

Agenda Item Details

Meeting	Aug 12, 2025 - 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	A. Rezoning request case no. RZ25-03, 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 Planned Development – Mixed Use District (PD-M) to Planned Development – Housing District (PD-H), on 20.398 acres of land out of the J. W. Scott League, Abstract No. 49, located at the north corner of Boonville Road (FM 158) and Copperfield Drive in Bryan, Brazos County, Texas.
Type	Action
Preferred Date	Aug 12, 2025
Absolute Date	Aug 12, 2025
Fiscal Impact	No
Budgeted	No
Budget Source	na
Goals	Economic Development Quality of Life

Summary:

The applicants, Kimley-Horn and Slate Real Estate Partners, on behalf of property owner Adam Development Properties, LP, are requesting to change the zoning classification on 20.398 acres of land from Planned Development – Mixed Use District (PD-M) to Planned Development – Housing District (PD-H) in order to provide development opportunities for an apartment development. The applicants' proposal includes standards to guide multiple-family residential development that could result in up to twelve (12) multifamily dwelling buildings, and includes regulations for architectural standards, landscaping requirements, natural area preserves, and building height maximums.

Since the approval of the current PD District zoning on the subject property in 2015, there have been several rezoning requests regarding this acreage.

- Case no. RZ22-18: A request to amend the PD-M District zoning on about 18.5 acres of these 20.3 acres to include multi-family residential and townhome uses, and to reserve a 1.86-acre portion of this tract for retail use. Prior to scheduling the request for a Planning and Zoning Commission (P&Z) hearing, the request was amended by the applicants to request Multiple-Family (MF) District zoning. Staff recommended denying the requested MF District zoning and the case was withdrawn by the applicants prior to the P&Z meeting.
- Case no. RZ23-08: A request to rezone the subject property from PD-M District to PD-H District in order to utilize the entire property for a multi-family residential development. P&Z recommended denial of the proposal by a vote of five (5) to three (3) during its June 1, 2023 meeting. At the time, Commissioners remarked that the apartment building proposal did not meet the intent of the Future Land Use Plan and a retail component may be a better use.
- Case no. RZ23-30: A request to amend the existing PD-M District, to allow multi-family and retail development. Prior to the P&Z hearing, the applicants withdrew the request to allow time to review and respond to citizen feedback.

- Case no. RZ24-09: A resubmittal of the previously-withdrawn case (no. RZ23-30). During the P&Z’s public hearing on April 4, 2024, six (6) citizens spoke in favor of the request and nineteen (19) citizens spoke in opposition. Those in opposition expressed concerns about the perceived increase in density and traffic and the effect on the local elementary school.

Following the public hearing, the Commission voted to recommend approving the request by a vote of eight (8) in favor to one (1) in opposition. The Commission’s positive recommendation in this case was made subject to the following modifications to the proposal:

1. Remove “Planning Area 2”, which was intended to follow standards of Bryan’s Retail District (C-2);
2. Remove the proposed underground detention; and
3. Add an above-ground detention pond in the area where “Planning Area 2” was previously shown.

During the City Council’s public hearing on June 18, 2024, thirteen (13) citizens spoke in opposition to the request and six (6) citizens spoke in favor. Following the public hearing, City Council voted to deny the request by a vote of six (6) in favor to one (1) in opposition, citing concerns the proposal did not comply with the Comprehensive Plan and current traffic facilities did not generally appear suitable or adequate for the proposed multi-family residential use. An excerpt from the City Council’s June 18, 2024, second regular meeting minutes is attached to this staff report as Exhibit “C”.

The purpose of this current request, referred to as case no. RZ25-03, is to provide development opportunities for a planned apartment development. The development plan is attached to this staff report as Exhibit “B”. The current rezoning request is identical to the most-recent rezoning request considered by City Council in June 2024. (case no. RZ24-09).

The proposed development regulations represent several departures from standard MF District site requirements, including:

1. **Specific outdoor lighting levels** intended to prevent any glare or light spilling onto adjacent residential subdivisions.
2. **Building material and design requirements.** Proposed residential and amenity buildings are proposed to have both expression of structural elements (i.e. columns), variations in wall planes, as well as changes in material, pattern, and color. Natural stone, brick, wood, and decorative exposed concrete will be utilized as façade materials.
3. **Building height transitions.** Adjacent to the Miramont Subdivision building height is proposed to transition down from 50 feet to 35 feet.
4. **Natural area preserve** (4.34 acres), which serves as a buffer from adjacent residential districts.
5. All new required landscaping is proposed to be installed in **landscape zones** adjacent to Copperfield Drive and Boonville Road (FM 158).

The only primary land use proposed on the subject property with this request is apartment buildings. Adjacent properties located to the north, east, and west are also zoned PD-M District and are part of the Miramont Subdivision, including a portion of the Miramont Country Club Golf Course. Properties located to the south, southeast, and southwest are zoned Retail District (C-2).

Analysis and Recommendation:

During the Planning and Zoning Commission’s public hearing on July 17, 2025, two (2) citizens spoke in favor of the request and nine (9) citizens spoke in opposition to the request. Those in opposition expressed concerns about the perceived increase in density and traffic and the effect on enrollment at the local elementary school.

Following the public hearing, the Commission voted to recommend approving the request by a vote of five (5) in favor to two (2) in opposition. The Commission adopted the written staff report and analysis as the report, findings, and evaluation of the Commission.

The Planning and Zoning Commission finds that:

- While BluePrint 2040 suggests the subject property is within an area suitable for retail uses, the Commission identifies that high density residential development also are suggested to be located on major collector or arterial street and medium and high density residential should be used as a transition to adjacent low density residential areas.

- This PD District provides for height transition, natural area preserve, and landscape zones, which provide a context sensitive and carefully designed pattern of urban growth and development.

Options:

1. approve the requested zoning change as recommended by the Planning and Zoning Commission;
2. approve the requested zoning change with modifications, which may require rescheduling the request for consideration on a future City Council meeting agenda;
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 July 17, 2025, Planning and Zoning Commission regular meeting minutes;
4. staff report to the Planning and Zoning Commission;
5. staff report exhibit attachments (separate PDF);
6. written comments received concerning the RZ25-03 rezoning request on this subject property (separate PDF); and
7. applicants' presentation to the Planning and Zoning Commission (separate PDF).

[CAF ATTACHMENTS RZ25-03.pdf \(3,975 KB\)](#)

[Attachment 5. RZ25-03 staff report attachments.pdf \(1,135 KB\)](#)

[Attachment 6. RZ25-03 resident comments compiled.pdf \(4,111 KB\)](#)

[Attachment 7. RZ25-03 Applicant Presentation.pdf \(4,369 KB\)](#)