

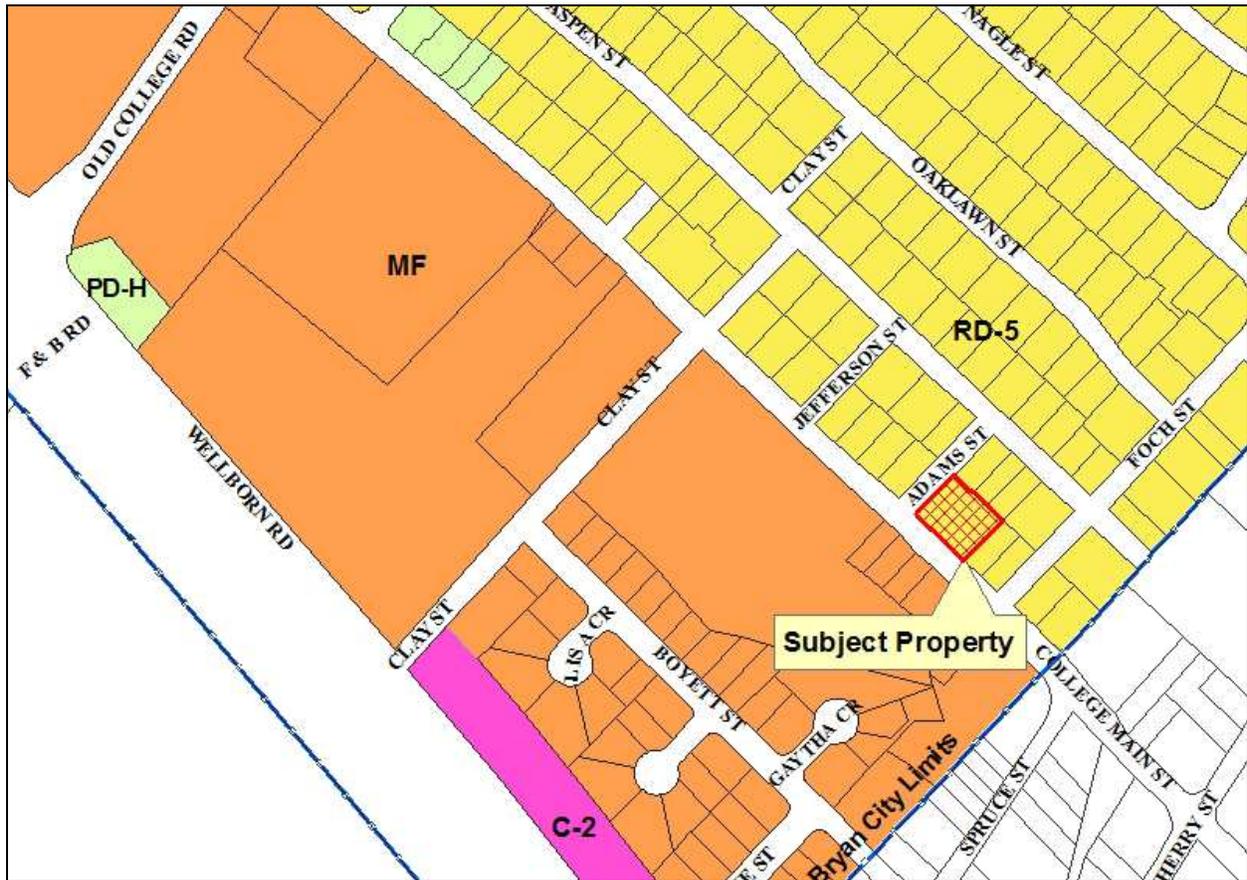
**PLANNING AND ZONING COMMISSION  
STAFF REPORT**



March 7, 2013

**Rezoning case no. RZ 13-02: Chakde Holdings, L.L.C.**

- CASE DESCRIPTION:** a request to change the zoning classification from Residential District – 5000 (RD-5) to Retail District (C-2)
- LOCATION:** 0.43 acres of land located at 4405 College Main, at the east corner of College Main and Adams Street
- LEGAL DESCRIPTION:** Lots 3-5 in Block 2 of Highland Park – Phase 1
- EXISTING LAND USE:** vacant retail building
- APPLICANT(S):** Bobby Bains M.D.
- STAFF CONTACT:** Randy Haynes, Project Planner
- SUMMARY RECOMMENDATION:** Staff recommends **approving** this rezoning request.



**AERIAL PHOTOGRAPH (2011):**



**BACKGROUND:**

The subject property is 0.43 acres in size and located at 4405 College Main at the intersection of College Main and Adams Street. The subject property is located on the southern edge of the 130-acre predominantly single-family residential district in the Highland Park Addition, approximately 300 feet north of the College Station city limits and ½ mile from the Northgate Garage. The subject property is currently occupied by a commercial building that, over the past 30 years, has served as a convenience store, laundromat, restaurant and probably other nonresidential uses. Currently the building is vacant. Single-family and multi-family residential uses adjoin the subject tract on all four sides.

