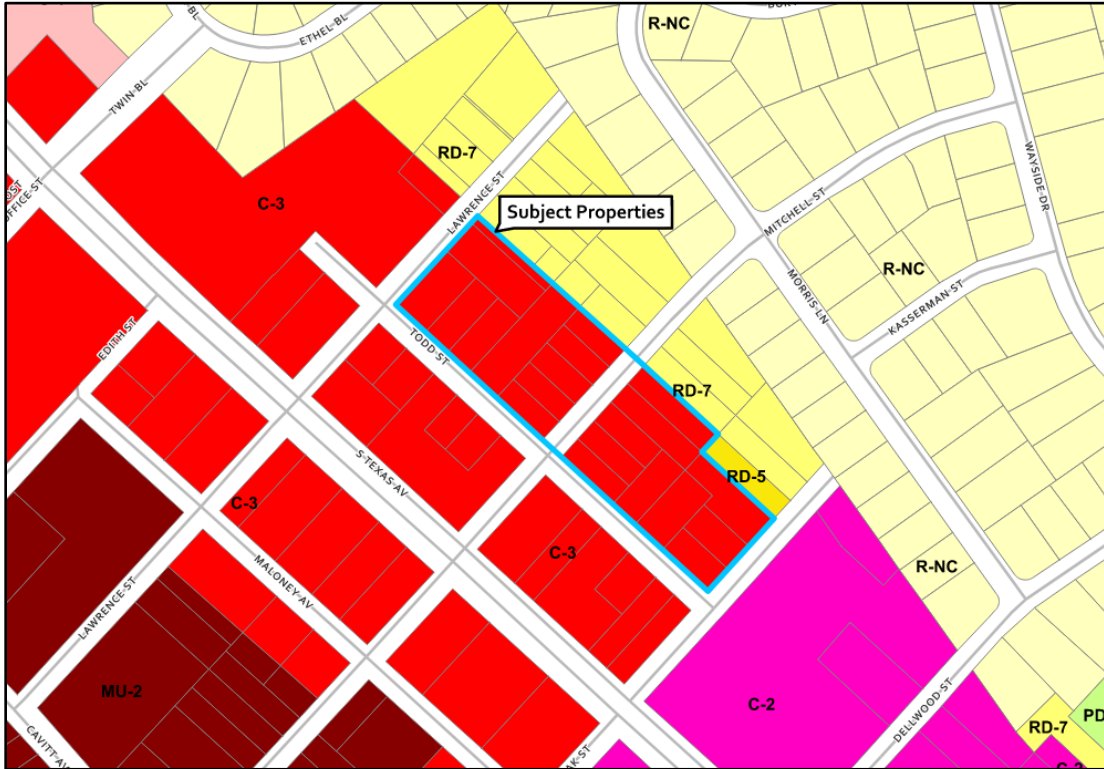


# LOCATION MAP AND AERIAL PHOTOGRAPH, 2025



**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 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; 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 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, was recommended for approval by the Bryan Planning and Zoning Commission during its regular meeting on March 5, 2026 (case no. RZ26-03).

**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 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, said 4.335 acres being depicted on attached Exhibit “A” and described more particularly by property list attached as Exhibit “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, sentence, 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"



