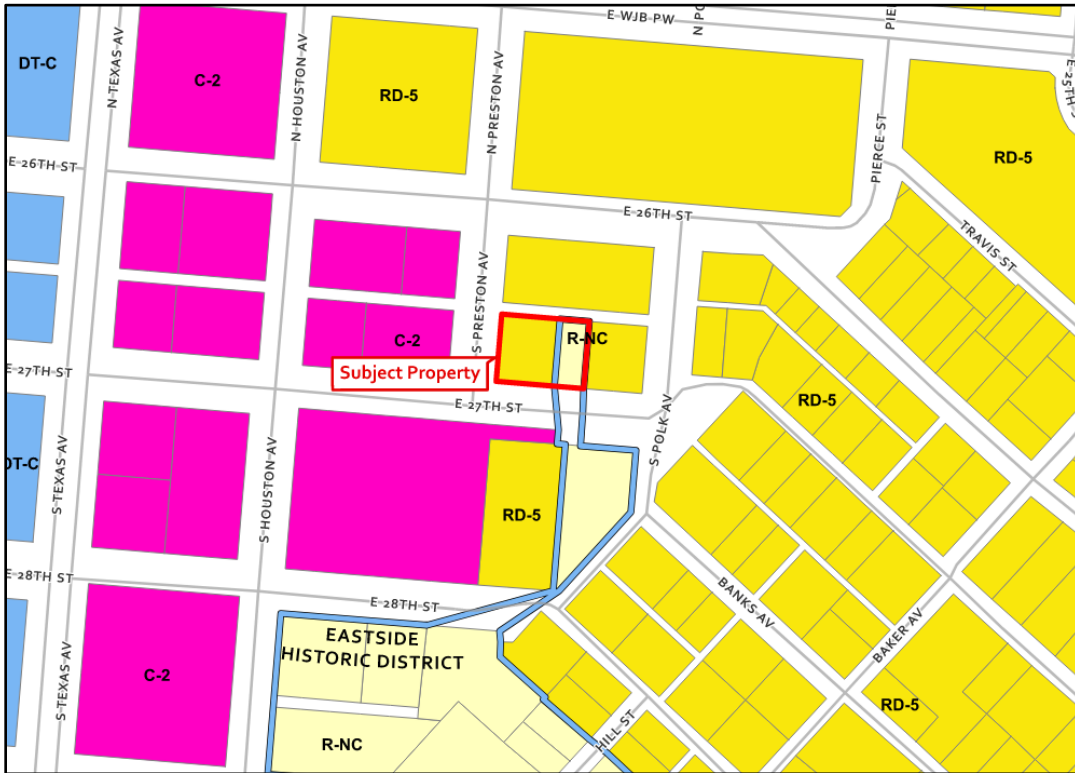


# LOCATION MAP AND AERIAL PHOTOGRAPH, 2025



**ORDINANCE NO. \_\_\_\_\_**

**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), SUBJECT TO DEVELOPMENT REQUIREMENTS SPECIFIED HEREIN, ON 0.396 ACRES OF LAND ADJOINING THE NORTH SIDE OF E. 27<sup>TH</sup> STREET AND THE EAST SIDE OF S. PRESTON AVENUE, BEING LOTS 1 THROUGH 3 IN BLOCK 61 OF BRYAN ORIGINAL TOWNSITE, AND CURRENTLY ADDRESSED AS 600 AND 604 E. 27<sup>TH</sup> STREET, IN BRYAN, BRAZOS COUNTY, TEXAS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; FINDING AND DETERMINING THAT THE MEETING AT WHICH SAID ORDINANCE IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Bryan has adopted Chapter 130, Zoning, of the City of Bryan Code of Ordinances, as amended, which divides the City of Bryan into various zoning districts; and

**WHEREAS**, permanent zoning changes made after the date of passage of Chapter 130 are made by adopting ordinances amending Chapter 130 for each particular permanent zoning change; and

**WHEREAS**, this requested change to amend 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 E. 27<sup>th</sup> Street and the east side of S. Preston Avenue, being Lots 1 through 3 in Block 61 of Bryan Original Townsite, and currently addressed as 600 and 604 E. 27<sup>th</sup> Street, in Bryan, Brazos County, Texas, was recommended for approval by the Bryan Planning and Zoning Commission during its regular meeting on February 5, 2026 (case no. RZ25-12).

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRYAN, TEXAS:**

1.

That Chapter 130, Zoning, of the City of Bryan Code of Ordinances be amended by changing the zoning classification 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 E. 27<sup>th</sup> Street and the east side of S. Preston Avenue, being Lots 1 through 3 in Block 61 of Bryan Original Townsite, and currently addressed as 600 and 604 E. 27<sup>th</sup> Street, in Bryan, Brazos County, Texas, said 0.396 acres being subject to development requirements described on attached Exhibits “A”, “A-1” and “B”, which are herein fully incorporated by reference for all purposes as if they were set forth in the text of the ordinance.

2.

That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

3.

Should any section, paragraph, sentences, clause, phrase or word of this ordinance be declared unconstitutional or invalid for any purpose by a court of competent jurisdiction, the remainder of this ordinance shall not be affected thereby, and to this end, the provisions of this ordinance are declared to be severable.

4.

The Code of the City of Bryan, Texas, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

5.

It is hereby found and determined that the meeting at which this ordinance was passed was open to the public as required by Section 551.001 et seq., Texas Government Code, and that advance public notice of time, place and purpose of said meeting was given.

6.

This ordinance shall take effect immediately upon its first and only reading and passage.

**PASSED, ADOPTED AND APPROVED** the 14<sup>th</sup> day of April 2026, at a regular meeting of the City Council of the City of Bryan, Texas, by a vote of \_\_\_ yeses and \_\_\_ noes.

**ATTEST:**

**CITY OF BRYAN:**

\_\_\_\_\_  
Melissa Brunner, City Secretary

\_\_\_\_\_  
Bobby Gutierrez, Mayor

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Thomas A. Leeper, City Attorney

## EXHIBIT “A”:

**Development requirements for a Planned Development District (PD)  
being 0.396 acres of land adjoining the northeast corner of the S. Preston Avenue and E. 27<sup>th</sup> 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 District (PD), 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 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.

