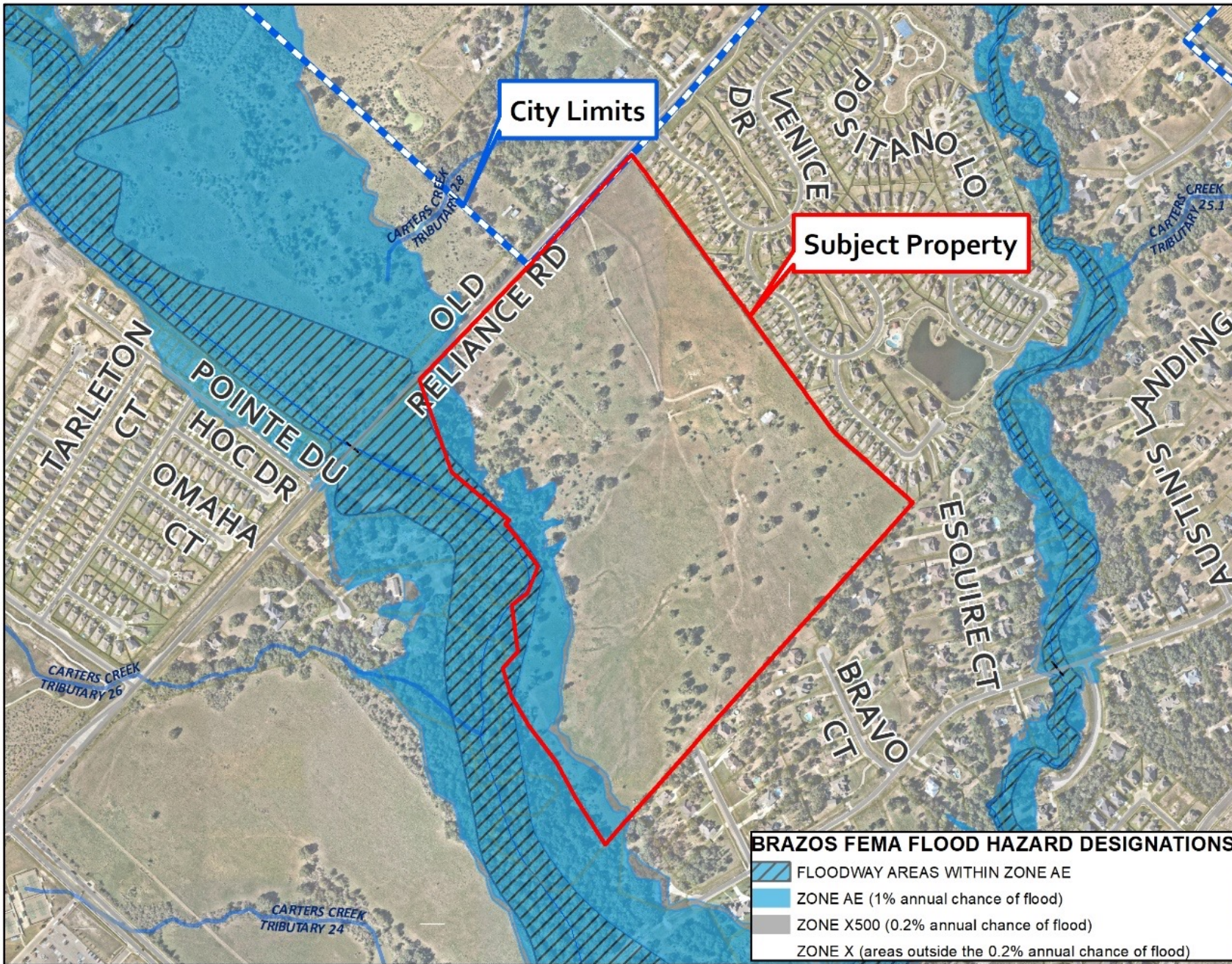
- 91.62 acres of land.
- Current zoning is Agricultural – Open District (A-O).
- The applicant is requesting a Planned Development – Housing (PD-H) District to develop a low-density residential subdivision including a variety of lot and dwelling sizes.
- On November 2, 2023, the Planning and Zoning Commission voted to recommend denial of this request by a vote of four (4) in favor and two (2) in opposition.
- The applicant has timely requested that this item be forwarded for Council consideration with a negative recommendation from P&Z.