**EXHIBIT "B":**

<b>BCAD Prop. ID</b>	<b>BCAD Legal Description</b>	<b>Address</b>	<b>Current Owner</b>
33471	MITCHELL-LAWRENCE-CAVITT, BLOCK 21, LOT 1-3 (NW 80' OF)	2601 Todd Street	RICHARDS TINA LARENE
33472	MITCHELL-LAWRENCE-CAVITT, BLOCK 21, LOT 1-3 (CENTER 60' OF)	2605 Todd Street	HUNT JAMES STONE
33473	MITCHELL-LAWRENCE-CAVITT, BLOCK 21, LOT 1-3 (SE 60' OF)	2607 Todd Street	SZABUNIEWICZ CHARLES H & ANITA
33487	MITCHELL-LAWRENCE-CAVITT, BLOCK 21, LOT 14-19 (N 75' OF) & 10'X75' STRIP OF 13	2609 Todd Street	SZABUNIEWICZ CHARLES H & ANITA
33458	MITCHELL-LAWRENCE-CAVITT, BLOCK 20, LOT 1-3 (SE 60' OF)	2707 Todd Street	A14MZ HOLDINGS LLC - 2707 TODD SERIES
33468	MITCHELL-LAWRENCE-CAVITT, BLOCK 20, LOT 13-15 (NW 75' OF), ACRES .2583	2709 Todd Street	A14MZ HOLDINGS LLC - 2709 TODD SERIES
33474	MITCHELL-LAWRENCE-CAVITT, BLOCK 21, LOT 4R	707 Lawrence Street	LONE OAK VILLAS LLC
33489	MITCHELL-LAWRENCE-CAVITT, BLOCK 21, LOT 19 (S 125' OF)	800 Mitchell Street	EQUITY TRUST CO FBO
33470	MITCHELL-LAWRENCE-CAVITT, BLOCK 20, LOT 14 (SW 11' OF) & 15 (SE 125' OF)	800 Oak Street	AG STATION PROPERTIES LLC
33457	MITCHELL-LAWRENCE-CAVITT, BLOCK 20, LOT 1 (NW 140' OF)	801 Mitchell Street	READFIELD MEATS INC
33488	MITCHELL-LAWRENCE-CAVITT, BLOCK 21, LOT 18 (S 125' OF)	802 Mitchell Street	SZABUNIEWICZ CHARLES & ANITA
33469	MITCHELL-LAWRENCE-CAVITT, BLOCK 20, LOT 13 (SW 25' OF) & SE 36' OF 14, ACRES .1793	802 Oak Street	A14MZ HOLDINGS LLC - 802 OAK SERIES
33459	MITCHELL-LAWRENCE-CAVITT, BLOCK 20, LOT 2 (NW 140' OF)	803 Mitchell Street	SZABUNIEWICZ CHARLES H & ANITA
33486	MITCHELL-LAWRENCE-CAVITT, BLOCK 21, LOT 17 (S 125' OF)	804 Mitchell Street	ROCHA PEDRO J

33460	MITCHELL-LAWRENCE-CAVITT, BLOCK 20, LOT 3 (NW 140' OF)	805 Mitchell Street	PORTILLO JAMIE
33485	MITCHELL-LAWRENCE-CAVITT, BLOCK 21, LOT 16 (S 125' OF)	806 Mitchell Street	MARTINEZ EDUARDO &
33467	MITCHELL-LAWRENCE-CAVITT, BLOCK 20, LOT 12 & SE 25' OF 13	806 Oak Street	IGLESIA CRISTIANA MINISTERIO MONTE SION
33461	MITCHELL-LAWRENCE-CAVITT, BLOCK 20, LOT 4	807 Mitchell Street	A14MZ HOLDINGS LLC - 807 MITCHELL SERIES
33484	MITCHELL-LAWRENCE-CAVITT, BLOCK 21, LOT 15 (S 125' OF)	808 Mitchell Street	CRUZ GONZALO &
33462	MITCHELL-LAWRENCE-CAVITT, BLOCK 20, LOT 5	809 Mitchell Street	HOLLINGSWORTH LARRY J & JEFFERY K GRISHAM
307234	MITCHELL-LAWRENCE-CAVITT, BLOCK 21, LOT 6R (LESS NE 57.5'), ACRES 0.1463	n/a	LONE OAK VILLAS LLC

**PROPERTY OWNER FEEDBACK MAP:**



**PROPERTY OWNER FEEDBACK:**

**Johnson, Benjamin**

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**From:** Jonathan Hardin <[REDACTED]>  
**Sent:** Monday, March 2, 2026 1:35 PM  
**To:** Johnson, Benjamin  
**Subject:** Rezoning #RZ26-03

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

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Hi Bryan,

My name is Jonathan Hardin, and I represent a property owner located within 200 feet of the property for which the zoning change is being considered. I am reaching out for a layman's terms explanation of what this zoning change will allow. I just called your office and left a message, but either way will help!

From the letter, as I understood it, this switch to RD-5 zoning will allow additional dwelling units (ADUs) to be built on the property. Does this include garage apartments or garage conversions? How else will the area be affected? Does this change any of the allowed usages? Does this change the eligibility for short term rentals?

Thanks!

--

Jonathan Hardin  
LKG Realty Advisors  
832-870-5578

<https://www.lkgra.com/wp-content/uploads/2025/04/IABS-2025.pdf>

**Johnson, Benjamin**

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**From:** specialfotog <[REDACTED]>  
**Sent:** Monday, February 2, 2026 2:06 PM  
**To:** Johnson, Benjamin  
**Subject:** Zoning changes

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

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I don't understand why it would be in need of change. I've there almost 30 years and been fine with it. Will it raise my taxes? What benefits if any would it have for the property owners? I always thought it was a mixed use zoning.

