

Johnson, Benjamin

From: elizabeth smith <[REDACTED]>
Sent: Monday, February 2, 2026 10:56 AM
To: Johnson, Benjamin
Subject: Re: Madewell

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

Thanks Ben!

Betty

> On Feb 2, 2026, at 10:48 AM, Johnson, Benjamin <bjohnson@bryantx.gov> wrote:

>

> Ms. Smith,

>

> Thanks for reaching out!

>

> To clarify, the zoning of the property does not impact 604's presence in the Historic District. If the rezoning request is approved, 604 will still remain in the Historic District, and would still require HLC approval for any exterior modifications of the site. After the zoning is approved, Made Well intends to return to HLC for screening of the ramp, etc..

>

> Another way to think about it is that the historic districts act as an overlay over the underlying zoning districts. In Downtown for example, we have a couple Downtown zoning districts in the boundaries of the historic district. However Downtown zoning extends far beyond the historic district boundaries.

>

> Please let me know if you have additional questions. Thanks!

>

> Benjamin T. Johnson

> Project 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.

>

> For building permits and inspections, please visit our online portal

> at www.citizenserve.com/cityofbryantx

>

> Development and Engineering Services has moved into their new office space. We are now located in the former BTU building behind City Hall at 200 E. 29th St., now called the Development Center.

>

>

> -----Original Message-----

> From: elizabeth smith <[REDACTED]>

> Sent: Monday, February 2, 2026 10:42 AM

> To: Johnson, Benjamin <bjohnson@bryantx.gov>
> Subject: Madewell
>
> Notice: EXTERNAL EMAIL! Phishing = #1 threat to Cyber Security. Is this a phishing email? - Look again!
>
> Morning!
>
> Got my notification for the P&Z meeting on the 5th. I was surprised to see 604 included in the zoning change. Can't believe it would just be removed from the historic district!
>
> Thanks
>
>
> Betty
>

Johnson, Benjamin

From: Miranda Ramirez <[REDACTED]>
Sent: Thursday, February 5, 2026 9:40 AM
To: Planning Services Web
Subject: Madewell House

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

I am writing to offer comments regarding the Madewell House and the proposed considerations related to its zoning designation.

First, I would like to express my clear support for the mission of the Madewell House and the important role it serves in our community. Madewell House contributes positively to both mental and physical health in Bryan. I personally participate in a workout group connected with Madewell, and several members of our parish community and staff are also involved. Because of this firsthand experience, we are grateful for the good this ministry provides.

As the Commission considers any change in zoning or designation for this property, we do have several concerns that we believe are important for the long-term good of the neighborhood and the city as a whole.

Our primary concern is the preservation of the existing buildings and the character of the surrounding neighborhood. We would not want a change in designation to allow, at some point in the future—whether 20, 50, or 100 years from now—the demolition of these structures and their replacement with a fast-food restaurant, a large commercial gym, or a strip center. We believe it is important that safeguards be put in place to prevent such outcomes.

Possible approaches could include designating the buildings used by Madewell House as part of a historic district, with the protections that designation provides. Another option might be to maintain the current residential zoning while granting Madewell House a conditional use permit for its existing activities. There may also be other mechanisms available that would allow Madewell House to continue its work while ensuring long-term preservation. We respectfully ask that the Commission consider such protections carefully.

We also recognize the legitimate concerns raised by nearby residents regarding noise and parking. Early morning workouts, vehicle locking sounds, and increased traffic close to homes can be disruptive, particularly for those trying to sleep. Any plan moving forward should include clear expectations and adaptations to help mitigate these impacts.

Safety is another important concern, especially for children. Of particular note is the situation in which parents with multiple children cross the street to the Methodist parking lot. Our staff has witnessed children break free from their parents and walk or run into the street. While this risk exists in many areas, the level of activity in this location suggests that a crosswalk or other traffic-calming or pedestrian-safety measures would be a prudent addition.

Additionally, it would be beneficial for participants in Madewell House activities to receive clear guidance regarding traffic patterns—specifically, which roads to use and which neighborhoods to avoid—especially during early morning hours when children are often walking to school or waiting at bus stops.