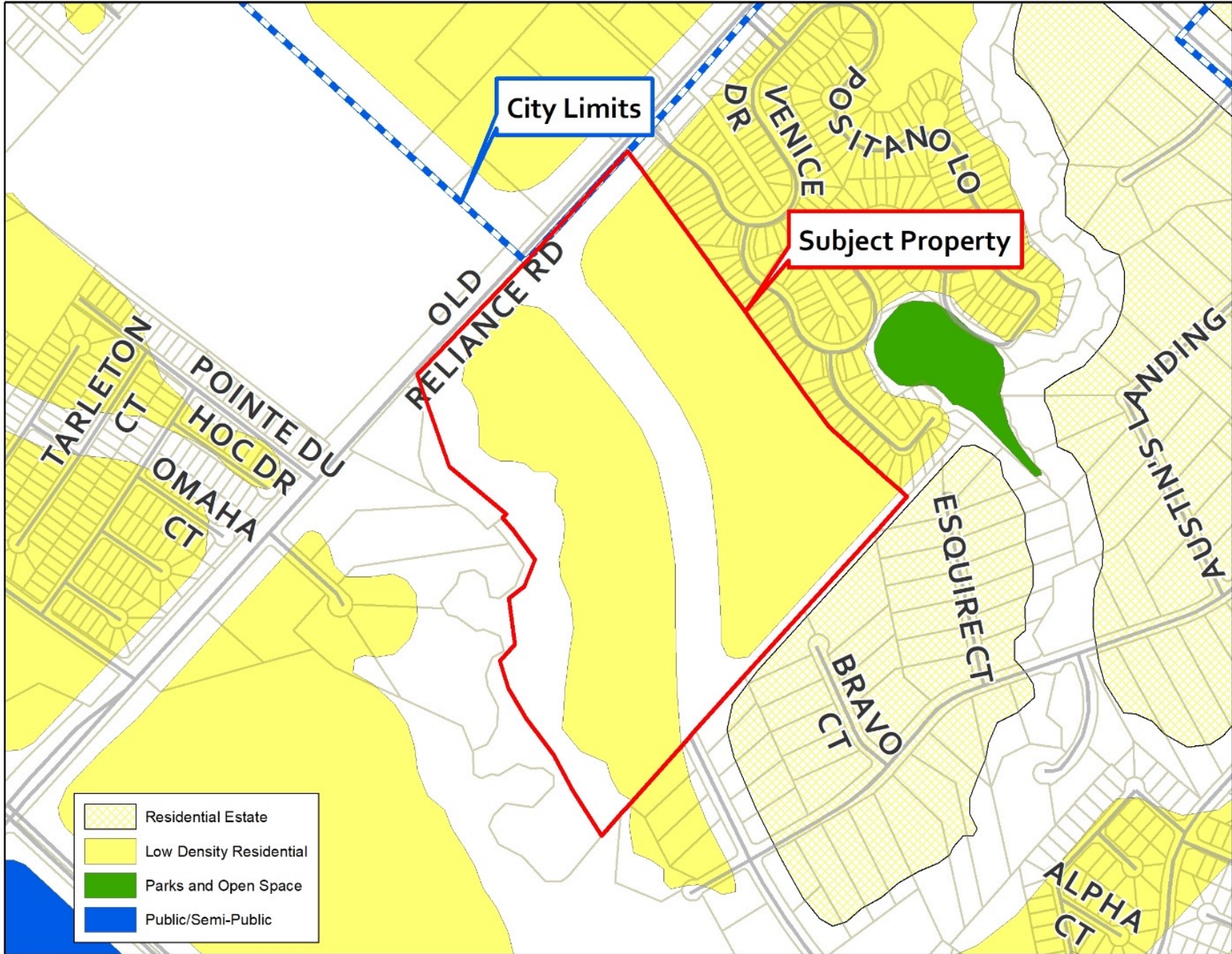




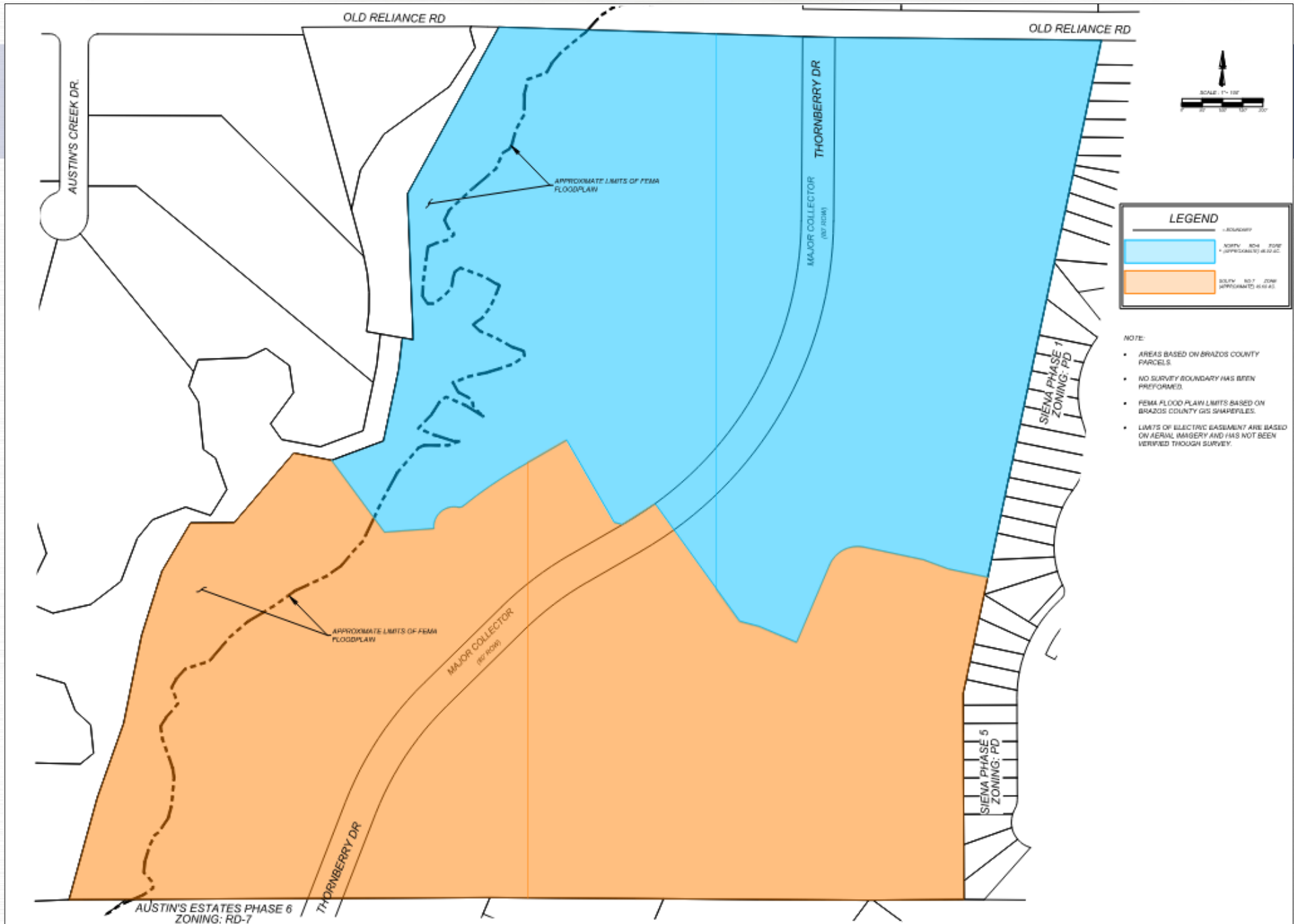
City Limits

Subject Property









OLD RELIANCE RD

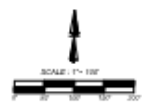
OLD RELIANCE RD

AUSTIN'S CREEK DR

THORNBERY DR

APPROXIMATE LIMITS OF FEMA FLOODPLAIN

MAJOR COLLECTOR (R/2006)



LEGEND

	NO. 1 - 204 - ZONE 1 APPROXIMATE 41.63 AC.
	NO. 7 - ZONE 7 APPROXIMATE 41.63 AC.