### **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 “A-1”, and is subject to the requirements set forth by the city’s 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;
- 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”. 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. Physical development standards which are not addressed or depicted within this ordinance shall comply with the standards and limitations of the City of Bryan Code of Ordinances that generally apply to properties zoned Residential District – 5000 (RD-5).

1. *Minimum parking requirements:* The minimum off-street parking requirements established by the Bryan Code of Ordinances for this development may be satisfied through a combination of on-site parking located on the subject property and off-site parking secured by written agreement(s) with the adjoining properties known as St. Joseph’s Catholic Church and First Methodist Church. Any off-site parking agreement must guarantee the continued availability of a sufficient number of parking spaces to meet the minimum off-street parking requirements for this development and must remain in effect for as long as such parking is required. The agreement(s) shall be executed by all parties, approved as to form by the city attorney, and recorded in Brazos County real estate property records no later than September 30, 2026.
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. 27<sup>th</sup> 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. 27<sup>th</sup> 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.

### **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 a structure

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.

#### **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 shall be allowed one wall sign on each lot, not to exceed 20 square feet in sign area.
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 6: 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.



# “EXHIBIT B”: DEVELOPMENT PLAN



**EXCERPT FROM PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES  
OF FEBRUARY 5, 2026:**

**1. OPENING ITEMS**

**c. Hear Citizens.**

Hear citizens was opened.

Rachel Gallaher, 2945 Archer Drive, Bryan, Texas, spoke in **support** of rezoning request RZ25-12. She expressed admiration for Made Well House, described its positive impact on her personal life, and stated that it has contributed positively to the Bryan community.

Colbie Wood, 2905 Alabama Street, Bryan, Texas, spoke in **support** of rezoning request RZ25-12. She described her involvement in classes offered at Made Well House, shared how it has benefited her life, and expressed hope that others may experience similar healing.

*Mr. Leeper announced that members of the public may provide evidence and opinions during the public hearing for specific agenda items.*

Suzanne Achgill 700 E. 27<sup>th</sup> street, spoke in **opposition** of rezoning request RZ25-12. She expressed confusion regarding zoning enforcement and the role of the Planning and Zoning Commission. While stating support for the concept of Made Well House, she opposed the rezoning, citing concerns about neighborhood impact and zoning compliance.

Bob Achgill, 700 E. 27<sup>th</sup> street, spoke in **opposition** of rezoning request RZ25-12. He expressed concerns regarding noise, traffic, safety and lack of prior notification of the 2022 Conditional Use Permit. He also questioned enforcement and stated that the use negatively affects the neighborhood.

Nick McIntyre, 2109 Rockwood Circle, Bryan, Texas, spoke in **support** of rezoning request RZ25-12. He discussed the positive impact of Made Well House on his family and referenced his professional background in real estate development. He stated he believes the use is appropriate for the area and highlighted utilization of existing church parking lots.

Sue Batchelor, 721 E. 27<sup>th</sup> Street, Bryan, Texas, spoke in **opposition** of rezoning request RZ25-12. She expressed concerns about the neighborhood character, noise, and the long-term implications of rezoning residential property for business use.

Reverend Jeremy Basset, 2400 Kent Street, Bryan, Texas, representing First Methodist Bryan Church, spoke in **support** of rezoning request RZ25-12. He described the services provided by Made Well House, confirmed the church's parking agreement, and stated the organization has not caused disruptions. He noted that community needs and zoning may evolve over time.

Holly Mitchem, 601 E. 32<sup>nd</sup> Street, Bryan, Texas, and East Side Historic District resident, spoke in **support** of rezoning request RZ25-12. She discussed the district's historic use of homes for gatherings and restoration and stated she believes the mission of Made Well House aligns with the neighborhood's historic character.

Hear citizens was closed.

**3. Request for Approval of Zoning Changes – A Public Hearing will be held for each item (Commission makes recommendation; City Council has final approval).**

**A. Rezoning RZ25-12: 600 and 604 E. 27<sup>th</sup> Street**

*A request to change the zoning classification from a combination of Residential District – 5000 (RD-5) and Residential – Neighborhood Conservation District (R-NC) to Planned Development District (PD), specifically on 0.396 acres of land adjoining the north side of E. 27th Street and the east side of S. Preston Avenue, being Lots 1 through 3 in Block 61 of Bryan Original Townsite in Bryan, Brazos County, Texas. (B. Johnson)*

Mr. Johnson presented the staff report (on file in the Development Services Department). Staff recommends approval of this request, subject to the following amendments:

1. That the 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).

Mr. Johnson advised that nineteen (19) owners of property located within 200 feet of the subject property were formally notified of this request. 56 written comments were received in favor and two against the request prior to the public hearing.

In response to Commissioners' questions regarding the parking agreement, Mr. Johnson explained that the agreement will remain in effect for as long as Made Well House exists on the property. He further stated the parking agreements must be updated to comply Chapter 62 of the city code before the PD District can be approved. Mr. Leeper added that enforcement would fall under code enforcement authority. If the property is found to be out of compliance with zoning regulations, staff would respond accordingly. He also stated enforcement mechanisms may include issuing citations and if noncompliant behavior continues, seeking City Council approval to file a Chapter 54 lawsuit to pursue an injunction requiring compliance.

In response to Commissioners' question regarding the parking lots of the church properties, Mr. Johnson clarified that the two parking lots are associated with places of worship, which are permitted in almost all zoning districts. The parking lots are not considered nonconforming because they are allowed by right. He explained that if the properties were not places of worship, the parking lots would be required to comply with standards.

Commissioner Valerius voiced his concerns about why the city has not shut down Made Well House, given that it does not comply with the zoning district.

In response to Commissioners' questions regarding whether any neighboring residents had expressed support for the request, Mr. Johnson stated that when letters were mailed, no one contacted the city in favor of the request. He noted that discussions took place with residents regarding their concerns. Mr. Johnson further explained the city's standard process in situations involving a reported nonconforming use. He stated that staff typically meet with property owners to discuss the issue and outline the appropriate steps for compliance. He also described the history of meetings with the property owners in this case and their efforts to work through the proper process.