Overall, we recognize both the legitimate concerns of the surrounding community and the genuine good that takes place at Madewell House. We hope the Planning and Zoning Commission will thoughtfully consider both and arrive at a

solution that allows this important work to continue while also protecting neighborhood residents and preserving the character of this district well into the future.

Thank you for your time, service, and careful consideration.

Fr. Brian Eilers



ST. JOSEPH
CATHOLIC CHURCH
— BRYAN, TX —

Miranda Ramirez
Director of Operations

[St. Joseph Catholic Church](#)

mramirez@stjosephbcs.org |

stjosephbcs.org



NOTICE: This communication may contain privileged or other confidential information. If you received this message in error, please advise the sender and immediately delete the message and any attachments without copying or disclosing the contents.

Johnson, Benjamin

From: [REDACTED]
Sent: Thursday, November 13, 2025 4:20 PM
To: Johnson, Benjamin
Subject: Comment and request re: 600 and 604 E. 27th St., and 107 So. Preston

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

To Mr. Ben Johnson, Planning and Zoning Commission, City of Bryan:

Mr. Johnson, I'm reporting to you, and to the Board, that a commercial business bought two adjacent houses in our residential neighborhood, and is now operating businesses in them.

This is a commercial operation in a residential neighborhood.

I understand that they are asking you to approve certain permits to allow them to operate there.

Please do not approve any permits for these commercial businesses to operate in our residential neighborhood.

The house at 600 E. 27th St. has a large sign in its front yard that says "Made Well House." A loud noise regularly comes from the open garage at this house.

This business regularly blasts out loud music during exercise classes they run in their open garage. The noise disturbs the neighborhood, and can be heard during church services nearby.

It's likely that the business has also increased cut-through traffic in the neighborhood. Here are the properties:

The house addresses are:

600 East 27th St. (at the corner of South Preston Ave.) and

604 East 27th St. (the house next door).

And, the lot at 600 East 27th St. includes a small building (next to the garage) with the address 107 South Preston.

Next door to 600 E. 27th St. is the house at 604 East 27th St. According to the business ("The Made Well House") website, a medical clinic is operating at 604 East 27th St.

The house at 604 East 27th St. (according to Google Maps) says "Jill M. Whitley, PA-C, Medical clinic," purefamilymedicine.org.

That website mentions "Dr. Rice and Jill" as running the medical business in the house at 604 East 27th St.

This website says "Dr. Wesley Rice is Board Certified in Family Medicine." Jill Whitley is a certified Physician Assistant (PA-C). Their clinic offers care for a monthly fee -- a business operating in a residential neighborhood.

A neighbor lives in a house right next to that medical business. Other neighbors live across the street from these two houses. Two churches are nearby.

These businesses do not belong in our residential neighborhood.

The commercial operations in the houses at 600 and 604 East 27th St., (which includes 107 S. Preston) also bring more car and truck traffic through the neighborhood, increasing traffic danger on neighborhood streets.

In our neighborhood (zoned "residential"), people walk with their dogs, ride bicycles and skateboards, and children sometimes run out in the street after a ball or toy. We have "residential" zoning for good reasons -- safety is one of them.

Now, we have learned that this Made Well business is asking the City of Bryan to change its zoning to "commercial" (business) -- in our residential neighborhood.

I live in the neighborhood. When I walk by those two houses, I hear very loud music blasting out of the open garage space. In the open garage, I see a group of people (about 8 or more) exercising, with someone shouting instructions to them.

Their loud music can be heard more than a block away. The loud music coming from the "Made Well" businesses blares out regularly, and disturbs the neighbors.

A neighbor lives in the house directly next to the "Made Well" houses/businesses, and other neighbors live across the street and nearby. Across the street is a small playground, and the First Methodist Church, nearby is St. Joseph Church -- all within range of the loud noise from the business operating in these houses.

As a citizen and neighborhood resident, I am opposed to this business's request to be a "planned development" and opposed to its request for "commercial zoning."

This business does not belong in a residential neighborhood.

Please do not allow this business to operate here.

