

Planning and Zoning Commission  
Recommendation Concerning  
Detached Shared Housing

February 13, 2018

# P&Z Commission Recommendations

1. Add a definition for “detached shared housing”.
2. Add a definition for “bedroom”.
3. Allow DSH by prior approval of a Conditional Use Permit (CUP) in four residential zoning districts.
4. Specify that detached shared housing shall be permitted by right in Multiple-Family (MF) zoning Districts.
5. Remove “detached dwelling units with no more than 4 unrelated persons” uses from the list of uses permitted by right in MF zoning districts and specify that CUP approval be required in these districts.
6. Add specific use standards for detached shared housing uses.
7. Request For Proposals be Commissioned for a Master/Small Area Plan.

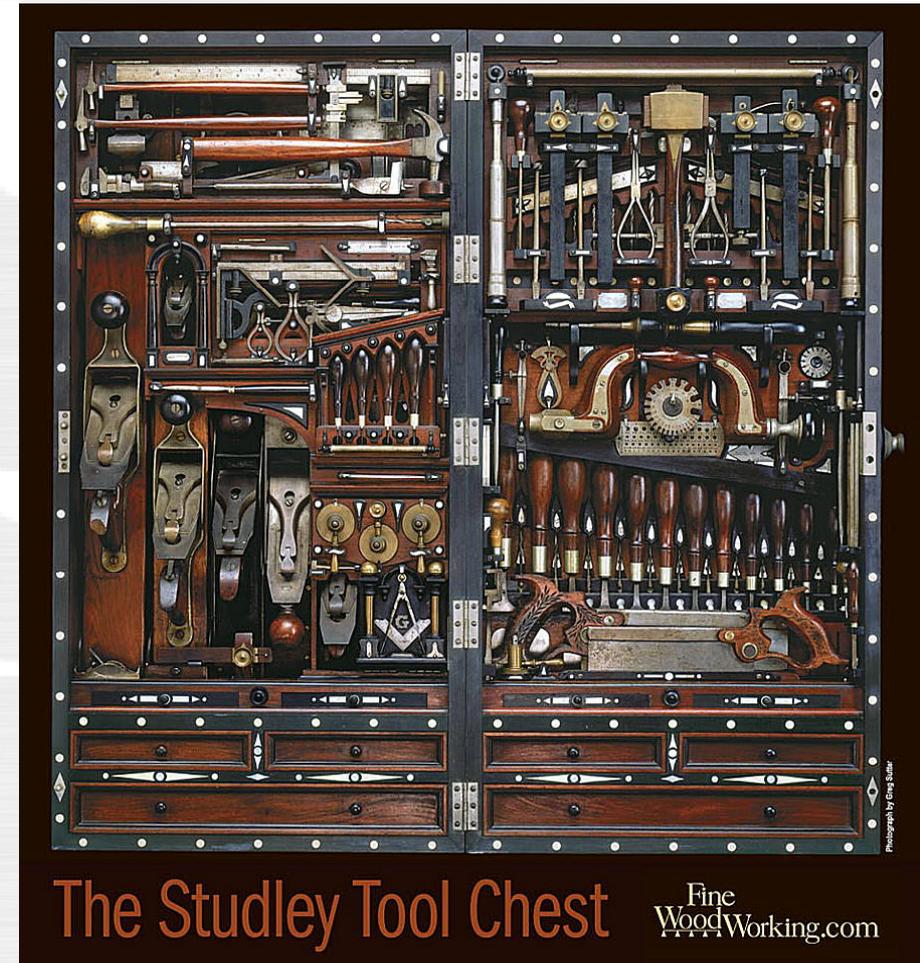
# Summary

1. Define use.
2. Protection of existing neighborhoods through CUP.
3. Specific use standards.
4. Master/Small Area Plan.



