

Agenda Item Details

Meeting	Oct 08, 2024 - Bryan City Council Second Regular Meeting
Category	4. Public Hearings and First and Only Readings of Ordinances - Open public hearing, hear citizen comments, close public hearing, staff presentation, and consider first and only reading of ordinance.
Subject	D. Rezoning request case no. RZ24-102, public hearing, presentation, and consideration of the first and only reading of an ordinance of the City of Bryan, Texas, amending Chapter 130, Zoning, of the City of Bryan Code of Ordinances, by changing the zoning classification from Residential District – 5000 (RD-5) to Residential – Neighborhood Conservation District (R-NC) on 17.27 acres of land located generally southwest of the Peterson Way and Ella Lane intersection, being all 60 lots in Phase 5 of the Briar Meadows Creek Subdivision in Bryan, Brazos County, Texas.
Type	Action
Preferred Date	Oct 08, 2024
Absolute Date	Oct 08, 2024
Fiscal Impact	No
Budgeted	No
Goals	Economic Development Quality of Life

Summary:

Property owners within Briar Meadows Creek Subdivision – Phase 5 submitted a complete petition for a city-initiated zoning change from Residential District –5000 (RD-5) to Residential – Neighborhood Conservation District (R-NC) on all properties within this subdivision phase. Briar Meadows Creek Subdivision – Phase 5 was subdivided on January 26, 2015, and consists of four (4) blocks and 60 lots, including common area used for storm water detention. All blocks within the subdivision are zoned RD-5 District, making them eligible for the R-NC zoning designation. All but three of the lots in this subdivision phase are developed with detached dwellings; three lots are undeveloped.

Analysis and Recommendation:

During its regular meeting on September 5, 2024, the Planning and Zoning Commission concurred with staff and **unanimously recommends approval** of this rezoning request.

- R-NC zoning for lots in this subdivision conforms to the intent and purpose of this zoning classification, which is designed to preserve, protect, and enhance the character of established residential neighborhoods by limiting the number of unrelated individuals who may occupy a single dwelling unit to two.
- Continued low-density residential land uses at this location conforms to the future land use recommendations of Bryan’s Comprehensive Plan (BluePrint 2040).
- This proposed zone change will not adversely affect health, safety, morals, or general welfare. R-NC District zoning is specifically being requested in order to protect and enhance the character of the well-established Briar Meadows Creek Subdivision.

Options:

1. approve the requested zoning change as recommended by P&Z and staff;
2. approve the requested zoning change with modifications, which may require rescheduling the request for consideration on a future City Council meeting agenda; or
3. deny the requested zoning change; or
4. deny the requested zoning change with prejudice, as provided for in Zoning Ordinance Section 130-42(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.”

Attachments:

1. location map and aerial photographs;
2. draft ordinance with exhibits;
3. excerpt from September 5, 2024 Planning and Zoning Commission meeting minutes;
4. staff report to the Planning and Zoning Commission.

[CAF Attachments RZ24-102 Briar Meadows Creek Ph.5 \(Rd-5 to R-NC\) \(1\).pdf \(5,156 KB\)](#)