Businesses are important operations, but they do not belong in a residential neighborhood. Please support our residential neighborhoods and do what you can to stop this business disturbing our neighborhood.

Thank you!

S. Batchelor, neighborhood resident

Johnson, Benjamin

From: [REDACTED]
Sent: Monday, October 20, 2025 1:31 PM
To: Johnson, Benjamin
Cc: [REDACTED]
Subject: Request for Review, Revocation, and Corrective Action Concerning Misrepresented and Improperly Managed Zoning Permits, Including Nullification for Procedural Irregularity — for property located at 600 East 27th Street, Bryan, TX

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

Citizen Statement Regarding Zoning Compliance, Public Notification, Safety Concerns, and Request for Nullification of Permit for Procedural Irregularity

To: Development Services, City of Bryan
Attention: Mr. Benjamin T. Johnson
From: Bob Achgill
Address: 700 East 27th Street, Bryan, TX
Date: October 20, 2025 – 1:30pm
Subject: Request for Review, Revocation, and Corrective Action Concerning Misrepresented and Improperly Managed Zoning Permits, Including Nullification for Procedural Irregularity — for property located at 600 East 27th Street, Bryan, TX

Dear Mr. Johnson,

I respectfully submit the following statement for consideration by the City of Bryan Development Services Department and the Planning and Zoning Commission.

This statement outlines concerns regarding procedural fairness, zoning compliance, and neighborhood safety arising from activities at 600 East 27th Street, Bryan, TX, which appear inconsistent with the property's approved zoning designation.

Introductory Addendum: Timing of Submission

I acknowledge that this Request for Nullification of Permit for Procedural Irregularity is being filed after the original permit's issuance.

My delay stems directly from the procedural defect itself: I was not notified of the permit application, though I reside within the 200-foot radius that should have included the adjacent church parking lot.

Because that parking area was explicitly referenced in the permit application as essential to the property's operation, the notification boundary should have encompassed all residents within 200 feet of both the primary property and the supporting parking area.

Failure to do so denied me and others our right to participate in the required public-notice and due-process review.

1. Neighborhood Character and Zoning Intent

Our neighborhood is zoned for home or office use to preserve a low-traffic, low-impact environment consistent with its historic-district character.

The area includes two churches and maintains a tradition of pedestrian activity — families, children, dog-walkers, and residents without cars walking to stores and churches.

Because sidewalks are narrow or unsafe, pedestrians share the roadway with vehicles.

For many years, this balance between light traffic and residential tranquility has provided safety and quality of life.

2. Misrepresentation of Use and Lack of Verification

Approximately three years ago, a permit was issued designating the property for professional-office use.

In practice, it has operated as an exercise studio, a more intensive, high-traffic activity.

City staff confirmed that no verification was conducted to ensure the use matched the approved permit.

This has effectively created a de facto exercise studio, contrary to the zoning's intent and the permit's terms.

2A. Reference to Prior City Staff Report SR CU22-04 (107 S. Preston Avenue)

The City's own precedent, Staff Report SR CU22-04 (June 2, 2022), illustrates the intended limitations for professional-office use within residential zones.

That Conditional Use Permit for 107 South Preston Avenue was approved only under conditions that:

Limited activity strictly to professional-office operations;

Allowed only three on-site parking spaces, supplemented by a shared-parking agreement with St. Joseph Catholic Church; and

Found the use would not create adverse noise, traffic, or safety impacts for surrounding homes and churches.

This precedent demonstrates the City's recognition that such exceptions must protect neighborhood character and prevent high-intensity commercial use.

By contrast, the operation at 600 East 27th Street — functioning as an exercise studio and child-care activity — exceeds those limits and is incompatible with the principles affirmed in SR CU22-04.

Thus, the use materially deviates from standards on which similar permits were granted.

2B. Building-Permit Records Indicating Non-Compliance

Building-permit activity for 600 East 27th Street should have reflected the property's authorized professional-office designation.

Under the reasoning described in SR CU22-04, any structural modifications, occupancy changes, or remodels are required to bring the building into compliance with commercial-office building codes.

