

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	A. Rezoning request case no. RZ25-12, 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 a combination of Residential District – 5000 (RD-5) and Residential – Neighborhood Conservation District (R-NC) to Planned Development District (PD), on 0.396 acres of land adjoining the north side of East 27th Street and the east side of South Preston Avenue, being Lots 1 through 3 in Block 61 of Bryan Original Townsite, and currently addressed as 600 and 604 East 27th Street, in Bryan, Brazos County, Texas.
Type	Action
Preferred Date	Apr 14, 2026
Absolute Date	Apr 14, 2026
Fiscal Impact	No
Budgeted	No
Goals	Quality of Life Economic Development

Summary:

The applicant and property owner, Kasey Van Norman of Made Well Ministries, is requesting to rezone 0.396 acres of land at 600 and 604 East 27th Street. The properties are situated on the north side of East 27th Street and the east side of South Preston Avenue. The current zoning is a combination of Residential District – 5000 (RD-5) and Residential – Neighborhood Conservation District (R-NC). The applicant is seeking to rezone the properties to a Planned Development District (PD), to allow low-intensity residential, health, wellness, and personal service uses.

Surrounding properties are zoned RD-5, R-NC, and Retail (C-2) District. Properties to the north and south are improved with parking lots serving St. Joseph Catholic Church and First United Methodist Church, respectively. The property to the east is occupied by a detached dwelling, and the property to the west, across South Preston Avenue, is the location of a law office.

Both subject properties are currently developed with structures originally constructed for residential use, along with accessory structures. On June 2, 2022, the Planning & Zoning Commission (P&Z) unanimously approved a Conditional Use Permit (CUP) request (Case No. CU22-04) to allow an accessory structure on the subject property to be used as a professional office for The Made Well House.

In the summer of 2025, City staff received concerns from nearby residents that 604 East 27th Street, which is located within the East Side Historic District, had undergone changes that typically require a Certificate of Appropriateness (COA), approved by the Historic Landmark Commission (HLC). Staff was also informed that Made Well House had expanded operations into all structures on the subject properties.

City staff contacted the property owners and met with them on several occasions to discuss the appropriate process for permitting the changes that had occurred, as well as to address concerns raised by neighboring residents.

Below is a summary of the applications submitted by the property owners to date:

- May 17, 2022 – The property owners submitted a Conditional Use Permit application to allow a professional office at 107 South Preston Avenue. This request was approved by P&Z on June 2, 2022.

- July 2025 – The property owners submitted applications for a COA (Case No. COA25-08) and a CUP (Case No. CU25-13). The CUP was scheduled for P&Z consideration on September 4, 2025, and the COA was scheduled for HLC action on September 10, 2025.
- Following additional information received from both the property owners and nearby residents regarding the land use occurring on the subject properties, staff determined the existing land use definition “professional office” did not accurately reflect the activities taking place. As a result, the CUP application was closed. Staff informed the property owner that rezoning would be required to permit the full scope of land uses associated with The Made Well House.
- September 10, 2025 – HLC approved Case No. COA25-08 to legitimize prior construction of a fence and an ADA ramp. The applicant must return to HLC for approval of screening for the ADA ramp.
- October 14, 2025 – The property owner submitted an application to rezone the property from RD-5 and R-NC to a PD District. After review by the Site Development Review Committee (SDRC), the request was scheduled for consideration at the regular P&Z meeting on February 5, 2026.

The requested PD District zoning is intended to allow The Made Well House to utilize each of the existing structures at 600 and 604 East 27th Street for the services they provide. Proposed land use regulations and development standards include:

Land Use:

- The following land uses are permitted: Counseling and therapy service; Detached residential dwelling; Fitness center; Massage establishment; Medical clinic; and Short-term child care. Detached residential dwellings are permitted in the proposed PD District to allow the structures to be used as dwellings, if the properties are sold in the future.
- Land use definitions are provided for counseling and therapy service and short-term child care.

Development Standards:

- Minimum parking requirements in the district are to be met by maintaining established parking agreements with St. Joseph’s Catholic Church and First Methodist Church.
- Outdoor lighting standards for intensity, height, and cutoff angle are provided to ensure disruptive lights for nearby residents do not exist.
- Activities related to all permitted land uses, including the fitness center, shall be conducted entirely within the interior of a structure when outside of the business hours of 8:00 a.m. and 8:00 p.m.
- Noise levels above the average intensity of street traffic shall not be discernible beyond the boundaries of this district.
- Group fitness activities are to be limited to twelve (12) participants per class.
- Signage standards provide additional restrictions for the size of signage allowed on the subject property. The standards provided are stricter than those typically required for properties zoned RD-5 District and R-NC District.

