

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	F. Rezoning request case no. RZ26-03, public hearing, presentation, and consideration of the first and only reading of an ordinance of the City of Bryan, Texas, amending Chapter 130, Zoning, of the City of Bryan Code of Ordinances, by changing the zoning classification on 21 properties from Commercial District (C-3) to Residential District – 5000 (RD-5) on 4.335 acres of land adjoining the northeast side of Todd Street between Oak and Lawrence Streets in the Mitchell-Lawrence-Cavitt Subdivision, 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:

As part of the Planning and Zoning Commission's Plan of Work since 2024, the Commission identified the need to evaluate growth and development patterns within the City to ensure the current zoning designations align with the adopted Comprehensive Plan (Blueprint 2040), as well as the needs and aspirations of Bryan's residents and businesses. In 2024, the Commission initiated this effort by proposing to rezone several properties along the East State Highway 21 corridor (case no. RZ24-12), which was approved by City Council on June 18, 2024.

During a Commission workshop meeting on September 4, 2025, three (3) areas of the city were identified where existing development patterns and growth trends were not consistent with current zoning designations. This request concerns one of the three areas the Commission recommends for rezoning. The other two areas are also scheduled for City Council consideration during its second regular meeting on April 14, 2026.

In this case, the Commission is proposing to rezone twenty-one (21) properties located northeast of Todd Street, between Oak and Lawrence Streets, from Commercial District (C-3) to Residential District – 5000 (RD-5). These properties total 4.335 acres of land within Blocks 20 and 21 of the Mitchell-Lawrence-Cavitt Subdivision. The area is located approximately 250 to 500 feet northeast of South Texas Avenue and approximately 800 to 1,800 feet northwest of its intersection with East Villa Maria Road.

Properties to the northwest and southwest, toward Texas Avenue, are currently zoned C-3 District and are developed with various nonresidential uses. Properties to the northeast are zoned Residential District – 7000 (RD-7) and are developed with detached residential dwellings.

The Residential District - 5000 (RD-5) was selected for this area because the existing land uses consist primarily of detached residential dwellings within a well-established, low-density neighborhood. Nearly all of the existing homes were constructed in the 1940s, with an average construction date of 1945. The most recent construction in this area is a place of worship located at 806 Oak Street, built in 1979.

An existing conditions assessment conducted by staff suggests the dwellings in this area have been consistently maintained in recent years, with building permits issued for ten (10) properties over the last decade. Additionally, on October 7, 2025, the City Council voted to approve a request (case no. RZ25-05) to rezone the property at 808 Oak Street, directly adjacent to the subject properties, from C-3 District to RD-5 District to allow for the construction a new detached residential dwelling.

On January 22, 2026, staff mailed letters to all tenants and property owners of the 21 subject properties to request feedback regarding the proposed rezoning. Feedback and/or questions were received via email and telephone regarding nine (9) of the properties. The most common inquiries related to how RD-5 District zoning would affect existing uses.

- Support for this rezoning request was expressed by the property owner of four (4) properties in the subject area.
- Opposition was expressed by the owners of five (5) properties through a document provided by a representative of those opposed. That document included opposition from four (4) additional property owners of land located within 200 feet of the subject area. In total, nine (9) property owners have stated their opposition to this request.

Written opposition represented 16.5% of property proposed to be rezoned, and 7.5% 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 its regular meeting on March 5, 2026, the Planning and Zoning Commission (P&Z) 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 found:

- Although the Comprehensive Plan (Blueprint 2040) identifies this area as part of the Texas Avenue Corridor, the subject properties do not have frontage along South Texas Avenue and are located between C-3 and RD-7 Districts. The proposed rezoning will not limit opportunities for retail redevelopment along Texas Avenue.
- The proposed zoning district, if approved, allows for residential development or redevelopment consistent with the longstanding pattern of development in the area.
- All existing land uses within the subject area are permitted by right in the RD-5 District.

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; or
3. deny the requested zoning change and provide direction to P&Z and staff.

Attachments:

1. location map and aerial photographs;
2. draft ordinance with exhibits;
3. property owner feedback location map;
4. combined citizen feedback;
5. excerpt from March 5, 2026 Planning and Zoning Commission meeting minutes; and
6. staff report to the Planning and Zoning Commission.

[CAF ATTACHMENTS RZ26-03, CIR \(C-3 to RD-5\).pdf \(3,024 KB\)](#)