If the filed permits instead describe construction consistent with assembly, exercise, or child-care use — such as open floor plans, sound insulation, or higher occupancy loads — then those permits themselves demonstrate that the property's actual use diverged from its approved zoning.

Such inconsistencies should have triggered further zoning verification before the building permits were approved.

3. Incomplete Notification and Procedural Defect

The applicant's certification that all residents within 200 feet were notified omitted those within 200 feet of the church parking lot on which the permit depended.

Because that lot is integral to the business's required parking, this omission constitutes a procedural irregularity.

The permit therefore warrants nullification for lack of proper notice.

4. Use of Church Parking Lot and Community Impact

The church parking lot was presented as essential to the permit's approval.

If the City remains agnostic about the lot's participation, the business should be required to accommodate all parking on site or on public streets, consistent with other office permits.

In its current form, the arrangement imposes an undue burden on church property and surrounding residents.

4A. Exercise Classes Extending into the Church Parking Lot

Large groups from the exercise studio are routinely seen jogging around the adjacent church parking lot, using it as an extension of their activity space.

This demonstrates that the church property is functionally integrated into the business's daily operations — not merely for parking but for exercise use as well.

Such activity confirms that the parking lot serves as a de facto component of the permitted use, reinforcing that residents within 200 feet of that lot should have been notified as directly affected parties.

This further substantiates the procedural defect in the original application and the basis for nullification of the permit.

5. Traffic Volume and Safety Concerns

Roughly 40 cars arriving twice daily, Monday–Thursday, have produced a 400 percent increase in traffic compared with prior office use.

This surge has created a hazard in a neighborhood lacking sidewalks and previously balanced for pedestrian safety.

On September 15, a child was nearly struck by a vehicle at the church-lot exit, despite being accompanied by three adults.

6. Noise and Outdoor Operations

The garage door remains open during exercise classes, and amplified music extends beyond the property line. When pedestrians pass, the volume is briefly lowered — indicating awareness that the activity exceeds neighborhood limits.

Such operation is inconsistent with the quiet office use authorized by permit.

7. Child-Care Activity and Safety Standards

The property now appears to provide child-care services, with children walked around the block, often tethered for safety.

Play equipment in the front yard lacks protective fencing, unlike the fenced playground across the street at the church.

Given past incidents of attempted child abduction nearby, this presents a serious public-safety concern.

It is unwise to rely on low-occupancy assumptions to circumvent child-care safety standards, especially when prior misrepresentations have occurred and inspections are infrequent.

8. Deviation from Permit Scope

The garage structure, not the designated office building, is being used for exercise classes.

Such a change constitutes a deviation from the approved site plan.

The City should evaluate whether this requires correction, fines, or notice of violation to prevent precedent creep.

9. Subsequent Doctor's Office Use

An adjacent property now appears to operate as a doctor's office, yet nearby residents received no notice of any permit.

If accurate, this indicates a recurring failure of due-process notification.

10. Public-Safety and Community Character

Our historic district's value lies in its walkability, low-traffic cadence, and architectural heritage.

High-intensity commercial activity disrupts these qualities and increases risk to pedestrians.

11. Request for Corrective Action and Permit Nullification

I respectfully request that the City:

1. Void the current permit on grounds of procedural irregularity and misrepresentation;
2. Apply statutory penalties for the three-year mismatch between stated and actual use; and
3. Require that any future application strictly conform to low-impact professional-office requirements and proper resident notice.

12. Future Rezoning Considerations

If the owner seeks rezoning to permit an exercise studio or assembly use, review should proceed only after all past violations and penalties are resolved. Granting rezoning without enforcement would imply that forgiveness is preferable to compliance.

13. Unsuitable Precedent for Massage or Similar Uses

Including a massage-room component in the rezoning request would set an unwelcome precedent in a residential block between two churches and diminish the historic character of the district.

14. Ongoing Outdoor Exercise and Music

The application also indicates continued use of outdoor and garage spaces with music and instructor shouting into open air. While this may reduce interior occupancy loads, it fails to maintain the quiet residential atmosphere expected in office-zoned properties. Sound containment should be treated with the same rigor as light-spill standards.