Thanks  
Pedro J Rocha  
804 Mitchell St, Bryan, TX 77802

## Feedback regarding Proposal to change Zoning from Commercial to Residential

List your address, name and circle if you Oppose or Agree to Change

- 979-218-4207
1. 801 Mitchell Joha Roland Ruffino  OPPOSE OR AGREE
  2. 805 MITCHELL ST JANEE PORTILLO  OPPOSE OR AGREE  
Jenni Kottel
  3. 806 Mitchell st Eduardo Martinez  OPPOSE OR AGREE
  4. 808 Mitchell Gonzalo Cruz  OPPOSE OR AGREE
  5. Gradakpa Janku - 811 Mitchell st  OPPOSE OR AGREE
  6. Maria R. Gonzalez 813 Mitchell st  OPPOSE OR AGREE
  7. Sergio Torres 816 Mitchell st  OPPOSE OR AGREE
  8. Pedro S Roche 804 Mitchell  OPPOSE OR AGREE
  9. 810 Mitchell st Brian Lucas  OPPOSE OR AGREE
  10. Also Extra Parking for Readfields  OPPOSE OR AGREE
  11. \_\_\_\_\_ OPPOSE OR AGREE
  12. \_\_\_\_\_ OPPOSE OR AGREE
  13. \_\_\_\_\_ OPPOSE OR AGREE

**\*Note from City Staff:**

- 5 of the property owners above are located within the boundaries of this rezoning request.

- 4 property owners are located within 200 feet of the subject properties. These properties are highlighted above

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

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

**C. Rezoning RZ26-03: City of Bryan – Planning and Zoning Commission**

*A proposal to change 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. (B. Johnson)*

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

Mr. Johnson advised that a Feedback Request Letter was sent to subject property owners/tenants on January 22, 2026. Staff received written opposition from nine (9) residents, five (5) within the rezoning boundary.

Mr. Johnson advised that sixty-seven (67) owners of property located within 200 feet of the subject property were formally notified of this request. Staff received one (1) additional call and email following this notification requesting general information.

In response to Commissioners' questions regarding feedback in opposition to the proposal from individuals, Mr. Johnson explained that he spoke with two individuals. One email was received from a property owner within the boundary, and nine highlighted properties provided signatures on a document submitted to staff indicating opposition. He also noted that a representative of someone who had signed the opposition document spoke with him and explained his intent to convert his property into a parking lot. Mr. Johnson confirmed that he did not receive any direct feedback from individuals residing outside of the rezoning boundary.

In response to Commissioners' questions regarding Conditional Use Permit (CUP) requests in the area, Mr. Johnson stated that he was unsure whether there had been a CUP request, but explained that there was a rezoning request for a property on Oak Street submitted by the same individual who had expressed his support for the request.

In response to Commissioners' questions regarding the owner who intends to convert his property into a parking lot, Mr. Johnson stated that if the rezoning request were approved, a parking lot would not be allowed. Ms. Kay also explained that in another similar situation, a rezoning behind the building allowed for a parking lot and confirmed that the property owner would need to request rezoning to allow a parking lot in a residential zoning district.

In response to a Commissioner's inquiry regarding the property located behind Readfields, Mr. Johnson confirmed that the property could be excluded from the rezoning proposal through an amended motion. He also noted that when C-3 zoning is directly adjacent to residential zoning, a no-development buffer is required. In C-3 zoning, the buffer is 75 feet but may be reduced with the installation of additional landscaping equal in value to the buffer area being reduced. He further explained that the lot currently contains a detached dwelling unit and that the required no-development buffer could create challenges for the redevelopment of the property if the zoning were to remain as-is.

In response to Commissioners' questions regarding what would happen if the structures located on these properties were to be damaged, Mr. Johnson explained that houses may be repaired up to 60 percent of the appraised value, but if the cost of repairs exceeds that amount, the property owner would be required to request a CUP, as detached residential dwellings are only conditionally permitted in the C-3 District.

In response to Commissioners' questions regarding the commercial properties located along Texas Avenue adjacent to the proposed rezoning, Mr. Johnson explained that those properties would not be subject to the no-development buffer requirement, because the Todd Street right-of-way separates the Texas Avenue properties from the proposed rezoning area.

In response to Commissioners' questions regarding a planning variance, Ms. Kay clarified that the buffer between residential districts and C-3 zoning is 75 feet, which may be reduced to 45 feet with an appropriate amount of landscaping within the buffer area. She also explained that a variance process exists for further reduction of the buffer, which would require approval from the Zoning Board of Adjustment. She noted that she could not recall a variance being approved for that situation, but acknowledged that it is still possible.

In response to Commissioners' questions regarding permitted improvements within the buffer area, Ms. Kay stated that a parking lot cannot be constructed, however, detention facilities, landscaping, and sidewalks are allowed, though drive aisles, buildings, and similar improvements are not permitted.

The public hearing was opened.

Janette Flores, 2203 Young Place, Bryan, TX, a representative of the church located on Oak Street, asked whether the rezoning request would affect the church.