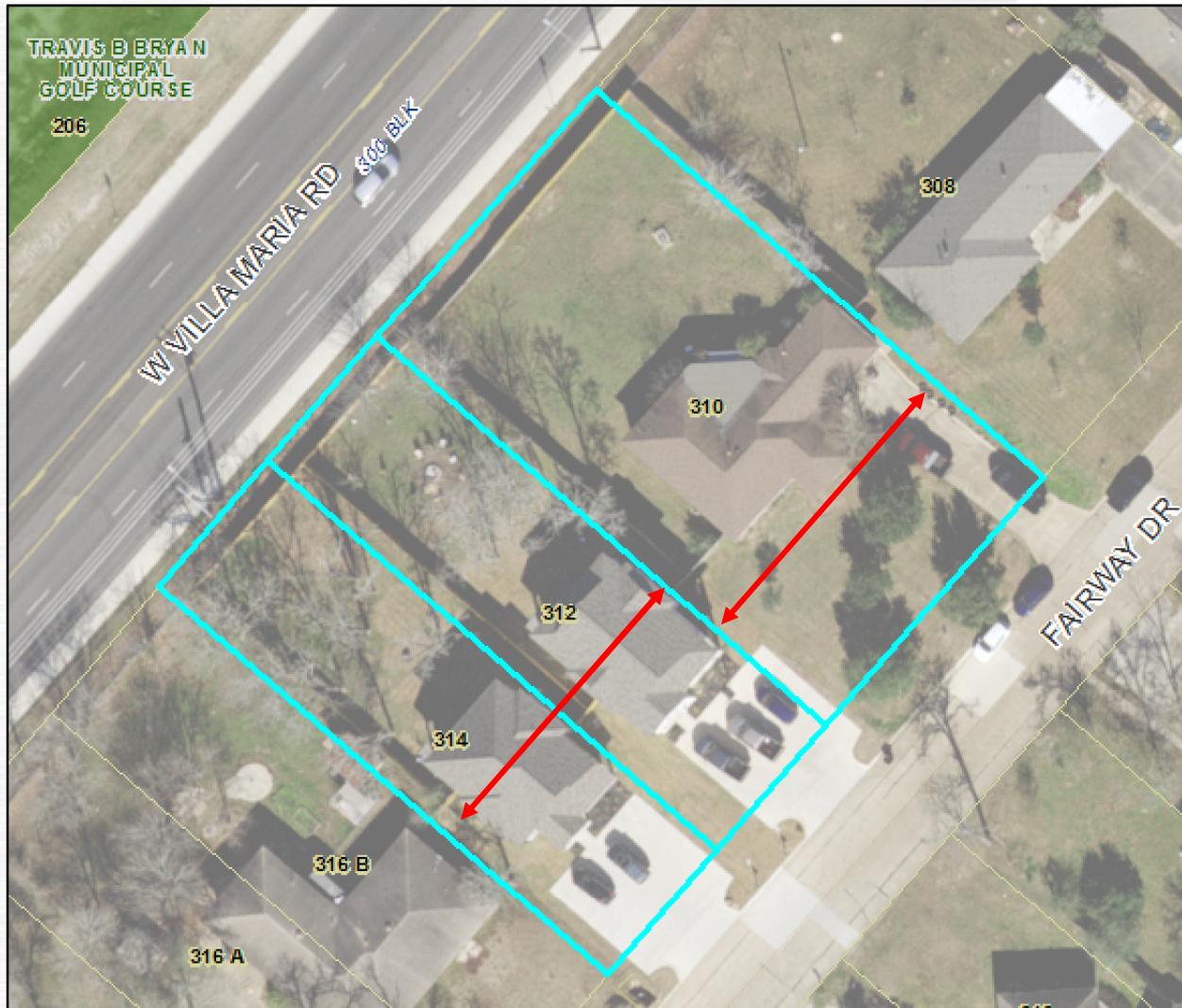
# Findings

1. Unregulated development of “stealth dorms” is harmful to the City of Bryan.
2. “Stealth dorms” should be a separately defined land use.
3. Not permitted by right in residential districts.
4. There is no ONE solution to the problem.