15. Child-Safety and Advertising Concerns

Front-yard play equipment visible from the street functions as advertising to children, a practice prohibited in other industries. Given local child-safety statistics, these features should be removed or screened from view to reduce exposure and risk.

16. Conclusion

Because the original permit was issued without proper notice, has been used inconsistently with its authorized purpose, and now poses safety and community-impact concerns, I respectfully request that the City of Bryan:

Nullify the existing permit for procedural irregularity;

Apply appropriate penalties for non-compliance; and

Reaffirm zoning integrity to protect public safety and historic character.

Sincerely,
Bob Achgill
700 East 27th Street
Bryan, TX 77803

This is a photo of the church parking lot at the time of my sending this note.

Johnson, Benjamin

From: [REDACTED]
Sent: Sunday, October 19, 2025 4:36 PM
To: Johnson, Benjamin
Subject: Planned Development proposal for Madewell house

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

Hi Benjamin

I would like to object to the planned development request for 600 and 604 e 27th. As you know we live across the street and have lived her for 45 years. We have been seriously affected by the commercial aspect of the property that they did without permission from the city or Historic commission.

The property is the beginning of a neighborhood filled with families that have moved in because of its true neighborhood feel. We see no point in changing the Madewell property to commercial.

Exercise classes begin at 6 in the morning and we can hear the music and instructions from our front porch and bedroom . They have been warned and ticketed for it and continue in defiance of our city noise code.

Please ask for this to be read into the records at the PD meeting.

Thank you

Betty and Preston Smith

Johnson, Benjamin

From: [REDACTED]
Sent: Monday, October 20, 2025 9:33 AM
To: Johnson, Benjamin
Subject: 604 e 27th

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

Good morning Benjamin

I would like to add a comment about the ADA ramp the is visible from e 27th. The ramp in its entirety could be move to the back of the house and enter from the garage area. Since it III noncompliant anyway and screening takes maintenance, if the Dr's office and chiropractic office is allowed I would like that to a stipulation. They are using the front door which I believe they agreed not to.

I would like these comments to me added into records.

Thanks you

Betty Smith

What is the issue?

- ✓ Proposal to RE-ZONE 2-3 homes in our neighborhood to COMMERCIAL property

The issue is NOT:

The quality or appeal of the business currently operating there.

Why is this an issue?



- ✓ RE-ZONING (to commercial) removes all safeguards for what could come after or EVEN during current ownership.
- ✓ Violates the city's own codes, put there for our protection!
- ✓ Paves the way for Commercial Creep to happen. Benefits business, NOT home owners.
- ✓ Adversely impacts neighborhood safety and traffic and future health of neighborhood.

The issue:

Proposal to RE-ZONE 2-3 homes in the 600 block of E 27th St. in our neighborhood to COMMERCIAL property.

Why is this an issue?

This violates the codes set forth for commercial property, because there is not a main road, bordering it, because it's in a neighborhood! See attached.

Commercial property and it's ensuing traffic / noise has an adverse effect on the safety of its neighbors and its pedestrians and its appeal as a neighborhood.

The city has allowed their own codes to be violated. There is no protection for the neighborhood from "commercial creep". Should "life" happen, and this current business change hands or need to change focus, a commercial zone opens Pandora's box.

Though the yellow house adjacent on Polk may serve as a bit of a buffer now, there is no guarantee it will not be sold to the current business and if the other two houses are zoned commercial, there's no stopping it.

What is NOT the issue?

The quality or appeal of the business currently operating there. RE-ZONING (to commercial) removes all safeguards for what could come after or EVEN during current ownership.

We have not had to fight 'commercial creep' in this neighborhood for quite a while! But that is ONLY because some years ago some neighbors worked very hard to put in some guard rails through the city codes and founding the historic district, so that we have been able to enjoy this nice, quiet neighborhood!

You are the future!