Mr. Johnson announced that places of worship are permitted in all zoning districts and therefore the rezoning would not affect the church's use. He also explained that if there was an existing use within the proposed rezoning area that not a permitted use in the RD-5 District, it would be granted legal non-conforming status.

The public hearing was closed.

**Commissioner Gonzalez moved to recommend approval of rezoning case RZ26-03 and to adopt the written staff report and analysis as the report, findings and evaluation of this Commission.**

**Commissioner Valerius seconded the motion.**

Commissioners discussed concerns regarding the potential effects on surrounding properties and expressed the belief that the highest and best use of the area is single-family residential. They also noted the importance of promoting residential development to support business activity along Texas Avenue. Commissioners expressed mixed emotions, with some supporting the request while also acknowledging the challenges of balancing residential and commercial uses in the area.

**The motion passed unanimously.**

**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

March 5, 2026



**Rezoning case no. RZ26-03: City of Bryan – Planning and Zoning Commission**

**CASE DESCRIPTION:** a proposal to change the zoning classification on 21 properties from Commercial District (C-3) to Residential District – 5000 (RD-5)

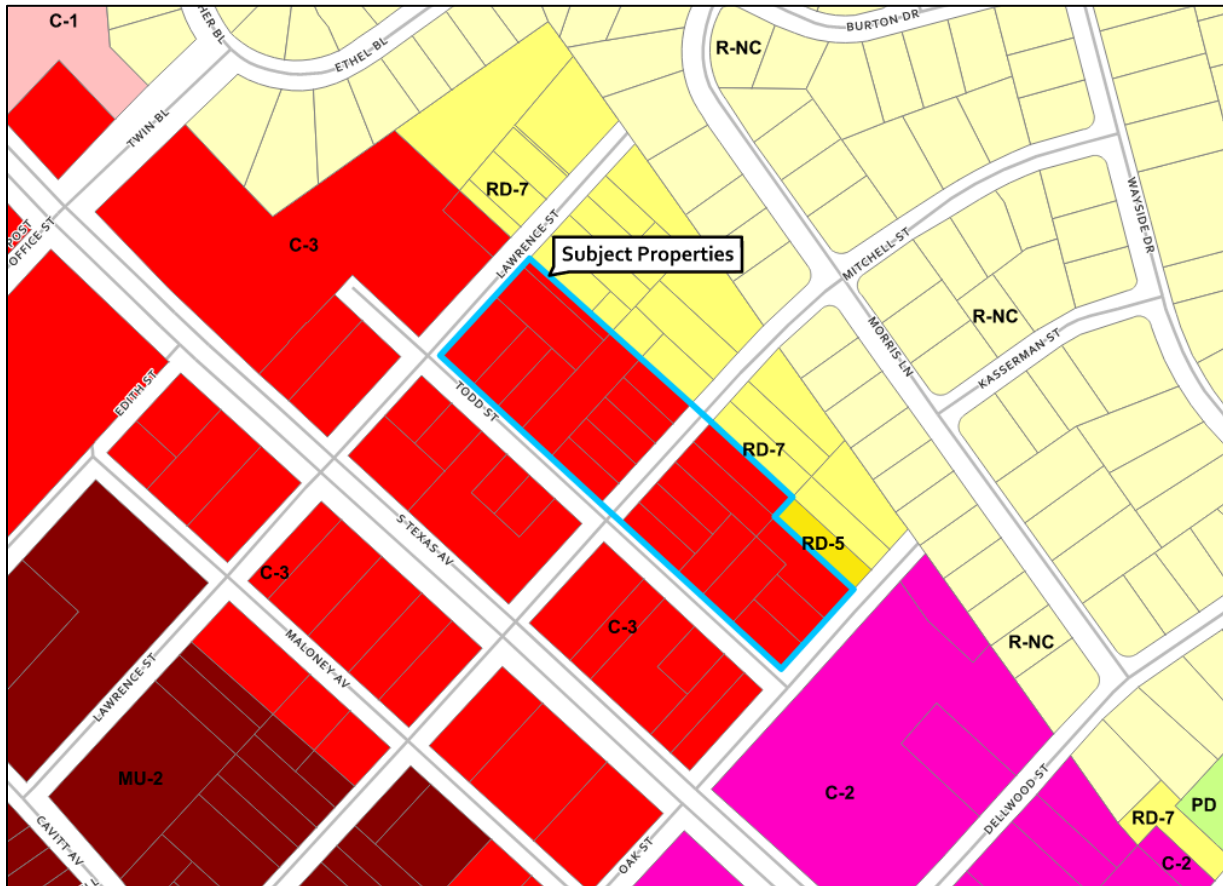
**LOCATION:** 4.335 acres of land adjoining the northeast side of Todd Street between Oak and Lawrence Streets in the Mitchell-Lawrence-Cavitt Subdivision

