

## Agenda Item Details

Meeting	Apr 14, 2026 - 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	C. Rezoning request case no. RZ26-01, 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 Agricultural – Open District (A-O) to Commercial District (C-3), on 3.51 acres of land being part of Lot 10 in Coulter’s Subdivision of McGee Tract, addressed as 3202 Colson Road, adjoining the north corner of the N. Earl Rudder Freeway East Frontage and Colson Roads in Bryan, Brazos County, Texas.
Type	Action
Preferred Date	Apr 14, 2026
Absolute Date	Apr 14, 2026
Fiscal Impact	No
Budgeted	No
Goals	<a href="#">Quality of Life</a> <a href="#">Economic Development</a>

### Summary:

The applicant, Schultz Engineering, LLC., on behalf of property owners Rick Freeman and Pamela Freeman Carter, is requesting to change the zoning classification on approximately 3.51 acres of land from Agricultural – Open District (A-O) to Commercial District (C-3).

If approved, the request allows for commercial development on the subject property, consistent with the development pattern that has emerged along this corridor in recent years. The proposed C-3 zoning classification is intended to align with surrounding properties and support future commercial development opportunities.

Surrounding zoning and land uses include:

- Northwest: Commercial District (C-3); developed with an equipment rental company (Sunbelt Rentals)
- Northeast: Commercial District (C-3); developed with a self-storage facility (Colson Road Storage)
- South (across Colson Road): Commercial District (C-3); developed with an RV park (Aggieland RV Park)
- All other nearby properties: Commercial District (C-3); developed with similar commercial uses, along with the addition of detached residential dwellings

On February 4, 2026, staff received a replat application and drawings to replat the subject property as Lot 10R (originally part of Lot 10). Any future development at this location requires the submittal of a formal site plan, which will be reviewed by the Site Development Review Committee (SDRC) for conformance with the Land and Site Development Ordinance.

### Analysis and Recommendation:

During its regular meeting on March 5, 2026, the Planning and Zoning Commission concurred with staff and **unanimously recommends approval** of this rezoning request. The Commission adopted the written staff report and analysis as the report, findings, and evaluation of the Commission.

In making their decision, the Planning and Zoning Commission finds:

- The requested C-3 District zoning is consistent with the adopted goals and land use policies outlined in the Comprehensive Plan, BluePrint 2040.

- The proposed zoning change will support orderly commercial growth in this vicinity.
- The Commission is unable to identify factors negatively affecting health, safety, morals, or general welfare.

**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;
3. deny the requested zoning change; or
4. deny the requested zoning amendment 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 March 5, 2026, Planning and Zoning Commission meeting minutes; and
4. staff report to the Planning and Zoning Commission.

[CAF ATTACHMENTS RZ26-01, 3202 Colson Road.pdf \(2,413 KB\)](#)