The issue in front of us is not the goodness or validity of the Madewell business. It's a wonderful venture. The issue is simply "What do we want our neighborhood to be like in one, five or 10 or 15 years?" Because when "life" happens, ownership changes hands quickly - as is just about to happen with Rick Davis's law office (May his memory be a blessing). In those situations, there's no time for discussion, the **only protection in place for the residents in the area are the existing zones and ordinances that the city put into place FOR THAT VERY REASON.**

If we blatantly ignore those provisions now, we're setting ourselves up for problems later. As civil servants, you know that ***whether you or I will be here a year from now or five years from now doesn't even matter. Others came before us and protected this beautiful neighborhood that we now live in and enjoy.***

Case and point, someone tried to put a convenience store on 29th very near the entrance to our neighborhood several years ago. Thankfully, some far-sighted neighbors put the historic district in place to protect historical Bryan. That took a lot of work and personal sacrifice on their part but has definitely benefited homeowners in the neighborhood to have that buffer.

What matters is the protection of the neighborhood from what could be if the area in question is re-zoned.

The facts to the best of our knowledge (if you know of any contradictions, please let me know; it has been difficult to even learn this much.):

- Madewell has not been operating according to the zones and ordinances in place when the property was purchased.
- Unfortunately, rather than enforce its own ordinances, the city has allowed the investment to continue into that property making it painful to rectify the situation.
- To address the situation, a permit has been filed by the property owners, to re-zone the properties to commercial.

However...

Re-zoning the properties around 600 E 27th St. seems to violate the very reasons the zones were put in place to begin with and contradicts the code. For instance:

1) Changing the zoning to commercial is arguably not allowed under the current zoning rules.

Sec. 130-31 - PD, planned development district 4c

“Planned developments designated as PD-B, PD-I, or PD-M

(*commercial*) shall have frontage along and access to a **major arterial street** on at least one side of the proposed development. **Access through a residential area to a PD-B, PD-I, or PD-M via a local street is prohibited.**”

The property in question in the 600 block of E 27th does not have access to a major street. (*Italics is my clarification*) *Because it's a neighborhood!*

2) Sec. 130-31. - PD, planned development district section paragraph 4 e 3 states that (a *commercial zone*) will not be allowed if it: “Adversely affects the safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonably anticipated in the area considering existing zoning and land uses in the area”

Not only is there **increased traffic** resulting from a commercial venture there is also a different **driver mentality**. Rather than drivers that are pulling up to a church parking lot, we have observed drivers naturally intent on reaching a counseling appointment or massage session or a gym class on time - oblivious that they are in a neighborhood with children and adults on the streets on bikes and on foot. It's just a totally different attitude: pulling into a commercial use parking lot vs attending a meeting or gathering at church and is reflected in the distracted entrance and exits.

An example of this: Incidental childcare provided for their classes often takes the little ones out for a walk, but feels the need to tether them together to easily keep control and to avoid anyone being hit by

a car. The traffic has definitely increased on Polk and surrounding streets.

In short - a commercial site's normal accompanying traffic makes a neighborhood dangerous for pedestrians and bikes. It adversely affects the safety of the neighborhood.

What about the business?

That's a valid and fair question to be addressed- after we future proof the neighborhood. As far as we know, they are pursuing a new zoning for the property because they are not in compliance with the current zoning law. That does have to be addressed. There are many options.

The owners could simply comply with code.

The city could accept a share of the responsibility for allowing investments to continue without enforcing the Zoning code, and offer a tax break and even financial incentive to relocate and refurbish.

But that should come only after we protect the neighborhood.

We teach our kids that two wrongs don't make a right.

In this case, one wrong was not complying with the zoning laws in place when the property was purchased. (The same zoning laws that you and I live with and that were in place when many of us purchased our homes.) We certainly would not have purchased a home overlooking a commercially zoned property.

By neglect or choice, not enforcing what is on their books, not watching out for its neighborhoods, the city is complicit in bringing us to this point.

A second wrong, however, would be to simply change the rules to accommodate. The codes and zones and ordinances are there for a good reason. Two "wrongs" don't make a "right".

Re-zoning to "fix" the non-compliance, opens up a Pandora's box of businesses that could be on that property in the future or even the very next day. Life happens, health fails, interests change, economies change necessitating businesses to adapt.