The Studley Tool Chest Fine Wood Working.com

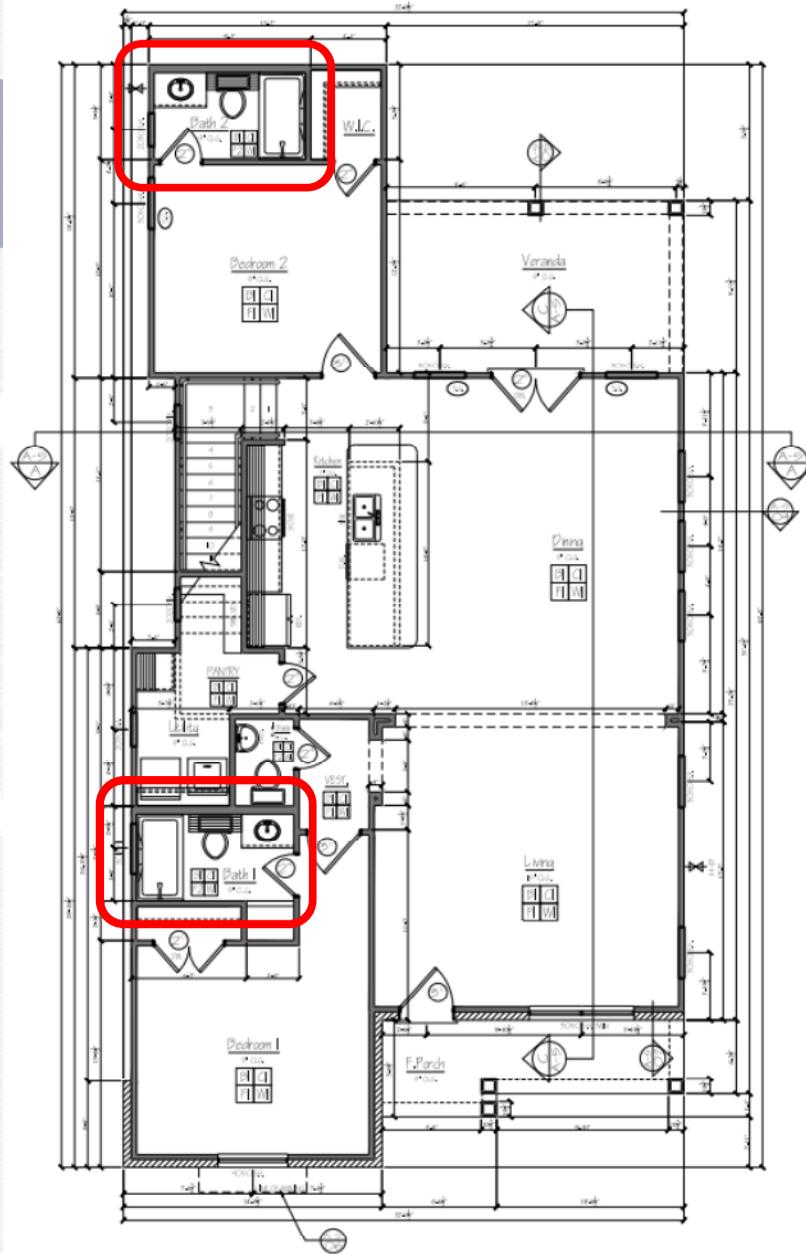
# Characteristics



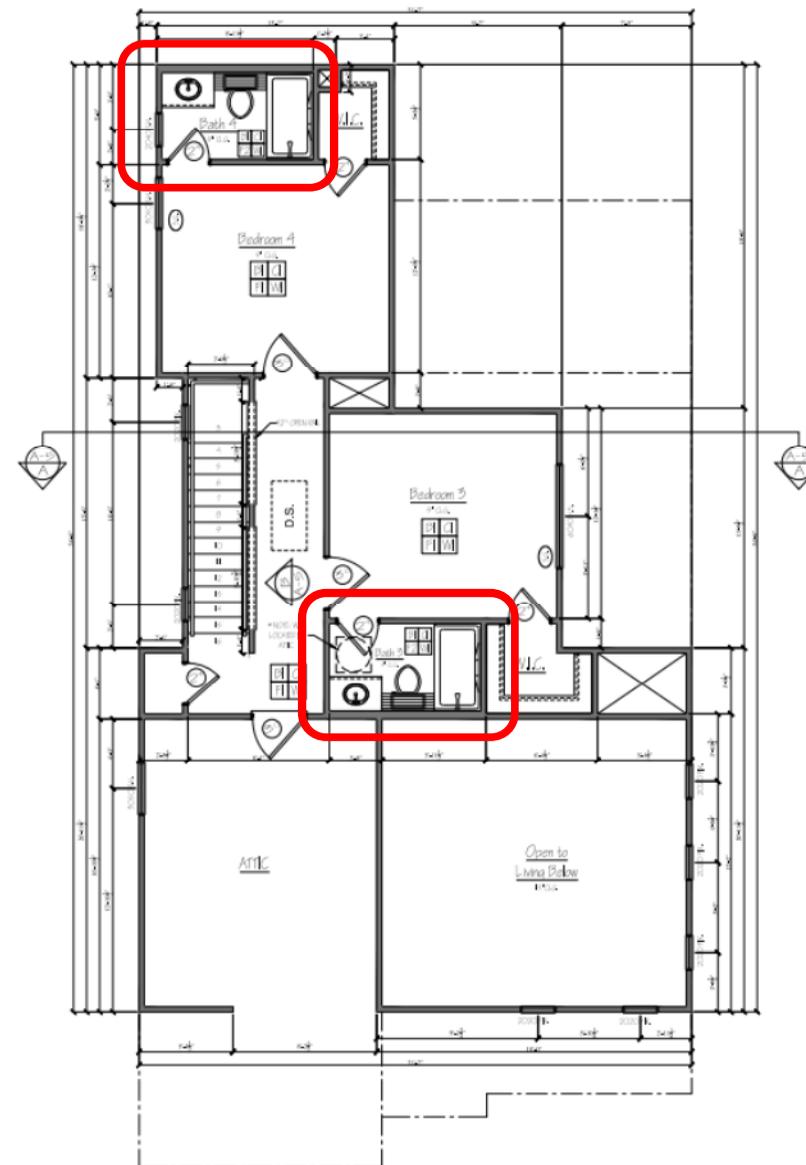
# Floor Plan

Bedroom to Bathroom Ratio

Building Code Definition



1 FIRST FLOOR

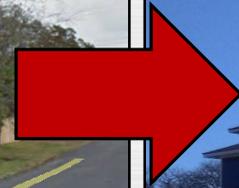


2 SECOND FLOOR

# Distinctly Different Use

**2012**

**Today**



Intersection of Link St. & Fairway Dr.

# Definitions

## Aggie Shack - Stealth Dorm - Detached Shared Housing

### Student quarter

From Wikipedia, the free encyclopedia

A **student quarter** or a **student ghetto** is a residential area, usually in proximity to a college or university, that houses mostly students. Due to the youth and relative low income of the students, most of the housing is rented, with some cooperatives. Landlords have little incentive to properly maintain the housing stock, since they know that they can always find tenants. **Non-students tend to leave the area because of the noise and raucous behavior of the students.** Property crimes, sexual assaults, and noise and drug violations are more common in student quarters.

Most modern student ghettos arose from the rise in post-secondary enrollment after World War II. Many colleges and universities became unable to house all their students, while homeowners in adjacent neighborhoods fled from the influx of students. Such neighborhoods often took over from faculty and other affluent (permanent) residents, as the housing stock in these areas deteriorated. **Many local governments have worked to control the spread of student ghettos and improve their appearance.** Fire safety is a special concern.

#### References:

Gumprecht, Blake. "Fraternity Row, the Student Ghetto, and the Faculty Enclave: Characteristic Residential Districts in the American College Town." *Journal of Urban History*, v.32, no.2, January 2006.

Cornell University

# Definitions

## Fort Worth

### Single Housekeeping Unit

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- Individuals occupying a dwelling unit that have established ties and familiarity with each other; share a lease agreement, have consent of the owner to reside on the property, or own the property; jointly use common areas and interact with each other; and share the household expenses, such as rent or ownership costs, utilities, and other household and maintenance costs, or share responsibility for household *activities*. If the unit is rented, all residents over the age of 18 have chosen to jointly occupy the entire premises of the dwelling unit, under a single written lease with joint use and responsibility for the premises.

## Austin

### Group Residential

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- Use is the use of a site for occupancy by a group of more than six persons who are not a family, on a weekly or longer basis. This use includes fraternity and sorority houses, dormitories, residence halls, and boarding houses.