Prior to the P&Z meeting on February 5, staff received fifty-seven (57) written comments in favor and nine (9) written comments in opposition to the proposed rezoning. Properties owned by respondents who provided an address are shown on the attached map. All written comments were shared with Commissioners prior to the P&Z public hearing on the matter, and are attached to this Council Action Form.

Written comments in opposition to the request were provided by the owners of 5.6% of the land within 200 feet from the subject area, which does not trigger the supermajority vote requirement. A supermajority vote is required when protest is made by the owners of at least 20% of the subject area, or at least 20% of the properties within 200 feet of the subject area. Therefore, per Sec. 130-42(i)(4) of Bryan’s Zoning Ordinance, rezoning request no. RZ25-12 does not require an affirmative supermajority vote by the City Council to be approved.

The application was originally scheduled for City Council consideration on March 10, 2026. Following the public hearing at that meeting, the City Council voted to postpone consideration of the request to its April 14, 2026, regular meeting, to allow the applicant to provide additional information regarding daily traffic volumes and site visitation, as well as to

allow additional time to address the concerns expressed by nearby residents.

During the City Council's discussion on March 10, 2026, questions were raised regarding enforcement activity and citations. Staff has since obtained additional information from the Bryan Police Department. Between September 15, 2025, and November 17, 2025, nine (9) calls for service were recorded related to noise complaints at the subject property. Of these, one (1) citation was issued, two (2) verbal warnings were given, and in six (6) cases of no violation were observed; in one instance, officers were unable to locate the reported noise. The citation was issued on October 14, 2025, following prior warnings. No additional calls have been received since November 17, 2025.

Written opposition represented 5.6% of property within 200 feet of the subject area, which does not trigger the supermajority vote requirement. A supermajority vote is required when protest is made by the owners of at least 20% of the subject area, or at least 20% of the properties within 200 feet of the subject area.

Analysis and Recommendation:

During the P&Z's public hearing on February 5, 2026, four (4) citizens spoke in opposition to the request and eight (8) citizens spoke in favor of the request. Speakers in opposition expressed concerns regarding neighborhood character, traffic, noise, safety, zoning compliance, enforcement consistency, and long-term precedent if ownership changes. Several opponents also cited lack of notification, questioned prior zoning decisions, and raised concerns about converting residential properties to non-residential use within the historic district.

Speakers in support emphasized the positive personal and community impact of The Made Well House, describing its wellness services as meaningful, affordable, and aligned with the character and evolving nature of the neighborhood. Supporters also noted responsible operations, use of existing church parking, minimal disruption, and the organization's efforts toward compliance and responsiveness.

Following the public hearing, the Commission voted to **recommend approval** of the request, by a vote of six (6) in favor and two (2) in opposition, and adopted the written staff report and analysis as the report, findings, and evaluation of the Commission. The Commission's positive recommendation was made **subject to the following conditions:**

- 1. That off-site parking agreements must be established for as long as minimum parking requirements exist for the use of the property; and**
- 2. That any development standard in which the Planned Development District (PD) regulations are silent, shall default to standards that typically apply to properties zoned Residential District – 5000 (RD-5).**

The Planning and Zoning Commission finds:

- This PD District is consistent with the City's Comprehensive Plan (Blueprint 2040) and identifies the properties within the Central Urban area as intended to provide a transition from Downtown to surrounding residential neighborhoods.
- The proposed PD District zoning creates an appropriate transition from adjacent low to high-intensity land uses.
- Requirements of the Historic Preservation Overlay District will continue to apply to 604 East 27th Street upon rezoning.
- The proposed PD District provides development standards that mitigate any potential negative effects to adjacent residential properties and provides for land uses appropriate in a transitional space.

Please note: The draft ordinance attached to this Council Action Form is provided if the City Council is inclined to approve the applicant's request to change the zoning on this property, subject to the two conditions recommended by P&Z, which have been added to the development requirements attached to the draft ordinance as Exhibit "A" (in Section 3., Section 3.1, and Section 5). Staff suggests off-site parking agreements be recorded in County records no later than September 30, 2026.

Options:

1. approve the requested zoning change as recommended by P&Z;
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 PD 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 February 5, 2026 Planning and Zoning Commission meeting minutes;
4. excerpt from September 10, 2025 Historic Landmark Commission meeting minutes;
5. vicinity map showing owners of property who provided written comments;
6. staff report to the Planning and Zoning Commission;
7. combined citizen feedback in opposition of the request (attached separate PDF); and
8. combined citizen feedback in favor of the request (attached separate PDF).
9. Made Weill Visitor Information

[Combined Feedback in Support.pdf \(3,911 KB\)](#)

[Combined Feedback in Opposition.pdf \(1,526 KB\)](#)

[4B - CAF ATTACHMENTS RZ25-12, 600 & 604 E. 27th Street.pdf \(3,196 KB\)](#)

[MADE WELL VISITOR INFO_.pdf \(962 KB\)](#)