In response to Commissioners' questions regarding the property's prior use before Made Well House occupied the site, Mr. Johnson stated that aside from a Conditional Use Permit (CUP) issued

in 2022 for a professional office, the property had historically been used for detached residential purposes.

Commissioner Valerius voiced his concern that when the CUP was first approved, the concept presented differed from what the use has evolved into today. Mr. Johnson explained that staff had initial conversations with the property owners when the CUP was issued in 2022 and stated that the owners have since been made aware of the required processes. He noted that the proposed PD-District is specific to the property and that staff has informed the owners of all applicable requirements.

In response to Commissioners' question regarding whether any operations occurred prior to the CUP being granted, Mr. Johnson stated that the applicants could provide clarification.

The public hearing was opened.

Mr. Leeper recommended the Commission accept and adopt testimonies relevant to this public hearing that were previously given during the Hear Citizens portion as part of the official record of the public hearing. Chairperson McBroom Balke accepted.

Kacey Van Norman, property owner and founder/director of Made Well House, and resident of the East Side Historic District. She described the organization as a 501(c)(3) nonprofit ministry offering affordable wellness services. She explained prior uses of the properties, stated efforts have been made toward zoning compliance since 2022.

In response to Commissioners' question regarding the property's use prior to the CUP, Ms. Van Norman confirmed that the property operated as an accounting office for approximately 20–30 years and that the main house functioned as a bed and breakfast. Mr. Johnson clarified that those prior uses were nonconforming and that the CUP formalized or legitimized the use.

In response to Commissioners' question regarding if the property owner considers their organization a place of worship, Ms. Van Norman explains that although worship may occur on site, the organization does not consider itself a place of worship.

Colbie Wood, 2905 Alabama Street, Bryan, Texas, spoke in **support** and noted that music activities occur outside the East Side Historic District boundary and state that members are encouraged to remain respectful and quiet.

Nick McIntyre, 2109 Rockwood Circle, Bryan, Texas, spoke in **support** and described expectations regarding use of the property and historic district standards.

Suzanne Achgill, 700 E. 27<sup>th</sup> Street, Bryan, Texas, spoke in **opposition**, raising concerns regarding future use if ownership changes and broader zoning implications.

Bob Achgill, 700 E. 27<sup>th</sup> Street, Bryan, Texas, spoke in **opposition**, reiterated previous concerns regarding notification, traffic, and enforcement.

Margaret McGee, 8000 Atlas Pear Drive Apt. 3113, Bryan, Texas, spoke in **support**. She described her role at Made Well House and stated that efforts are made to minimize disruption to neighbors.

Bailey Cummins, 2320 Jaguar Drive Apt. 402, Bryan, Texas, spoke in **support**, describing how she learned about Made Well House and its positive impact on her.

Lindsey Hartt, 3801 Stillmeadow Drive, Bryan, Texas, spoke in **support**, sharing her perspective as a business owner and expressing appreciation for the applicant's responsiveness.

In response to Commissioners' question regarding alternative options, Ms. Van Norman stated that relocating would be a future conversation if the organization were to move to another site. She explained that part of the beauty and mission of Made Well House is its setting within a home, which aligns with its identity as a nonprofit organization and the environment it seeks to create. She also noted that the surrounding area includes other businesses and that the character of the space has evolved over time. Given those changes, she indicated that it would be difficult to transition the two properties back to purely residential use.

Allan Gillies, 704 E. 27<sup>th</sup> Street, Bryan, Texas, spoke in **opposition**, stated that he did not receive notice and expressing concerns about growth and long-term implications.

The public hearing was closed.

In response to Commissioners' questions, regarding whether the property could operate as a sizable medical clinic, Mr. Johnson stated that it could not function as a large medical center. He clarified that class sizes are limited to no more than 12 individuals at a time. He further explained that any deviation from the PD-District would require an amendment through the Planning & Zoning Commission, and any construction would also require review by the Historic Landmark Commission (HLC) for the property addressed as 604 E. 27<sup>th</sup> Street.

In response to Commissioners' question regarding a potential scenario where the building was destroyed by fire after the PD-District approval, Mr. Johnson explained that redevelopment would need to match the approved site plan otherwise an amendment would be required.

Commissioner Watson expressed concern that the noise language within the PD-District is vague, noting that perceptions of what constitutes loud can vary. He discussed the possibility of frequent noise complaints due to the absence of a defined decibel level. Mr. Zimmermann, Director of Development Services, responded that the standard is consistent with the City's existing noise ordinance and is not more ambiguous than the citywide standard, although it does not specify a numeric threshold.

In response to Commissioners' question regarding whether technical staff could develop a more precise definition of allowable noise, Mr. Leeper stated that the issue is more complex and recommended discussing it in executive session if the Commission wished to explore it further.

In response to Commissioners' question regarding future ownership implications, Mr. Johnson confirmed that if the property were sold, the new owner would be required to adhere to the approved site plan and all provisions established in the PD-District.

In response to Commissioners' question regarding allowable intensity, Mr. Johnson confirmed that the intensity is not limited in the PD-District but occupancy limits would still apply.

In response to Commissioners' question regarding future implications, specifically if the building were destroyed and replaced with a Class 4 building of the same footprint, Mr. Johnson explained that although the PD-District does not specify a maximum building height, it would default to the underlying RD-5 District zoning standard, which allows a maximum height of 35 feet.

In response to Commissioners' question regarding the base zoning designation, Mr. Johnson confirmed that the base zoning was not specifically referenced within the PD document but could be incorporated through amendment

**Commissioner Gonzalez moved to recommend denial of rezoning case RZ25-12 for the following reasons:**

- **The granting of the rezoning request would be detrimental to the neighborhood.**

**Commissioner Valerius seconded the motion.**

Commissioners Gonzalez expressed concerns that the proposed rezoning could weaken neighborhood protections and potentially be detrimental to the area.