The zoning is to protect neighborhoods from the noise and traffic and safety issues unique to commercial property.

Thank you, Benjamin, for forwarding this and to the SDRC and Zoning committees.

Sincerely,
A homeowner on Polk St.

Johnson, Benjamin

From: [REDACTED]
Sent: Friday, September 19, 2025 5:39 PM
To: Johnson, Benjamin
Cc: [REDACTED]
Subject: 600 and 607 E 27th

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

Mr Johnson

As a resident of the historical district I would like to respectfully voice my concerns over the commercial use of the residence at 607 E 27th. This residence is a far cry from a therapist occasionally seeing one person out of a home office.

When I am out jogging in the mornings at approximately 6:30-7:00 I see large numbers of people exercising on the driveway and in the garage. From my memory the number of people utilizing the facility has grown from approximately 1/2 dozen two years ago to the current numbers which could easily be two dozen. They also utilize the parking lot between their houses and the First Methodist Church. In addition I do hear loud music.

Simply because they have been utilizing a historic district home for a business and against regulations is not reason enough to allow them to continue. By that logic I can start small on my property and build up over time to circumvent regulations. If they are allowed to continue breaking regulations then NONE of the current regulations pertain to me as a homeowner.

The signage needs to be removed and the business needs to move to a commercial location. To not shutdown this business will set a precedence. I would appreciate the City of Bryan addressing this matter.

Sincerely,

**Chad Clark
610 E 29th**

Sent from Chad Clark's iPhone, not checked for errors.

Development requirements for a Planned Development – Business District (PD-B) being 0.396 acres of land adjoining the northeast corner of the S. Preston Avenue and E. 27th Street intersection, being Lots 1 through 3 in Block 61 of Bryan’s Original Townsite.

General Purpose and Description

The purpose of the Made Well Ministries Planned Development – Business District (PD-B), hereinafter referred to as “Made Well PD” or “this District”, is to guide the land use and physical development on the subject property. This PD-B District development plan is envisioned as a tool to help stabilize and improve property utilization, to facilitate appropriate use of Lots 1 through 3 in Block 61 of Bryan’s Original Townsite, ensure protection of surrounding residential properties from foreseeable negative impacts resulting from the permitted use of the property, to strengthen the area economy, and to promote the general welfare of the community.

Commented [C1]: There are already negative impacts on nearby residences, mostly noise. I hear citations have been issued.

Historic Preservation Overlay District:

At the time of adoption of this ordinance, a 0.132-acre portion of this district exists within the boundaries of the East Side Historic District, as shown in the attached “Exhibit B-1”, and is subject to the requirements set forth by the Historic Preservation Overlay District. This includes, but is not limited to, that any construction, reconstruction, alteration, restoration, rehabilitation, relocation, demolition, or any other change that is visible from a public right-of-way, may not occur without prior approval of a Certificate of Appropriateness (COA) from the Historic Landmark Commission (HLC).

Section 1: Definitions

The following words, terms, and phrases shall have the meanings ascribed to them in Bryan Code of Ordinances Chapter 130, Zoning, except where the context clearly indicates a different meaning. Words and terms that are not expressly defined in this chapter or in Chapter 62 have their ordinary dictionary meanings, based on the latest edition of Merriam-Webster’s Unabridged Dictionary. When not inconsistent with the context, words used in the present tense include the future; words used in the singular number include the plural; and words used in the plural number include the singular.

Counseling and therapy service shall mean an establishment where licensed or certified professionals provide professional guidance, evaluation, and/or support, to individuals or groups, relating to their mental and behavioral health, nutrition and wellness, or other similar matters. These services are provided on an outpatient basis and does not include medical diagnosis, treatment, or procedures.

Short-term child care shall mean a facility or program providing supervised care for children for no more than two (2) hours in any single day, while the parent, guardian, or responsible adult remains on the premises. These services are incidental in nature and shall not be classified as a Class A, B, or C Child Care Facility, as defined in the Bryan Code of Ordinances.

Section 2: Land Uses

The following land uses shall be permitted by right in this District:

- Counseling and therapy service;
- Detached residential dwelling;
- Fitness center;
- Massage establishment;

Commented [C2]: It is the fitness Center that has caused most of the neighborhood disruption, both early in the morning and later in the evening.