**EXISTING LAND USE:** detached residential dwellings and vacant acreage

**APPLICANT:** City of Bryan – Planning & Zoning Commission

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

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



**AERIAL PHOTO (2025):**



**BACKGROUND:**

As part of the Planning and Zoning Commission’s Plan of Work since 2024, the Commission identified the necessity to study the growth and development patterns within the City to ensure that the current zoning designations align with the currently adopted Comprehensive Plan (Blueprint 2040), as well as the needs and aspirations of Bryan’s residents and businesses. In 2024, the Commission began this task by rezoning several properties along the E. State Highway 21 corridor (rezoning case no. RZ24-12). This request was approved by City Council on June 18, 2024.

During a workshop meeting on September 4, 2025, the Commission decided to continue assessing the growth and development patterns to determine where additional city-initiated rezonings may be appropriate. During this meeting, three (3) areas in the city were identified as areas in which existing development and growth trends did not match with the existing zoning assigned to the properties. Due to the distance between each area, the requests have been submitted as three (3) separate applications, being case nos. RZ26-03, RZ26-04, and RZ26-05.

The applicant, The City of Bryan – Planning and Zoning Commission, is proposing to change the zoning classification on 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, and are located approximately 250 to 500 feet northeast of S. Texas Avenue, and approximately 800 to 1,800 feet northwest of its intersection with E. Villa Maria Road.

Staff conducted multiple site visits throughout the area and performed an existing conditions analysis in order to analyze properties in which the current zoning does not align with existing uses and the anticipated growth trends of the area. During Planning and Zoning Commission workshop meetings on September 4, 2025 and January 18, 2026, staff presented and discussed these properties and findings with the Commission. Additionally, on October 7, 2025, the Bryan City Council voted to approve a request to rezone the property currently addressed at 808 Oak Street, located directly adjacent to the subject properties in this request, from C-3 District to RD-5 District, in order to construct a new detached residential dwelling (case no. RZ25-05). The Commission agreed to proceed with the suggested aforementioned 21 properties.

On January 22, 2026, staff sent a letter to all tenants and property owners of the 21 properties to request their feedback on the potential rezoning of their property. As of the writing of this staff report, there has been feedback and/or questions received via email and telephone regarding nine (9) of the subject properties. Any letters or emails received by staff have been provided as an attachment to this staff report. Feedback and/or questions were received for the following properties:

- |                         |                         |                          |
|-------------------------|-------------------------|--------------------------|
| 1. 801 Mitchell Street; | 4. 804 Mitchell Street; | 7. 808 Mitchell Street;  |
| 2. 802 Mitchell Street; | 5. 805 Mitchell Street; | 8. 2607 Todd Street; and |
| 3. 803 Mitchell Street; | 6. 806 Mitchell Street; | 9. 2609 Todd Street.     |

The most frequent feedback received were general inquiries about the impact that the RD-5 District zoning would have on the use of the properties proposed to be rezoned.

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

Residential District – 5000 (RD-5) was selected as the desired zoning district in this area due to the existing land uses being primarily detached residential dwellings within a well-established low density residential neighborhood. Nearly all of the existing dwellings were constructed in the 1940s, with an average construction date of 1945, according to Brazos Central Appraisal District (BCAD) information. The most recent new construction in this area is a place of worship located at 806 Oak Street, which was constructed in 1979. Additionally, the existing conditions assessment performed by staff suggests that the dwellings in this area have been regularly maintained as such in recent years, with building permits having been pulled for ten (10) properties within the area in the last ten (10) years.

The RD-5 District is intended to provide for development of detached dwelling units on lots of not less than 5,000 square feet. Other uses, such as religious and educational facilities, and open spaces are provided to maintain a balanced, orderly, convenient, and attractive residential area. Certain uses, such as duplexes, may be permitted if used in a compatible manner and with prior approval of a Conditional Use Permit (CUP) from the Planning and Zoning Commission.

In many places, the proposed zoning districts are noticeably different from the existing districts, in those cases, staff would anticipate many questions and concerns as the community works to understand how the rules for their property may be changing. According to Sec. 130-40 of the Bryan Code of Ordinances, property owners and tenants of properties with a nonconforming use or structure are permitted to continue their current use until discontinuance or abandonment occurs. It is only upon development or redevelopment of a property that new regulations be enforced. However, in this instance, all of the properties proposed to be rezoned have existing land uses that are permitted in the RD-5 District, or are vacant. Seventeen (17) properties are developed with detached residential dwellings, one property is the location of a place of worship, and the remaining properties are vacant.