Commissioner Watson and Cooper discussed the surrounding zoning context and referenced prior discussions regarding infill opportunities, expressing support for the project.

Chairperson McBroom Balke also referenced the Future Land Use Plan Map, stating that the proposal aligns with the designation of the area as transitional in character.

**The motion to recommend denial did not pass with a vote of two (2) to six (6), with Commissioners Gonzalez and Valerius in affirmation and Commissioners Porter, Watson, Cooper, Clark, Ball, and McBroom Balke in opposition.**

**The motion does not carry.**

**Commissioner Watson moved to recommend approval of rezoning case RZ25-12 and to adopt the written staff report and analysis as the report, findings and evaluation of this Commission, subject to the following conditions:**

1. **That the 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).**

**Commissioner Cooper seconded the motion.**

In response to Commissioners' question regarding the parking agreements, Mr. Leeper explained that if a required parking agreement were not in place, the property would be out of compliance with zoning and could be referred to code enforcement or brought back before the Commission.

**The motion to recommend approval passed with a vote of six (6) to two (2), with Commissioners Porter, Watson, Cooper, Clark, Ball, and McBroom Balke in affirmation and Commissioners Gonzalez and Valerius in opposition.**

**EXCERPT FROM HISTORIC LANDMARK COMMISSION REGULAR MEETING MINUTES  
OF SEPTEMBER 10, 2025:**

**3. REGULAR AGENDA (All matters listed on the regular agenda below are subject to individual staff presentations, discussion, and possible action by the Historic Landmark Commission.)**

**a. Certificate of Appropriateness COA25-08: 600 and 604 E. 27<sup>th</sup> Street**

*A request for approval of a Certificate of Appropriateness for exterior alterations to property adjoining the northside of E. 27th Street in between S. Preston and S. Polk Avenues in the East Side Historic District, and addressed as 600 and 604 E. 27th Street in Bryan, Brazos County, Texas.*

Mr. Johnson presented the staff report (on file in the Development Services Department). Staff recommends approval of this request.

In response to Commissioners' question regarding a site plan for an ADA approved ramp, Mr. Johnson stated that staff has not received a site plan. He also clarified the process for properties in the Historic District requesting a Conditional Use Permit.

Ms. Kay explained that if a rezoning were requested, it would not be reviewed by the Historic Landmark Commission. She confirmed the purpose of the case was to legitimize the existing ramp and fence.

Kasey Van Norman, property owner and founder/director of Made Well House, provided further information about Made Well House and expressed their willingness to comply with regulations.

In response to Commissioners' question regarding the back patio, Ms. Van Norman confirmed that the back patio has steps. She further stated that while they were open to recommendations regarding the location of the proposed ramp, they preferred to maintain its current placement. She also confirmed that a wrought iron type fence surrounds the property line of the Astin-Porter House and served as an inspiration for the proposed fence.

Commissioners discussed their preference that the ramp not be visible from E. 27<sup>th</sup> Street.

Mr. Johnson noted that the ramp would need to extend an additional three and a half feet in length to meet building code requirements.

Ms. Kay added that if screening were to be installed, it would also require Historic Landmark Commission review due to material consideration.

The public hearing was opened.

No one came forward.

The public hearing was closed.

**Commissioner Martin moved to approve the Certificate of Appropriateness with the following conditions:**

- **The ramp to be screened from E. 27<sup>th</sup> Street.**

**Commissioner Garza seconded the motion, and the motion passed unanimously.**

VICINITY MAP SHOWING OWNERS OF PROPERTY WHO PROVIDED WRITTEN COMMENTS



**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

**February 5, 2026**



**Rezoning case no. RZ25-12: 600 and 604 E. 27<sup>th</sup> Street**

**CASE DESCRIPTION:** a request to change the zoning classification from a combination of Residential District – 5000 (RD-5) and Residential – Neighborhood Conservation District (R-NC) to Planned Development District (PD)

**LOCATION:** 0.396 acres of land adjoining the north side of E. 27th Street and the east side of S. Preston Avenue, being Lots 1 through 3 in Block 61 of Bryan Original Townsite, and currently addressed as 600 and 604 E. 27<sup>th</sup> Street

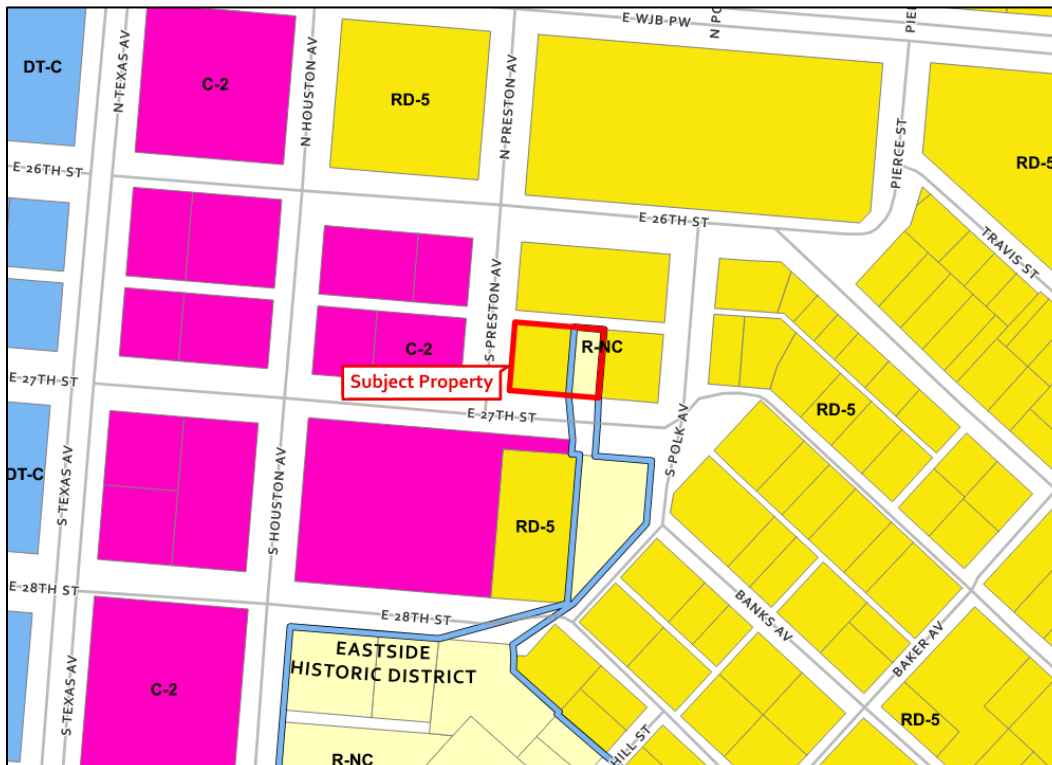
**EXISTING LAND USE:** professional office, counseling and therapy service, fitness center, massage establishment, medical clinic, and child care