## San Marcos

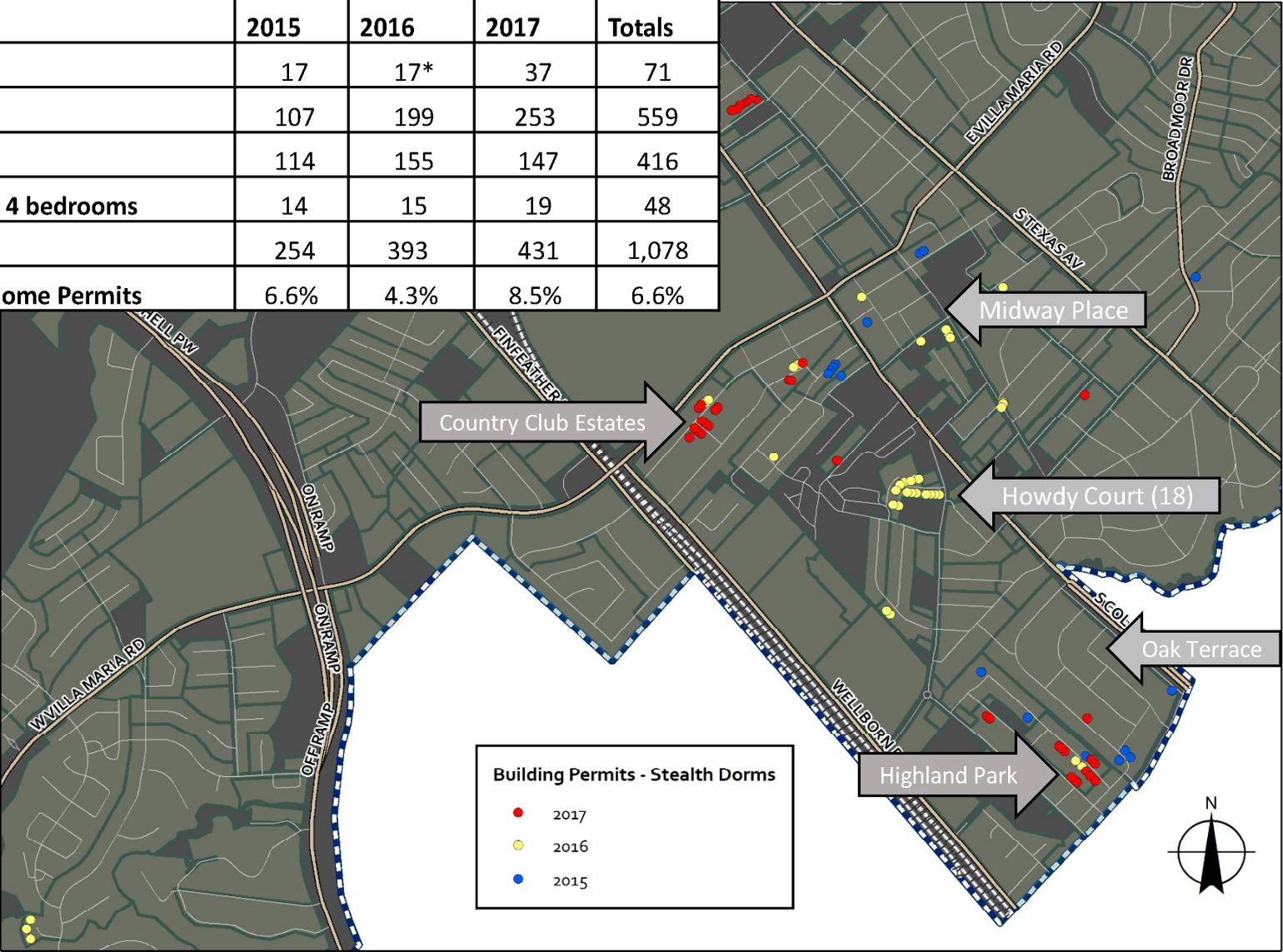
### Purpose Built Student Housing

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- One or more buildings, each containing two or more living units that are designed, marketed, or used for the primary purpose of housing college students.

# Impacted Areas

Year	2015	2016	2017	Totals
# of stealth dorms	17	17*	37	71
# of 3-bedroom SF Homes	107	199	253	559
# of 4-bedroom SF Homes	114	155	147	416
# of SF homes with more than 4 bedrooms	14	15	19	48
Total # homes permitted	254	393	431	1,078
Ratio of Stealth Dorms to SF Home Permits	6.6%	4.3%	8.5%	6.6%