**PROPERTIES PROPOSED TO BE REZONED TO RESIDENTIAL DISTRICT – 5000 (RD-5):**

Count	Address	BCAD Prop. ID	Current Zoning	Existing Land Use
1	2601 Todd Street	33471	C-3	Detached Residential Dwelling
2	2605 Todd Street	33472	C-3	Detached Residential Dwelling
3	2607 Todd Street	33473	C-3	Detached Residential Dwelling
4	2609 Todd Street	33487	C-3	Vacant
5	2707 Todd Street	33458	C-3	Detached Residential Dwelling
6	2709 Todd Street	33468	C-3	Detached Residential Dwelling
7	707 Lawrence Street	33474	C-3	Vacant
8	800 Mitchell Street	33489	C-3	Detached Residential Dwelling
9	800 Oak Street	33470	C-3	Detached Residential Dwelling
10	801 Mitchell Street	33457	C-3	Detached Residential Dwelling
11	802 Mitchell Street	33488	C-3	Detached Residential Dwelling
12	802 Oak Street	33469	C-3	Detached Residential Dwelling
13	803 Mitchell Street	33459	C-3	Detached Residential Dwelling
14	804 Mitchell Street	33486	C-3	Detached Residential Dwelling
15	805 Mitchell Street	33460	C-3	Detached Residential Dwelling
16	806 Mitchell Street	33485	C-3	Detached Residential Dwelling
17	806 Oak Street	33467	C-3	Place of Worship
18	807 Mitchell Street	33461	C-3	Detached Residential Dwelling
19	808 Mitchell Street	33484	C-3	Detached Residential Dwelling
20	809 Mitchell Street	33462	C-3	Detached Residential Dwelling
21	n/a	307234	C-3	Vacant

**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 zoning district in this area aims to coordinate with the existing, established, and projected future uses. The properties proposed to be rezoned to RD-5 are within an established neighborhood with several homes that have existed and been upkept since the 1940s.

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

Availability of these items are suitable for this request.

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.

This request will have no affect on the amount of vacant land reserved for similar development, both in the city and surrounding each area. The proposed district will allow the few vacant lots in the area to be built with residential land uses consistent with those surrounding.

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.

Land in RD-5 District is being developed at an average rate.

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.

The proposed rezoning request is intended to better suit existing land uses. This rezoning will not impact other land with the same zoning from being developed in the future.

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

The proposed request will not negatively impact safety, health, morals, or general welfare.

**EXAMPLE FEEDBACK REQUEST LETTER SENT TO SUBJECT PROPERTY OWNERS/TENANTS ON JANUARY 22, 2026 (PAGE 1):**



January 22, 2026

**REQUEST FOR FEEDBACK REGARDING A PROPOSAL TO  
CHANGE THE ZONING OF YOUR PROPERTY**

Dear Bryan Property Owner/Tenant(s),

Brazos Central Appraisal District (BCAD) records indicate you own or are a tenant of property that is currently being evaluated by the City of Bryan's Planning and Zoning Commission for a possible change to its zoning designation. Specifically, this letter is concerning property that is located at 707 Lawrence Street, Bryan, Brazos County, Texas 77802 (BCAD PROPERTY ID: 33474).

As you may know, the City of Bryan is divided into various zoning districts that regulate land use. A primary goal of these regulations is to help avoid conflicts between land uses that are generally considered to be incompatible. For example, it is not permitted to operate an automobile repair shop in a residential district.

The city's Planning and Zoning Commission is composed of nine citizens appointed by the City Council to study and review land use issues. The Commission has been studying Bryan's growth and zoning patterns to help assure that zoning districts align with the current needs and aspirations of Bryan's residents and businesses. These needs and aspirations are articulated in the city's Comprehensive Plan (BluePrint 2040).

The Commission has identified several properties with zoning classifications that do not appear to allow for the envisioned land uses and growth opportunities according to the city's Comprehensive Plan. The Commission desires to evaluate whether or not the zoning of these properties should be changed to a zoning classification that may be better suited for the environment within which they are located. The Commission's goal is to align the city's zoning pattern to the Comprehensive Plan's future land use recommendations. **Property you own or are a tenant of is one of the properties under consideration.**

The current zoning designation of your property is **Commercial District (C-3)**. The C-3 zoning district is intended to provide development opportunities for heavy retail and other commercial uses that provide goods and services to the general public. The Commission is considering changing the zoning of your property to Residential District – 5000 (RD-5). The RD-5 zoning district is intended to provide for development of detached dwelling units and other supporting uses provided to maintain a balanced, orderly, convenient, and attractive residential area.