**PROPERTY OWNER:** Kasey Van Norman – Made Well Ministries

**APPLICANT:** same as owner

**STAFF CONTACT:** Benjamin Johnson, Project Planner

**SUMMARY RECOMMENDATION:** Staff recommends **approval** of this request.



**AERIAL PHOTO (2025):**



**BACKGROUND:**

The applicant and property owner, Kasey Van Norman of Made Well Ministries, is requesting to change the zoning classification on approximately 0.396 acres of land from a combination of Residential District – 5000 (RD-5) and Residential – Neighborhood Conservation District (R-NC) to a Planned Development District (PD). The subject property adjoins the north side of E. 27th Street and the east side of S. Preston Avenue, being Lots 1 through 3 in Block 61 of Bryan Original Townsite, and currently addressed as 600 and 604 E. 27th Street. The property at 600 E. 27th Street is zoned RD-5 District, while the property at 604 E. 27th Street is zoned R-NC District and is located within the boundaries of the East Side Historic District. Were this rezoning to be approved, the boundaries of the East Side Historic District would remain unchanged.

Properties to the north, south, and east are zoned RD-5 District. The properties to the north and south are improved with parking lots for St. Joseph Catholic Church and First United Methodist Church, respectively, while properties to the east are improved with detached dwellings. The property to the west, across S. Preston Avenue, is zoned Retail District (C-2) and is the location of a law office.

Both subject properties are developed with structures originally intended for residential use with accessory structures. On June 2, 2022, the Planning & Zoning Commission (P&Z) unanimously approved a Conditional Use Permit request (case no. CU22-04) to allow the building addressed as 107 S. Preston Avenue, part of the subject property, to be used as a professional office for The Made Well House. In the summer of 2025, city staff began receiving notice from residents near the subject property that 604 E. 27<sup>th</sup> Street, located within the East Side Historic District, had undergone changes that were visible from the right-of-way, typically requiring a Certificate of Appropriateness (COA) approved by the Historic Landmark Commission (HLC). In addition to these changes, it was also brought to staff's attention that The Made Well House had expanded into all structures on the subject properties. City staff reached out to the property owners and scheduled a meeting to discuss the correct process to permit the changes that have occurred. Since this initial meeting, the property owners have met with city staff on several occasions to discuss changes to their requests and the concerns from nearby residents.

Below is a timeline summary of the applications that have been submitted by the property owners, to date:

- May 17, 2022 – The property owners submit a Conditional Use Permit application to allow a professional office at 107 S. Preston Avenue. This request was approved by P&Z on June 2, 2022.
- July 2025 – The property owners submit applications for a COA (case no. COA25-08) and a CUP (case no. CU25-13).
- Following staff's review of these applications, the CUP was scheduled for P&Z action on September 4, 2025, and the COA was scheduled for HLC action on September 10, 2025.
- Prior to the September 4, 2025 P&Z meeting, it was brought to staff's attention that a CUP for a property within a historic district must receive a recommendation from HLC prior to P&Z action.
- Staff received additional information from the property owners and nearby residents regarding the land use of the subject properties. Staff determined that the uses occurring on the subject properties do not fit the land use definition of a professional office. Thus, the CUP application was closed and staff informed the property owner that the property would need to be rezoned in order to permit the land uses associated with The Made Well House.
- October 14, 2025 – The property owner submitted an application to rezone the property from RD-5 District and R-NC District to a PD District. After review by the Site Development Review Committee (SDRC), the request was scheduled for the next regular meeting of the P&Z, February 5, 2026.

The requested PD District zoning is intended to allow the Made Well House to utilize each existing structure at 600 and 604 East 27<sup>th</sup> Street for the services they provide, including professional counseling and therapy services and fitness classes, to preserve the integrity of the property located in the historic district, and to address the concerns of nearby residents. Below is a summary of the proposed standards within this requested PD District:

#### 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 were ever sold in the future.

- Land use definitions are provided for counseling and therapy service and short-term child care.

Physical Development and Special Regulations:

- 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. Updated parking agreements were provided to staff during SDRC review of this PD request.
- Outdoor lighting standards are provided to ensure there are no disruptive lights for nearby residents. Proposed standards include restrictions on lighting intensity, height, and cutoff angle.
- Activities related to all permitted land uses, including the fitness center, shall be conducted entirely within the interior of a structure outside of the business hours of 8:00am and 8:00pm.
- 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 that is allowed on the subject property. The standards provided are stricter than those typically required for properties zoned RD-5 District and R-NC District.

**EXCERPT FROM APPLICATION:**

Explain whether the uses permitted by the proposed change will be appropriate in the immediate area concerned and their relationship to the general area and the city as a whole.

The proposed commercial zoning is intended to accommodate neighborhood-serving, low-impact commercial and professional uses that directly serve residents and the surrounding community. The applicant will limit allowed uses to exclude high-impact or 24-hour operations, will provide enhanced landscaping and screening where the site adjoins single-family properties, and will place parking and vehicle access to minimize traffic and noise impacts on adjacent homes. These measures ensure the rezoning functions as a compatible transition consistent with the City of Bryan's Comprehensive Plan and the City's site development standards.

Explain whether there is availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use.