# Citizen Feedback

**288**

Public Input  
Surveys

**22**

People Spoke at  
Public Meetings

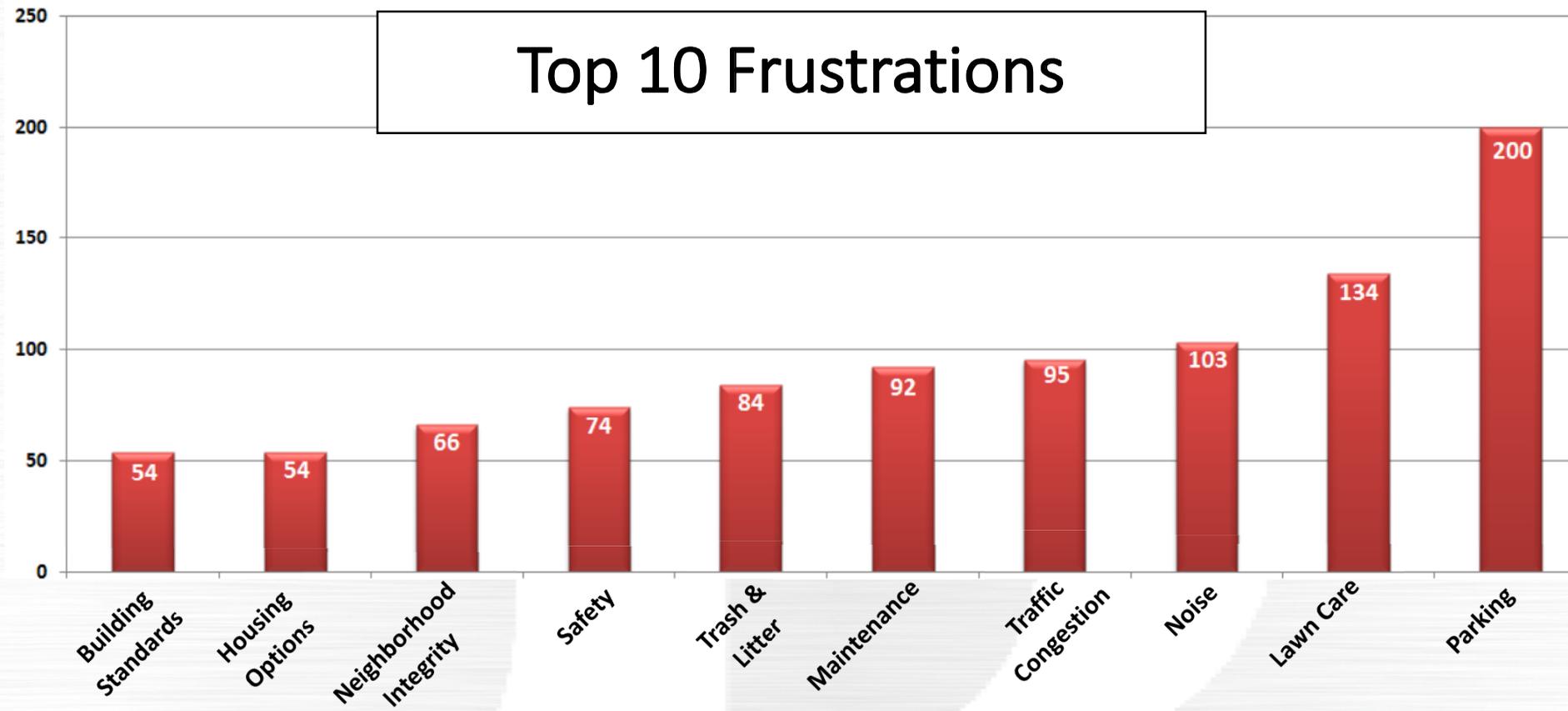
**21**

Email  
Comments

**16**

Public Input  
Boards

## Top 10 Frustrations





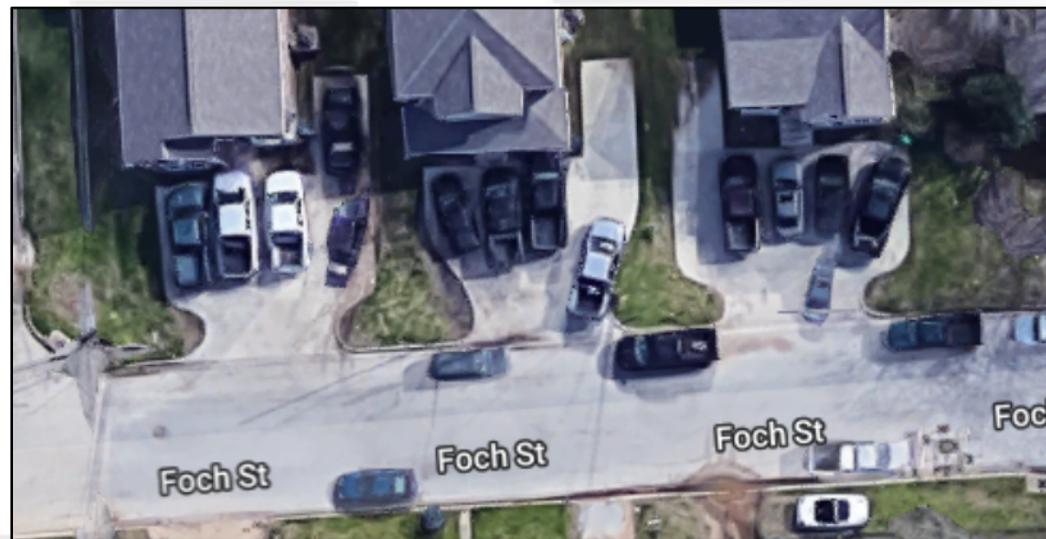