NOTE:

- AREAS BASED ON BRAZOS COUNTY PARCELS.
- NO SURVEY BOUNDARY HAS BEEN PERFORMED.
- FEMA FLOOD PLAW LIMITS BASED ON BRAZOS COUNTY GIS SHAPEFILES.
- LIMITS OF ELECTRIC CASSEMENT ARE BASED ON AERIAL IMAGERY AND HAS NOT BEEN VERIFIED THROUGH SURVEY.

APPROXIMATE LIMITS OF FEMA FLOODPLAIN

MAJOR COLLECTOR (R/2006)

THORNBERY DR

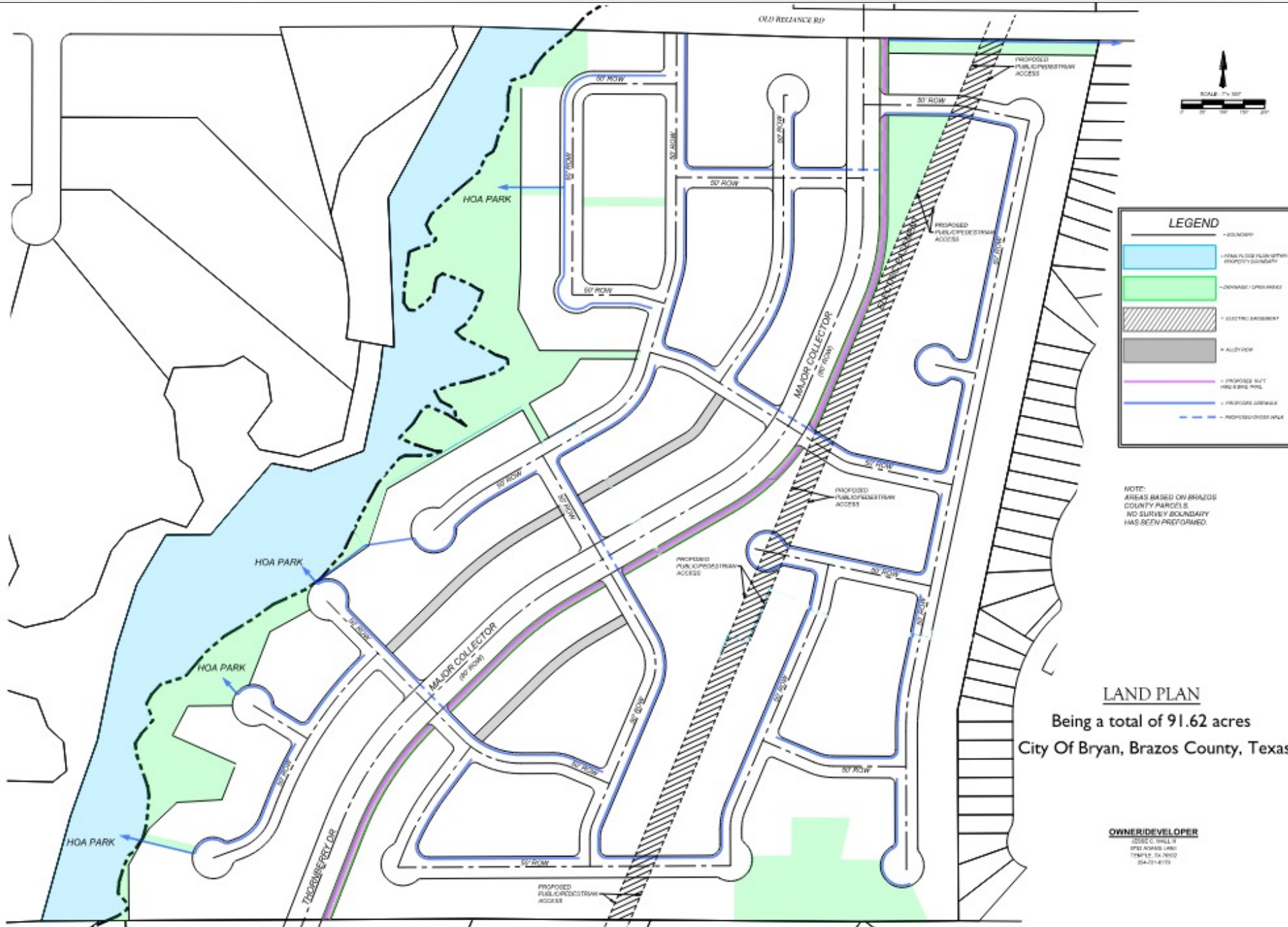
AUSTIN'S ESTATES PHASE 6 ZONING: RD-7

SIEMA PHASE 1 ZONING: PD

SIEMA PHASE 5 ZONING: PD

Rezoning RZ23-20: New American Dream, LTD

- Planning Area 1
 - minimum lot area 6,000 square feet
 - minimum lot width of 60-feet.