The site is currently connected to the City of Bryan's public water and sanitary sewer systems, which are managed and operated by Bryan Texas Utilities (BTU) and the City's Water Services Department. Existing service lines in the adjacent right-of-way are sufficient to accommodate low- to moderate-intensity commercial uses without requiring significant off-site extensions or system upgrades. Any future tenant improvements or minor increases in water demand or wastewater discharge will be reviewed and permitted through the City's standard building and utility connection processes to ensure compliance with capacity and service requirements.

Identify the amount of vacant land currently classified for similar development in the vicinity and elsewhere in the city, and any special circumstances, which may make a substantial part of such vacant land unavailable for development.

There is a modest inventory of vacant land in Bryan currently zoned or likely to be rezoned for commercial use. Examples include a 2.0-acre parcel with C-3 General Commercial zoning at 4508 N Texas Avenue, an ~1.85-acre lot along FM-2038 south of Highway 21, and ~5.95 acres on St Hwy 6 north of Highway 21. However, much of the land in the more immediately surrounding area is either zoned residential or office, or is encumbered by floodplain, lacks full utility services, or does not have suitable road frontage. Additionally, newly annexed land, such as the ~162 acres south of West OSR near RELLIS, has been designated for future retail services and mixed use under Innovation Corridor or PD-MU zoning, but is not yet fully developed. Therefore, while land exists, the supply of commercial-zoned vacant land that is immediately developable (with all utilities, access, absence of floodplain, proper zoning, etc.) is constrained in the vicinity. The requested rezoning would help provide necessary commercial land where options are limited, consistent with City planning goals.

Explain the recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change.

Commercial development in Bryan over the past 1–2 years has been moderate and focused along major corridors (Highway 6, Texas Avenue, FM-2038 and newly-annexed RELLIS-area land). However, residential (single-family) development has outpaced commercial development in raw permit counts, and much of the city's most recent growth activity noted in city reports has been housing and public-facility investments rather than large amounts of new small-lot neighborhood commercial. Recent annexation near the RELLIS campus represents a material near-term increase in land available for commercial/innovation uses.

Explain how other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved, and whether such designation for other areas should be modified also.

Approval of this rezoning will not adversely affect other areas in Bryan designated or zoned for similar commercial development. The request is site-specific, limited in scale, and consistent with the City's Comprehensive Plan goal of promoting adaptive reuse and neighborhood-serving commercial uses within existing developed areas. It will complement, rather than compete with, existing commercial corridors, and no changes to other commercial zoning designations are warranted as a result of this amendment.

**EXCERPT FROM APPLICATION (CONT.):**

Identify any other factors which will substantially affect the health, safety, morals, or general welfare.

No factors have been identified that would negatively impact the health, safety, morals, or general welfare as a result of the proposed rezoning. The property is fully served by public infrastructure, complies with city development standards, and will continue to operate in a manner consistent with the character and values of the surrounding neighborhood. The rezoning will promote adaptive reuse, provide neighborhood-serving commercial opportunities, and enhance the overall welfare of the community.

Describe how the proposed development conforms to applicable regulations and standards established by the city's Zoning Ordinance.

The proposed development conforms to all applicable regulations and standards of the City of Bryan Zoning Ordinance. The existing site design, building scale, parking, landscaping, and access meet or exceed ordinance requirements for the proposed commercial district. The rezoning will facilitate compatible, neighborhood-serving commercial use consistent with the ordinance's stated intent, ensuring continued protection of surrounding residential character and compliance with all procedural and development standards.

Describe how the proposed development is compatible with existing or permitted uses on abutting sites, in terms of use, building height, bulk and scale, setbacks and open spaces, landscaping, drainage, or access and circulation features.

The proposed development of Made Well House is compatible with the surrounding area in all relevant respects—use, scale, setbacks, landscaping, drainage, and circulation. The site functions as a gentle transition between residential and commercial zones, maintains the area's established character, and adheres to the City of Bryan's design and zoning standards. The proposed use will integrate harmoniously into the existing neighborhood fabric while providing community-serving benefits consistent with nearby land uses.

Describe whether the proposed development potentially creates unfavorable effects or impacts on other existing or permitted uses on abutting sites that cannot be mitigated by the provisions of this proposed Planned Development District.

The proposed development of Made Well House will not create any unfavorable or unmitigable effects on surrounding properties. The project's scale, operation, and design are compatible with nearby uses, and any potential impacts can be effectively mitigated through existing City development standards and review processes. The proposal promotes neighborhood stability, responsible land use, and the public welfare consistent with the intent of the City's zoning policies.

Describe whether the proposed development 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.

The proposed development of Made Well House will not adversely affect vehicular or pedestrian circulation in the area. Existing street and sidewalk infrastructure are adequate to serve the low-intensity use. Traffic generation will be modest, access points are safe and compliant with City standards, and pedestrian movement will remain convenient and secure. The rezoning supports balanced growth and circulation consistent with the City of Bryan's transportation and land use objectives.

**EXCERPT FROM APPLICATION (CONT.):**

Describe how the proposed development reasonably protects persons and property from erosion, flood or water damage, fire, noise, glare, and similar hazards or impacts.

The proposed development of Made Well House reasonably protects persons and property from erosion, flood or water damage, fire, noise, glare, and other similar hazards. The site is served by adequate stormwater and utility infrastructure, complies with fire and building codes, and follows City standards for landscaping, lighting, and site design. Any future improvements will be reviewed to maintain compliance, ensuring the safety, health, and welfare of occupants and neighbors.

Describe whether the proposed development adversely affects traffic control or adjacent properties by inappropriate location, lighting, or types of signs.

The proposed development of Made Well House will not adversely affect traffic control or adjacent properties through inappropriate signage, lighting, or driveway placement. All proposed signs, exterior lighting, and access points will fully comply with City of Bryan regulations, ensuring safe and convenient circulation for vehicles and pedestrians while maintaining compatibility with neighboring properties.

Describe whether is the proposed development will be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

The proposed development of Made Well House will not be detrimental to public health, safety, or welfare, nor will it materially injure adjacent properties or improvements. The project is consistent with existing neighborhood conditions, fully complies with City codes and standards, and will enhance the community by providing compatible, low-intensity, neighborhood-serving services.