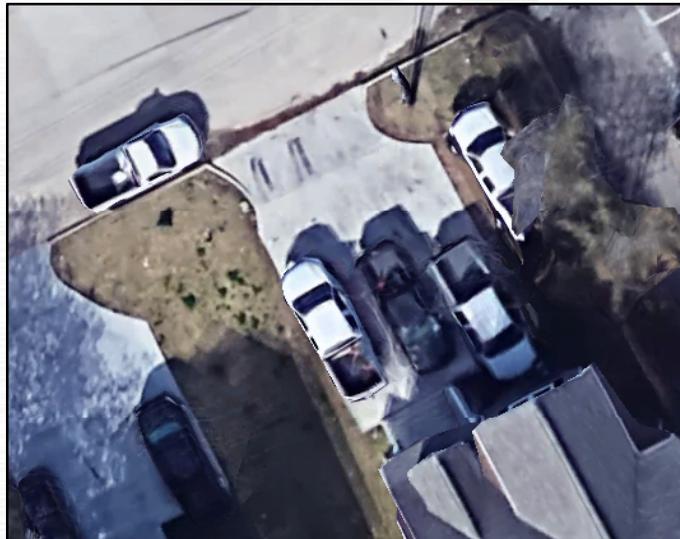
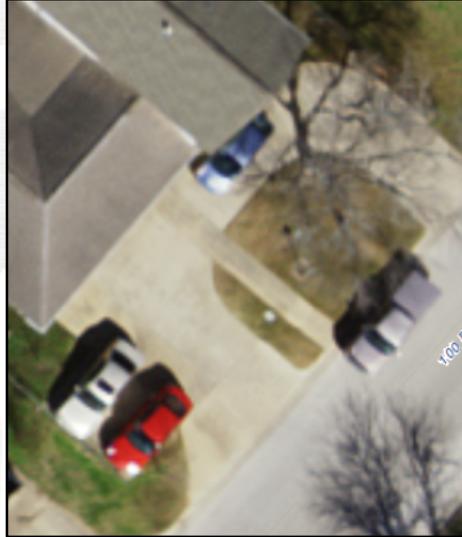
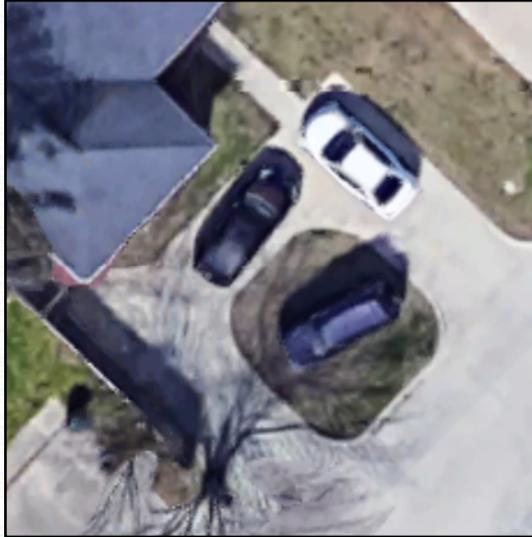
# Citizen Frustrations



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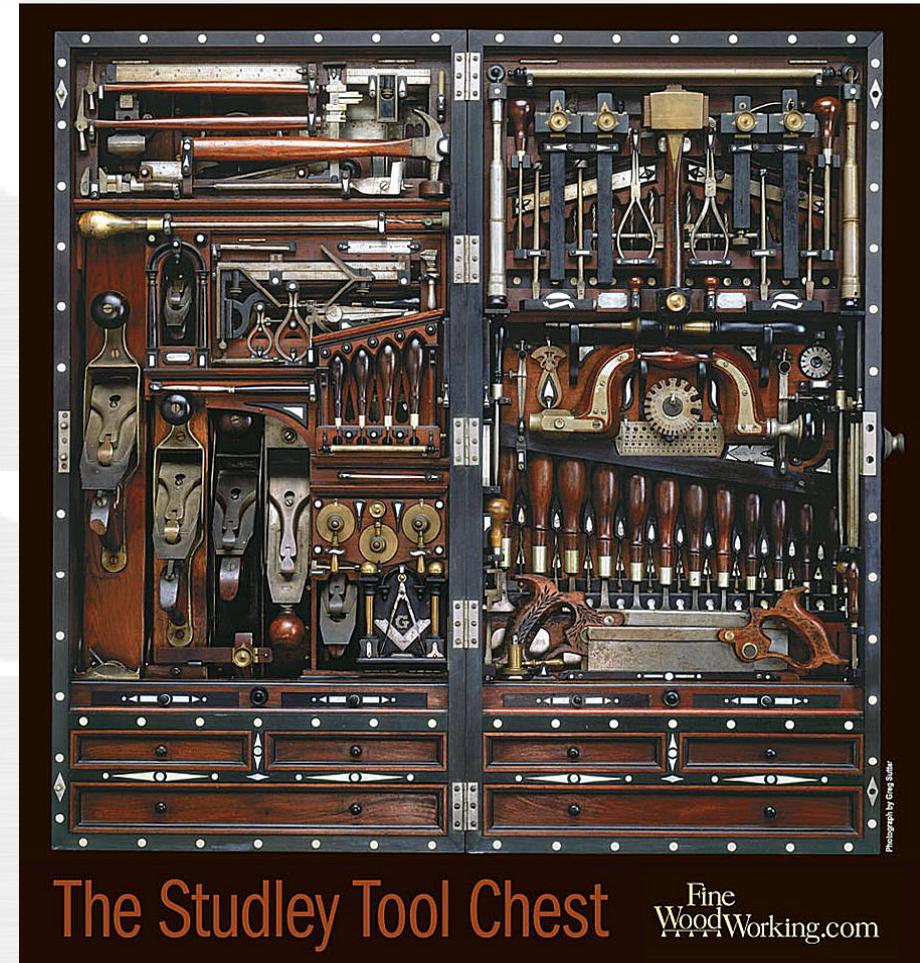