Changing the zoning of a property requires written notification and public hearings before the Planning and Zoning Commission and City Council before they are finalized. **We invite you to provide comments and want to give you the opportunity to ask questions regarding a possible change in zoning designation of your property before a formal process is initiated to make such a change.** We want you to be able to review this information in advance and provide feedback by email, phone, or in-person meetings. If you would like to provide feedback, or have any questions regarding this proposal, please contact Project Planner **Benjamin T. Johnson** in the Development Services Department at **979.209.5030** or by email at [bjohnson@bryantx.gov](mailto:bjohnson@bryantx.gov) by **February 16, 2026**.

**EXAMPLE FEEDBACK REQUEST LETTER SENT TO SUBJECT PROPERTY OWNERS/TENANTS ON JANUARY 22, 2026 (PAGE 2):**

**BCAD Property ID: 33474**



**Property Address:** 707 Lawrence Street  
**BCAD Property ID:** 33474  
**Property Owner(s):** LONE OAK VILLAS LLC  
**Current Zoning:** Commercial District (C-3)



**PROPERTY OWNER/TENANT FEEDBACK RECEIVED (AS OF FEBRUARY 27, 2026):**



**EXISTING CONDITIONS (FACING SOUTHWEST ON MITCHELL STREET):**



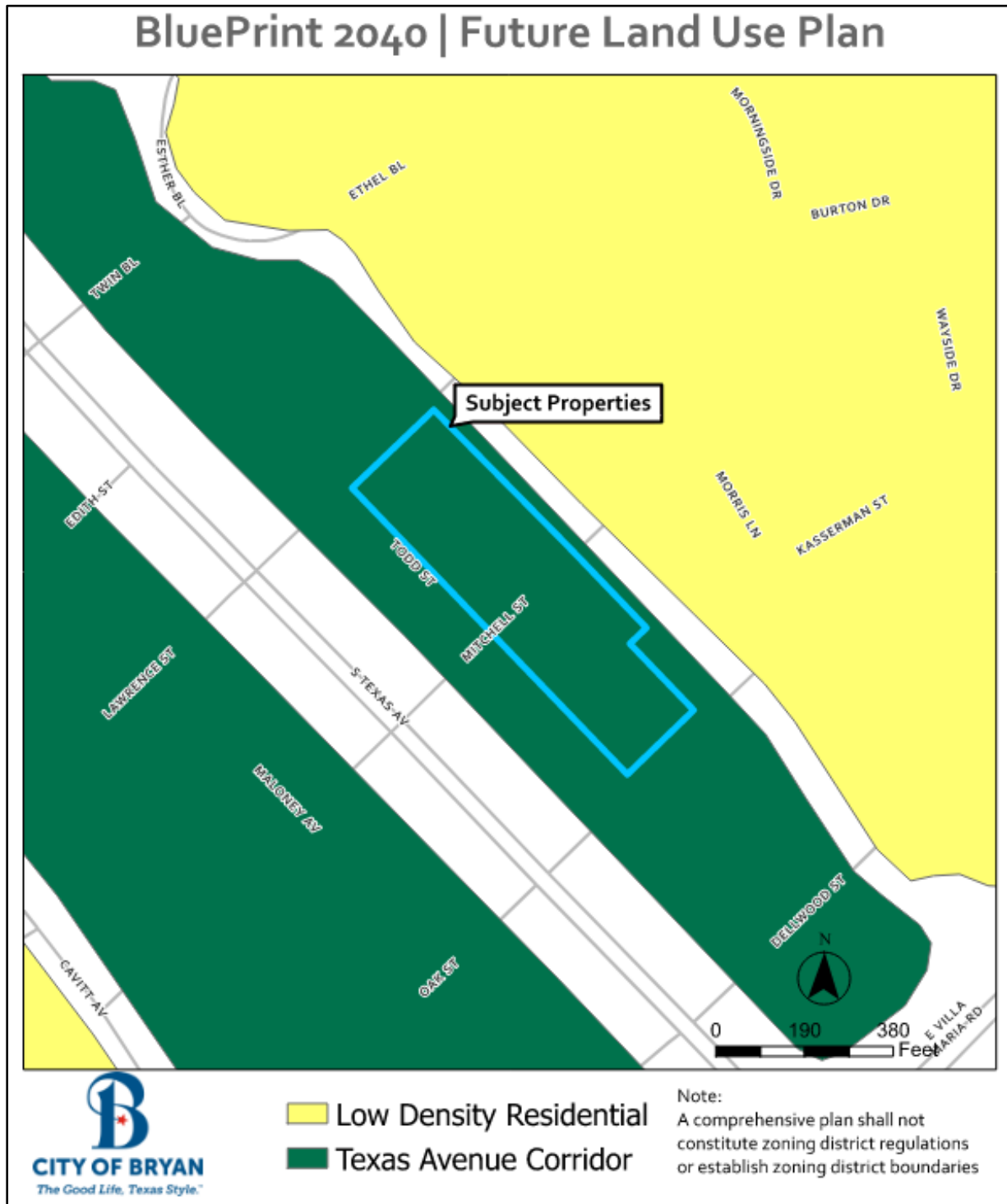
**EXISTING CONDITIONS (FACING NORTHWEST ON OAK STREET):**