- Medical clinic; and
- Short-term child care.

Section 3: Physical Development

Physical development in this District shall be in accordance with the development plan attached on “Exhibit B-2”. Any construction, reconstruction, alteration, restoration, rehabilitation, relocation, demolition, or any change that is visible from a public right-of-way, on a historic property within a Historic Preservation Overlay District, shall not occur without prior approval of a COA from the HLC. No development or site alterations shall be permitted other than those depicted on the development plan and subject to additions, modifications or exceptions described herein.

1. *Minimum parking requirements:* The minimum off-street parking requirements set forth in the Bryan Code of Ordinances shall be met by maintaining an established parking agreement with the neighboring properties, being St. Joseph’s Catholic Church and First Methodist Church.
2. *Lighting:* The provisions of this section shall apply to all outdoor lighting except public streetlights. The purpose of these standards is to assure public safety, utility, and security of private and public property while minimizing the impact of glares and obtrusive light, and to limit outdoor lighting that is misdirected, excessive or unnecessary.
 - a. Outdoor lighting shall not exceed the following levels:
 - i. 0.50 lumens at the property line if the subject property abuts a residential district or a lot containing a residential use or at the right-of-way line of E. 27th Street; or
 - ii. 1.0 lumen at the property line if the subject property abuts a nonresidential district or lot containing a nonresidential use or at the right-of-way line besides E. 27th Street.
 - b. Outdoor lighting shall not exceed a maximum height of 12 feet.
 - c. All outdoor lighting shall be shielded and provided with cutoff fixtures that are designed to have a cutoff angle of no more than 90 degrees.

Commented [C3]: Proposed addition: All requirements of the parking agreement shall be honored, in particular the restriction to weekdays only from 8 am to 5 pm.

Commented [C4]: All lighting should be downlighting with the fixture horizontal to the ground, or shielded so that all light goes straight down.

Section 4: Special Regulations

1. Any activities related to the fitness center, medical clinic, or other permitted uses, occurring outside of the business hours of 8:00am and 8:00pm, shall be conducted entirely within the interior of the site and shall not be visible from adjacent properties or public rights-of-way.
2. Noise above the average intensity of street traffic shall not be discernible beyond the boundaries of this district.
3. Group fitness activities relating to the fitness center land use shall be limited to twelve (12) participants per class.

Commented [C5]: Should be 5:00 pm! That’s what the parking agreements say.

Commented [C6]: Needs to be enforceable. How do you measure this? Also, noise shall not be generated before 8 am nor after 5:00 pm.

Section 5: Signs

Signs in this district shall conform to the requirements set forth for properties zoned Residential District – 5000 (RD-5), subject to subject to additions, modifications or exceptions described herein.

1. This district shall be allowed one low profile sign, not to exceed 40 square feet in sign area, and one wall sign not to exceed 30 square feet in sign area.

Commented [C7]: This needs to be reduced. There should be no signs larger than what is allowed in the ESHD.

2. Low profile signs in this district shall be setback a minimum of 25-feet from the back of any curb and shall not be permitted within the public right-of-way.

Section 4: Subdivision of Land

The subdivision of land in this District shall be allowed in accordance with Chapter 110, Subdivisions, of the City of Bryan Code of Ordinances.

Commented [C8]: I cannot think of any reason why there would be a subdivision, so would not allow this without knowing particulars.

Parking Restrictions

There shall be no business parking whatsoever along E. 27th St. The exception would be the USPS, UPS, etc.

All access to 604 E. 27th St. shall be from the rear of the building.

Screening:

Any ADA ramp shall be visually shielded from both E. 27th and Polk St. To the extent visual screening utilizes plant material, it shall be kept in healthy condition. Any dead or diseased material should be promptly replaced during the months of October to May.

Commented [C9]: Ben, the use of wax myrtles, as mentioned on the map, is likely to fail. There is a disease affecting wax myrtles around here and they are dying. In the spirit of being constructive, you might want to suggest hollies.

