

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	G. Rezoning request case no. RZ26-05, public hearing, presentation, and consideration of the first and only reading of an ordinance of the City of Bryan, Texas, amending Chapter 130, Zoning, of the City of Bryan Code of Ordinances, by changing the zoning classification from Mixed Use District (MU-2) to Residential District – 5000 (RD-5) on 2.35 acres of land located 160 feet south of West 28th Street and 275 feet west of the intersection of Commerce Street and Oliver Avenue, 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 Council Action Form addresses one of the three areas the Commission recommends for rezoning. The other two areas are also scheduled for City Council consideration during the second regular meeting on April 14, 2026.

As part of this ongoing effort, the Planning and Zoning Commission is proposing to rezone 2.35 acres of land located 160 feet south of West 28th Street and 275 feet west of the intersection of Commerce Street and Oliver Avenue, from Mixed Use District (MU-2) to Residential District – 5000 (RD-5). The subject property is a portion of a 2.994-acre tract currently addressed as 1015 West 28th Street. Currently, the property is zoned a combination of RD-5 and MU-2 Districts and is under construction as the 28th Street Subdivision (case no. FP25-03), a low-density residential subdivision consisting of detached dwellings.

The Residential District – 5000 (RD-5) was selected for this area because the projected land uses are consistent with those allowed in the RD-5 District. As noted above, the entire property is currently being developed as a low-density residential neighborhood. This rezoning will establish consistent zoning across the entire property, aligning zoning with existing development and surrounding land use patterns. Nearby properties are primarily zoned RD-5 District and are developed with detached residential dwellings.

On January 22, 2026, staff mailed a letter to the property owners regarding the proposed rezoning. On February 10, 2026, the property owner met with staff to discuss the proposal and ask general questions regarding its implications. Following that discussion and additional clarification from staff, the property owner expressed support for the rezoning.

Analysis and Recommendation:

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

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

- The RD-5 District is compatible with both the existing and future land uses in the area, and is consistent with land use recommendations of the City's Comprehensive Plan (Blueprint 2040).
- Detached residential dwellings are permitted by-right in MU-2 and conform to RD-5 District development standards. The 28th Street Subdivision (currently under construction) is being developed to RD-5 District standards.

Options:

1. approve the requested zoning change as recommended by P&Z and staff;
2. approve the requested zoning change with modifications, which may require rescheduling the request for consideration on a future City Council meeting agenda;
3. deny the requested zoning change and provide direction to P&Z and staff.

Attachments:

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

[CAF ATTACHMENTS RZ26-05, CIR \(MU-2 to RD-5\).pdf \(2,078 KB\)](#)