**EXISTING CONDITIONS (600 E. 27<sup>th</sup> STREET - FACING NORTH ON E. 27<sup>th</sup> STREET):**



**EXISTING CONDITIONS (604 E. 27<sup>th</sup> STREET - FACING NORTH ON E. 27<sup>th</sup> STREET):**



**EXISTING CONDITIONS (FACING SOUTHEAST ON S. PRESTON AVENUE):**

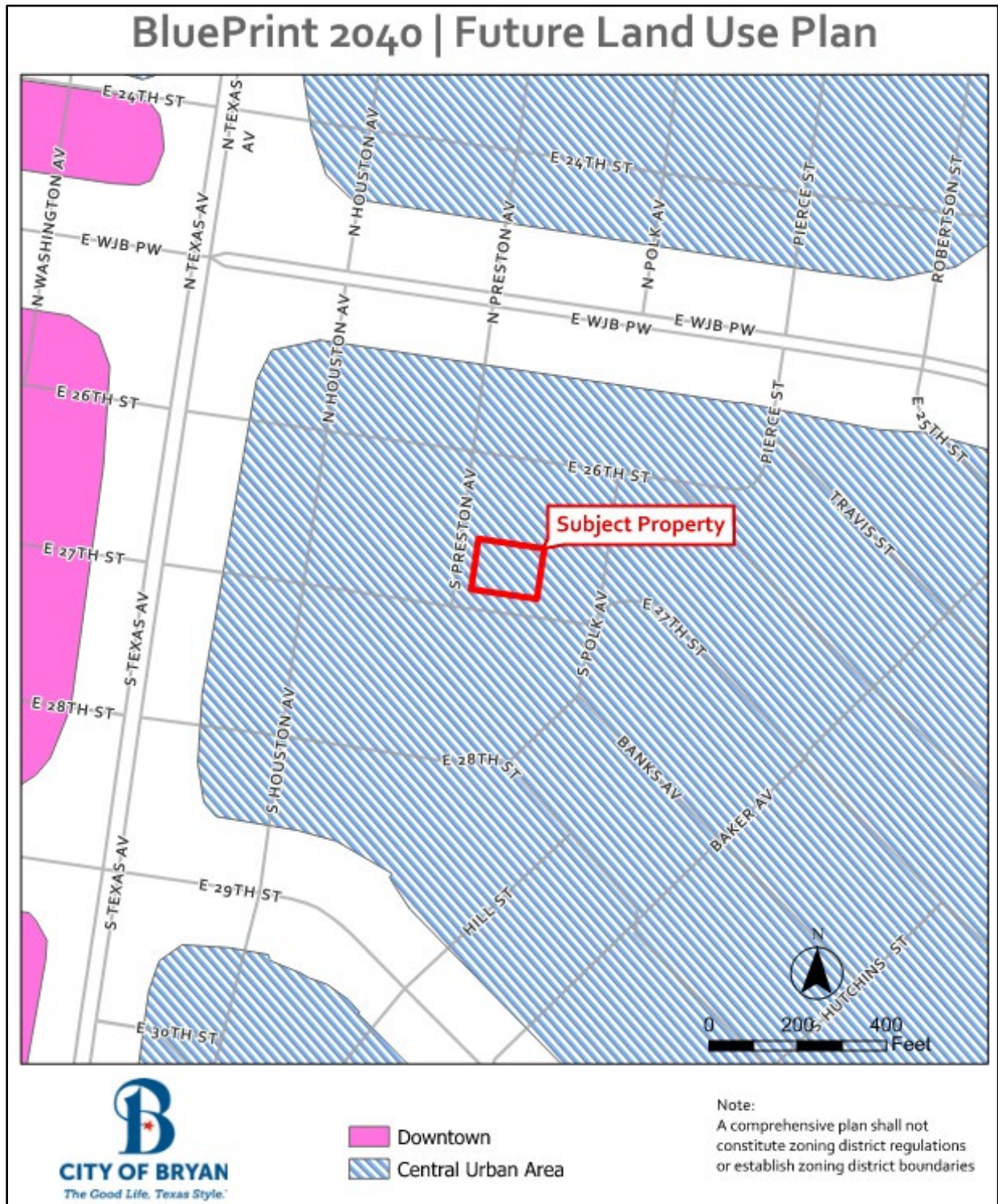


**EXISTING CONDITIONS (FACING SOUTH FROM THE ST. JOSEPH CATHOLIC CHURCH PARKING LOT):**





EXCERPT FROM FUTURE LAND USE PLAN MAP:



## **RELATION TO BRYAN'S COMPREHENSIVE PLAN (BLUEPRINT 2040):**

The City of Bryan's Comprehensive Plan, Blueprint 2040, is the framework for the establishment of zoning and other regulatory tools. The current plan includes policies and recommendations related to the various physical aspects of the community. These aspects are supported by a set of goals and objectives.

The Future Land Use Map (as shown above) identifies that the subject property is located in the Central Urban area. The Central Urban area surrounds the Downtown core area and serves as a transition to the existing peripheral low-density neighborhoods. The area is intended to be infused with a mixture of residential options as well as supportive to retail, commercial, and office uses in appropriate locations.

The following excerpts from the Comprehensive Plan may be relevant for consideration of this request:

### Chapter 5: Land Use

The following are policies to guide central urban areas (pg. 139 - 140):

- The existing pattern in this area should not be altered without a more detailed study of land use change and traffic patterns.
- Densities should be less than allowed Downtown and should serve as a transition to low-density areas.
- Appropriate uses include live/work units, single family, townhomes, multi-family, small-scale retail and office.

Staff finds that the permitted land uses in the proposed PD District would be appropriate in this location of the Central Urban area, as indicated by the future land use plan. The proposed PD District aims to guide specific use of the subject properties, while preserving the integrity of the existing historic structures, and serving as a transition between the non-residential uses to the west, and the residential neighborhoods to the south and east. Due to these reasons, staff finds that this request is appropriate and aligns with the land use recommendations provided in Blueprint 2040.