 - minimum 1,400 square feet of heated space.
- Planning Area 2
 - minimum lot area of 7,000 square feet
 - minimum lot width of 70-feet.
 - minimum 1,700 square feet of heated space.
- Local streets proposed with a 30-foot pavement width.
- No driveways on Thornberry Drive.



LEGEND

- - - BOUNDARY
- FLOOD PLAIN / WITHIN PROPERTY BOUNDARY
- DRAINAGE / OPEN SPACE
- ▨ ELECTRIC EASEMENT
- ALLEY EOP
- PROPOSED UTILITY LINE
- PROPOSED SIDEWALK
- - - PROPOSED CROSSWALK

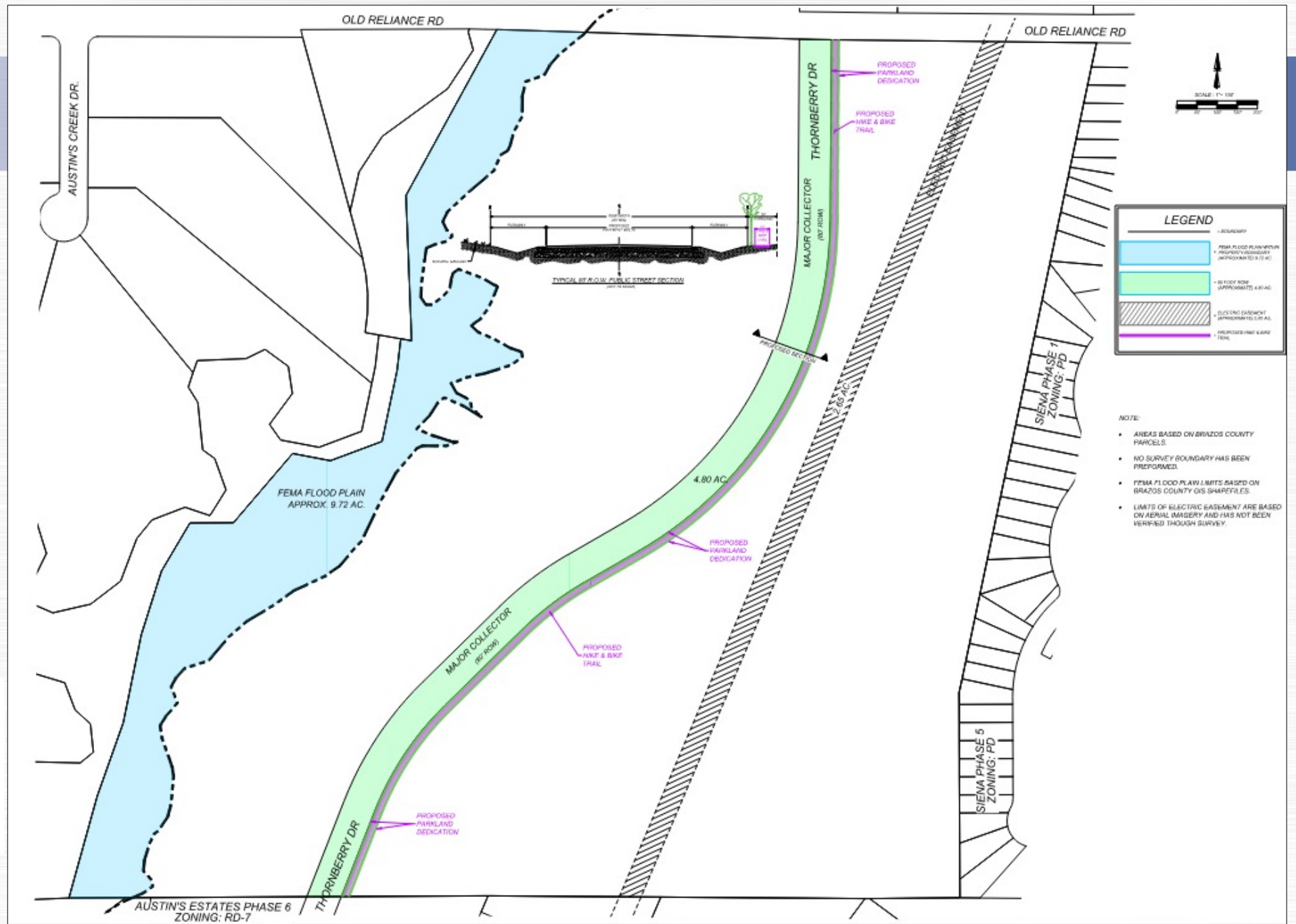
NOTE:
AREAS BASED ON BRAZOS COUNTY PARCELS.
NO SURVEY BOUNDARY HAS BEEN PERFORMED.