The property owner, Dr. Bobby Bains, has requested to change the zoning on the subject property from RD-5 to C-2 District. While retail-type uses on the subject property are currently considered legally nonconforming (grandfathered) uses, Dr. Bains desires to have the base zoning of the property match the existing nonresidential development characteristics (building and parking lot) that have been in existence here since before the adoption of zoning in Bryan on December 11, 1989.

The RD-5 zoning classification is intended provide space for detached dwelling units and is designed primarily for residential use and does not easily lend itself to other types of nonresidential uses. Typically residential districts should only access local streets.

The C-2 zoning classification is intended to provide opportunities for of various types of general retail trade, business and service uses. The district allows shopping areas or uses which are generally compatible near or adjacent to, but not usually directly in, residential neighborhoods.

The street we now call College Main was dedicated as a right-of-way through undeveloped property in 1934, four years prior to the incorporation of College Station and five years before the Highland Park Addition was platted and recorded. Before the mid-1930s, the primary route from Bryan to Texas A&M College was Old Highway 6, i.e., the roads we now call South College Avenue, Old College Road and Wellborn Road. The main entrance to campus faced west from the Academic Building towards the train station. The opening of the Administration Building in 1932 reoriented the campus to face the new route of State Highway 6, and commercial development in the Northgate area made a shortcut route into campus desirable. Over the years, the development pattern along Main Street, later called College Main, was slow and spotty. The postwar era saw the build-out of the Highland Park Addition and the Oak Terrace Addition to the east by 1970.

Planning for the reconstruction of College Main had been in progress for a number of years before the actual start of the project in 2012. The primary reason for the effort was several fatal accidents along the street that had been, in part, attributed to the combination of both high auto and pedestrian traffic loads and inadequate infrastructure to safely accommodate the two. The College Main reconstruction, a City of Bryan capital improvement project, will address these safety issues as well as provide an aesthetically enhanced gateway into Bryan from the A&M campus. Partly as a result of this public investment, coupled with rising demand for higher density dwellings in close proximity to campus, the College Main corridor is expected to see an increased redevelop interest over the next few years.

#### **RELATION TO BRYAN'S COMPREHENSIVE PLAN:**

The City of Bryan adopted a new Comprehensive Plan in January 2007. The plan includes policy recommendations related to the various physical development aspects. The plan identified a number of issues that have been, according to the committee members, an impediment to the healthy growth of the community. Among the goals supported by the policies are the development of attractive entrances and corridors and encouraging and promoting compatible infill and redevelopment in areas where these activities will benefit the city as a whole and the area specifically. One of the plan's objectives is to encourage a sustainable mix of land uses types in suitable locations, densities and patterns and to identify areas for commercial development and preserve them with appropriate zoning. College Main is classified by the Bryan Transportation Plan as a major collector roadway. Land use policies in the comprehensive plan suggest that low-density residential land uses should access only local streets.

#### **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 clusters of nonresidential zoning that allows commercial use and supports and complements adjacent single-family and multi-family residential uses are desirable along the College Main Corridor where no such clusters currently exist. In the absence of commercial establishments in this neighborhood, area residents have to travel longer distances for their commercial needs. Due to the relatively small size of the subject property, C-2 zoning here will allow only small-scale commercial uses beneficial to, and within walking distance to, the adjacent residential neighborhood. Staff believes that limited commercial development opportunities at this location will be compatible with nearby residences and convenient for**

**residents in the vicinity. In addition, C-2 zoning would accurately reflect current commercial-type use that has occupied the subject site for many decades, and which is generally not allowed in RD-5 Districts. The long-term commercial use at this location, however, does not appear to have had adverse effects on surrounding residential properties.**

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.

**The College Main Reconstruction project, a \$3 million capital improvement project, is scheduled to be completed later this year and will provide ample transportation, water, and sewer infrastructure to support urban redevelopment and increased density along and around this corridor. Any issues regarding utility capacity will be addressed at the time of redevelopment.**

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.

**Currently there is no other land zoned for retail use along College Main within the Bryan city limits. Retail land uses are permitted 0.4 mile south of the subject property in the Northgate-1 District in College Station. Property zoned for retail use in Bryan exists approximately 0.75 mile from the subject tract. Staff believes that this zone change request, if approved, will not make land classified for similar development in the vicinity or 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 pressure for retail uses in the vicinity of the property has been light compared to other areas of the city. Residential redevelopment is occurring at an increasing rate in the immediate area.**

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.

**Other areas designated for retail use will be unaffected should the proposed zoning change be approved. Staff contends that the preparation of a neighborhood plan in the area between South College Avenue and Old College and Wellborn Roads may be useful to help guide expected development and redevelopment in this particular area.**

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

**Staff is unable to identify additional factors other than those mentioned above that might affect health, safety, morals, or general welfare if this rezoning were approved.**

#### **RECOMMENDATION:**

Based on all these considerations, staff recommends **approving** the requested zone change to C-2 District on the subject property.