## **ANALYSIS:**

In making its recommendation regarding a proposed zoning change, the Planning and Zoning Commission shall consider the following factors:

1. Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned; relationship to general area and the City as a whole.

**Staff contends that the proposed mix of land uses and development standards will be appropriate in the specific location of the subject properties. This PD District request seeks to legitimize the use of the subject properties by the property owner and applicant, The Made Well House, with the services they provide. Additionally, by permitting the use of detached residential dwellings in this PD District, the structures are allowed to be returned to such use if the properties are ever sold in the future.**

**This PD District is compatible with surrounding land uses and consistent with land use recommendations of the city's Comprehensive Plan (Blueprint 2040), which identifies the**

properties as being within the Central Urban area. This area is intended to serve as a transition from Downtown Bryan to the surrounding residential neighborhoods.

Staff finds that the proposed PD District provides development standards that mitigate any potential negative effects to adjacent residential properties and provides for land uses which are appropriate in a transitional space between residential development to the east, and places of worship and office development to the north, south, and west. Additionally, the requirements for properties in a historic district will still apply for 604 E. 27<sup>th</sup> Street, and any visible changes to this property must receive a COA, approved by the HLC.

2. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area and shall note the findings.

Staff contends that E. 27<sup>th</sup> Street and S. Preston Avenue, both identified as local streets on the City's thoroughfare plan, are capable of accommodating traffic loads typically associated with the land uses provided within the proposed PD District. Per the regulations provided, parking agreements must be established and maintained with the adjacent churches to accommodate off-street parking in an effort to prevent on-street parking along E. 27<sup>th</sup> Street. Staff also finds that the subject tract is already served by adequate sanitary sewer and water distribution facilities.

3. The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances, which may make a substantial part of such vacant land unavailable for development.

The proposed mix of standards are crafted to accommodate redevelopment of the subject property and as such, are unique. Land zoned for similar development generally does not exist in Bryan. Staff believes that this PD District request, if approved, will not make land classified for similar development in the vicinity and elsewhere in the City unavailable for development.

4. The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change.

Land located near this rezoning request is mostly developed with non-residential uses to the west towards N. Texas Avenue and detached residential dwellings to the east. Properties directly north and south of the subject property are places of worship and associated parking lots. Many of the nearby residents are located in the East Side Historic District and its surrounding neighborhoods. Staff contends that in the general vicinity of the subject property residential development is occurring at a below average pace and commercial development is occurring at an average rate.

5. How other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved, and whether such designation for other areas should be modified also.

If the requested zoning change were approved, staff believes there to be few, if any, effects on other areas designated for similar development. The proposed PD District regulations are specific to the land uses and operations of The Made Well House.

6. Any other factors affecting health, safety, morals, or general welfare.

Staff is unable to discern other factors related to this request that will adversely affect health, safety, morals, or general welfare that have not been addressed by the standards of this proposed

**PD District. Staff contends that the proposed development will allow for a useful and orderly urban development of this property.**

In addition, the Planning and Zoning Commission shall not approve a planned development if it finds that the proposed planned development does not conform to applicable regulations and standards established by Section 130-31 of the Zoning Ordinance:

1. Is not compatible with existing or permitted uses on abutting sites, in terms of use, building height, bulk and scale, setbacks and open spaces, landscaping, drainage, or access and circulation features, within the standards established by this section.

**Properties in the general vicinity of the subject property are primarily developed with non-residential uses to the west, and predominantly low-density residential uses to the east. The city's Comprehensive Plan, Blueprint 2040, specifically the Future Land Use Plan, identifies the subject property and the surrounding area to be within the Central Urban area. This area is intended to provide appropriate transitions from Downtown to nearby residential neighborhoods.**

**Staff finds that the utilization of the existing residential structures for non-residential use is appropriate in this specific location, and that the requested PD, if approved, would not permit changes that would be detrimental to the immediate area.**

2. Potentially creates unfavorable effects or impacts on other existing or permitted uses on abutting sites that cannot be mitigated by the provisions of this section.

**Staff is unable to discern any unfavorable impacts that have not already been mitigated by provisions found within this proposed PD District.**

3. 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.

**Staff acknowledges that vehicular traffic generated by the proposed non-residential uses is higher than that generated from detached residential dwellings. However, the accommodation of parking agreements with the adjacent places of worship serves to mitigate this increase of traffic near a residential area. Additionally, a majority of the parking is provided with the St. Joseph Catholic Church parking lot, located behind the existing structures, and north of the subject properties. This provision is provided to keep additional traffic off of E. 27<sup>th</sup> Street, which serves as an entrance to the nearby neighborhoods.**

4. Adversely affects traffic control or adjacent properties by inappropriate location, lighting, or types of signs.

**The proposed PD District provides additional restrictions for both on-site signage and lighting. These standards were included to address concerns of nearby residents regarding the increased intensity of uses on the subject properties, and to help maintain the existing aesthetic of the structures. Staff finds that, with these regulations, signage and lighting on the subject property will not adversely affect nearby properties.**

5. Fails to reasonably protect persons and property from erosion, flood or water damage, fire, noise, glare, and similar hazards or impacts.

**The proposed PD District regulations accommodate concerns expressed by residents by including lighting and noise standards, as well as including specific hours of operation and a limit to the number of visitors in a fitness class. Additionally, any development on the subject property would be required to obtain all applicable permits and review approvals related to the specific development to mitigate against any potential negative impacts from erosion, flood or water damage, fire, noise, glare, and similar hazards.**

6. Will be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity, for reasons specifically articulated by the commission.

**Staff is unable to discern any additional detrimental impacts not already identified in this staff report.**

#### **RECOMMENDATION:**

Based on all of the aforementioned considerations, staff contends that the proposed plan is unique and supportable based on its merits and sound planning principles. Staff recommends **approving** this request.

#### **ATTACHMENTS:**

1. Proposed development requirements (full text and exhibits);
2. Parking agreements with First Methodist Church and St. Joseph Catholic Church;
3. Markup of the proposed PD District submitted by nearby resident; and
4. Citizen feedback combined (as of January 30, 2026).