

PLANNING AND ZONING COMMISSION  
STAFF REPORT



June 6, 2013

**Rezoning case no. RZ13-06: Lingyu He and John Fu**

- CASE DESCRIPTION:** a request to change the zoning classification from Residential District – 5000 (RD-5) to Multiple-Family District (MF)
- LOCATION:** 0.466 acres of land adjoining the southeast side of the Jefferson Street between College Main and Aspen Streets and addressed as 4301 College Main and 4302 Aspen Street
- LEGAL DESCRIPTION:** Lots 5, 9, 10, and NW 12.5’ of Lot 4, in Block 3 of Highland Park Addition
- EXISTING LAND USE:** vacant lot and single-family residential
- APPLICANT(S):** Ms. Lingyu He
- STAFF CONTACT:** Maggie Dalton, Staff Planner
- SUMMARY RECOMMENDATION:** Staff recommends **approving** the rezoning request.



**AERIAL VIEW (2011):**



**BACKGROUND:**

The applicant, Ms. Lingyu He, is requesting to change the zoning classification on these 0.466 acres of land from Residential District – 5000 (RD-5) to Multiple-Family District (MF). The two parcels are currently a vacant residential lot and a rental property with a single-family residential structure. The rezoning is being requested in order to allow the proposed development of the subject property with multi-family residential structures. At this time, the applicant is proposing to develop four-plexes on the subject property, if the request were approved.

The MF zoning classification is intended to provide opportunities for development of low-rise multiple-family dwellings, garden apartments, condominiums, duplexes and townhouses. The MF zoning district also allows single-family dwellings by right.

**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 of the community. These aspects are supported by a set of goals and objectives. The Comprehensive Plan suggests that high-density residential uses be located at mid-block locations along collector and arterial streets. The Comprehensive Plan also suggests high-density residential land uses may function as transitional land uses when situated

between residential uses of lower density and commercial uses. The plan also focuses on the need to “facilitate orderly, efficient and attractive development, redevelopment, and infill” and suggests the development of specific requirements for contextual infill and redevelopment in existing neighborhoods and commercial areas.

#### **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.

**The proposed change will allow higher density residential development at a mid-block location along a major collector street, College Main Street. Allowing the creation of an MF District at this location will support orderly urban growth in this vicinity where neighboring properties are being developed or are currently developed in a multi-family residential fashion. Staff believes that MF zoning on the subject property is compatible with surrounding and existing development. There is an existing multi-family apartment development located to the southwest across College Main Street from the subject property, a Planned Development – Housing (PD-H) District for townhomes was recently approved by City Council across Jefferson Street from the subject property, and two apartment buildings are located in the same block as the subject property, at the north corner of College Main and Adams Street. The remaining surrounding properties are developed single-family residential use as rental homes. Staff believes that proposed MF zoning on these 0.466 acres is appropriate in this particular environment and in accordance with land use recommendations of the Comprehensive Plan.**

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 subject properties adjoin or are located near College Main Street, which is classified as a major collector street on Bryan’s Thoroughfare Plan. College Main Street and the surrounding street network can be reasonably expected to be capable of accommodating traffic loads typically associated with multiple-family developments on the subject property. Utility availability will be addressed at time of future development or re-development.**

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.

**There is currently very little vacant land zoned for multiple-family residential development in Bryan. 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.

**Staff contends that multiple-family residential developments are developing at an average pace in this vicinity and elsewhere in the City.**

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 zone change was approved, staff believes there to be few, if any, effects on other areas designated for similar developments. Most of the land in the immediate vicinity is already developed and is primarily in residential use.**

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

**In this case, staff believes that the requested rezoning to MF District should have no adverse effects on adjacent properties. Staff contends that allowing multiple-family residences at this location will sustain an orderly zoning pattern and allow for a useful diversification in land use intensities and orderly urban development in this vicinity.**

**RECOMMENDATION:**

Staff recommends **approving** the proposed MF zoning, as requested, on these 0.466 acres of land.