LAND PLAN
Being a total of 91.62 acres
City Of Bryan, Brazos County, Texas

OWNER/DEVELOPER
JOSSE C. WHEELER II
3752 ACRES LANE
TEMPLE, TX 76702
84-721-4173

5-foot wide
sidewalks
proposed on one
side of local streets

a 10-foot wide concrete trail within a 20-foot common area, maintained by an HOA, proposed adjacent to the extension of Thornberry Drive.



Rezoning RZ23-20: New American Dream, LTD

Proposed Trail Amenities:

- landscaping (canopy and non-canopy tree mix)
- wayfinding signage
- trash receptacles
- benches
- pedestrian lighting
- pet waste stations

Designed same or similar to those adopted as part of the Midtown Design Guidelines.



Rezoning RZ23-20: New American Dream, LTD

During the Planning and Zoning Commission's public hearing, five (5) citizens spoke in opposition to the request, expressing concerns regarding the impact to the environment, lack of detail in the proposal, and the width and traffic of Old Reliance Road and Thornberry Drive.

The Planning and Zoning Commission voted to recommend denial of this request by a vote of four (4) in favor and two (2) in opposition, finding that there are remaining concerns over the lack of detail and structure within the PD-H District rezoning request and that late submissions did not allow adequate review time to support the applicant's proposal.

Rezoning RZ23-20: New American Dream, LTD

Since the 11/2/2023 Planning and Zoning Commission meeting, the city has received the following items from the applicant:

- Sidewalk exhibit detailing proposed locations of residential sidewalks and connectivity to the planned trail adjacent to Thornberry Drive.
- Trail exhibit with proposed detail for connection to the existing trail on Thornberry Drive.
- Land use exhibit with acreage totals for each type of proposed lot size.
- Revised PD-H District document with clarifications on minimum home sizes and masonry requirements.

Rezoning RZ23-20: New American Dream, LTD

The City Council may:

- deny the requested zoning change, as recommended by the Planning and Zoning Commission; or
- refer the requested zoning change back to the Planning and Zoning Commission to re-consider the request in light of the additional information received from the applicant after the November 2 Planning and Zoning Commission meeting; or
- deny the requested zoning change with prejudice, as provided for in Zoning Ordinance Section 130-40(i)(2): “If a request has been denied with prejudice, the same or similar request may not be resubmitted to the city for six months from the original date of denial.”; or
- approve the requested zoning change by making supportive findings to the criteria to be considered for such requests per Zoning Ordinance Section 130-42(g)(1) through (6).

Rezoning RZ23-20: New American Dream, LTD

A large, light gray, stylized letter 'R' is centered on the page. The 'R' has a thick outline and a solid fill. In the lower right quadrant of the 'R', there is a white five-pointed star.

Questions?