**EXISTING CONDITIONS (FACING SOUTHWEST ON LAWRENCE STREET):**



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 Texas Avenue Corridor. The Texas Avenue Corridor surrounds Texas Avenue, and serves as a gateway from College Station to the heart of Bryan. The corridor is primarily intended for retail and land uses of similar intensity, with offices and multi-family developments appropriate in certain 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. 144 - 145):

- All types of retail uses are desired and restaurants are encouraged.
- Office uses should be allowed also, but because this corridor has higher traffic counts retail uses are likely to be most marketable.
- Discourage all types of single family residential use on lots that have frontage on Texas Avenue; high rise multi-family residential uses may be appropriate in certain locations to create a more sustainable business environment for desirable retail use along the corridor.

Staff acknowledges that the Texas Avenue Corridor is not typically associated with low-density residential land uses. However, no properties within this area have direct frontage along S. Texas Avenue. Additionally, the subject area is located in between lots that are currently zoned C-3 and RD-7 Districts. In this instance, Todd Street serves as a transition from the retail and commercial land uses along Texas Avenue to the residential subdivisions to the east. This rezoning request will still allow for adequate area for retail redevelopment along Texas Avenue.

## **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 notes that nearly all of the subject properties are currently developed with detached residential dwellings, many of which were constructed in the 1940's and 1950's. The remaining properties are either vacant or developed with a place of worship. All of the existing land uses in this area are permitted in the proposed RD-5 District.**

**The proposed change, if approved, will allow for residential development or redevelopment on the subject properties to occur, which is consistent with the general pattern of development that has existed in this area over time.**

**The land use recommendations from Blueprint 2040 provide that this area is located in a part of the city to be further studied called the Texas Avenue Corridor. The intent of this land use area is to enhance retail and commercial development along Texas Avenue, with appropriate land use transitions on the blocks surrounding those that are directly adjacent to Texas Avenue. Properties to the northeast of the subject area in the Culpepper Manor Subdivision are zoned Residential District – 7000 (RD-7) and are developed with detached residential dwellings. Properties to the southwest are zoned Commercial District (C-3) and are developed with commercial uses and detached residential dwellings. Staff acknowledges that the Texas Avenue Corridor is not typically associated with low-density residential land uses. However, no properties within this area have direct frontage along S. Texas Avenue, and the subject area is located in between lots that are currently zoned C-3 and RD-7 Districts. Additionally, Todd Street serves as a transition from the retail and commercial land uses along Texas Avenue to the residential subdivisions to the east. This rezoning request will still allow for adequate area for retail redevelopment along Texas Avenue.**

**Staff finds that the proposed RD-5 District zoning is consistent with the recommendations provided from Blueprint 2040.**

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 the surrounding streets, being Todd, Oak, Mitchell, and Lawrence Streets, all identify as local streets on the City's thoroughfare plan, and are capable of accommodating traffic loads typically associated with the land uses permitted within the proposed RD-5 District. Additionally, many properties in the area are currently developed and thus have access to existing water service and sanitary sewer infrastructure provided by the City of Bryan.**

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.

**As suggested above, most of the subject properties have been developed with detached dwellings in an established neighborhood since the 1940's and 1950's. Staff finds that the existing zoning designation in this area could be a perceived barrier for the expected residential development or redevelopment in the area.**

**Staff believes that this zone change 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.

**Development of RD-5 District properties is proceeding at a moderate pace in the vicinity of the subject property as well as citywide. Staff notes that these development trends further support the selection of the subject properties and the proposed zoning designation by the Planning and Zoning Commission.**

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 proposed zoning change were approved, staff believes there to be few, if any, effects on other areas designated for similar developments. The requested rezoning would align the zoning of these properties with existing land uses in the area, and would allow for future development and redevelopment that is consistent with the established development trends.**

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

**Staff contends that changing the zoning of the subject properties from Commercial District (C-3) to Residential District – 5000 (RD-5) will have no effect on the health, safety, morals, or general welfare of the public.**

**RECOMMENDATION:**

Staff recommends **approving** the proposed RD-5 District zoning.