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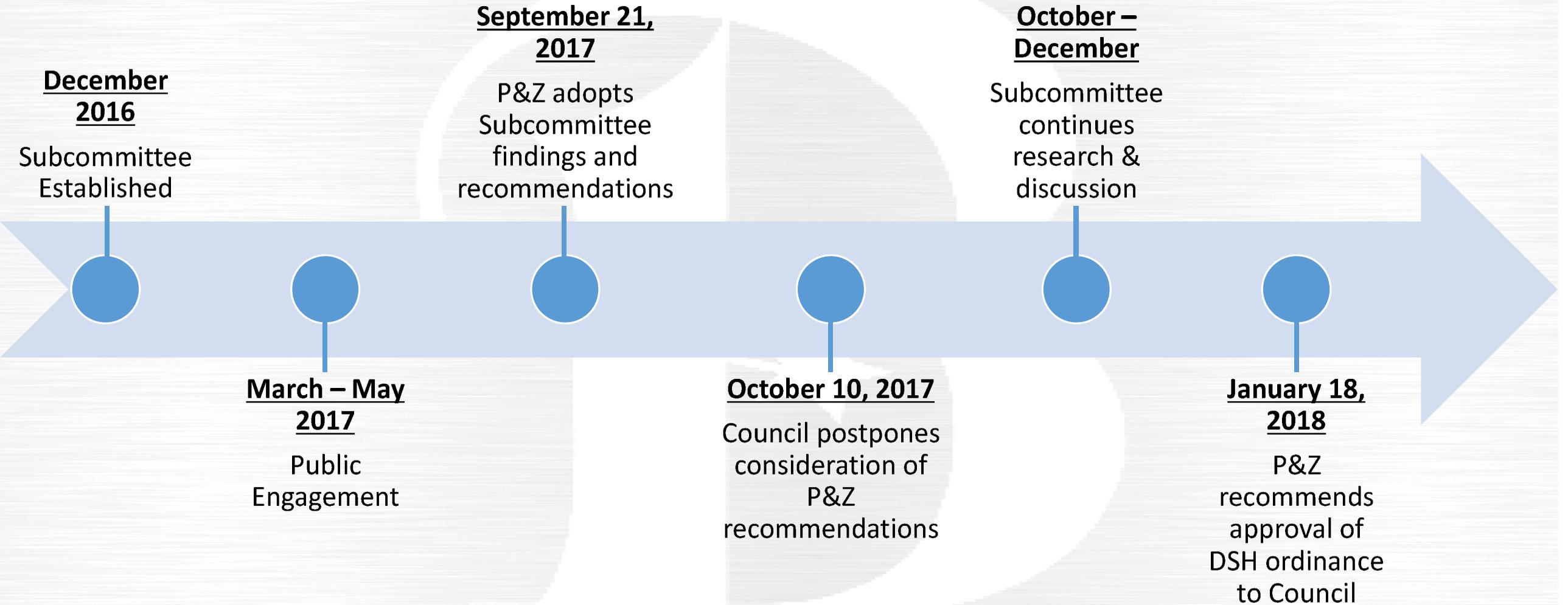


# Findings

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# Timeline



# Subcommittee Work Since October

- weekly meetings
- meetings with
  - Developers
  - Code Enforcement
  - Police Department
- feedback from Legal Department
- re-reviewed proposed definitions and use standards
- discussed creating overlay district
- reviewed building permit statistics
- identified eligible subdivisions and promoted R-NC process
- discussed impact of super park on impacted areas

# New Feedback

## Police Department

- More calls for service than Multi-family
- Diverting patrol officers & resources
- Safety concerns for pedestrians & cyclists

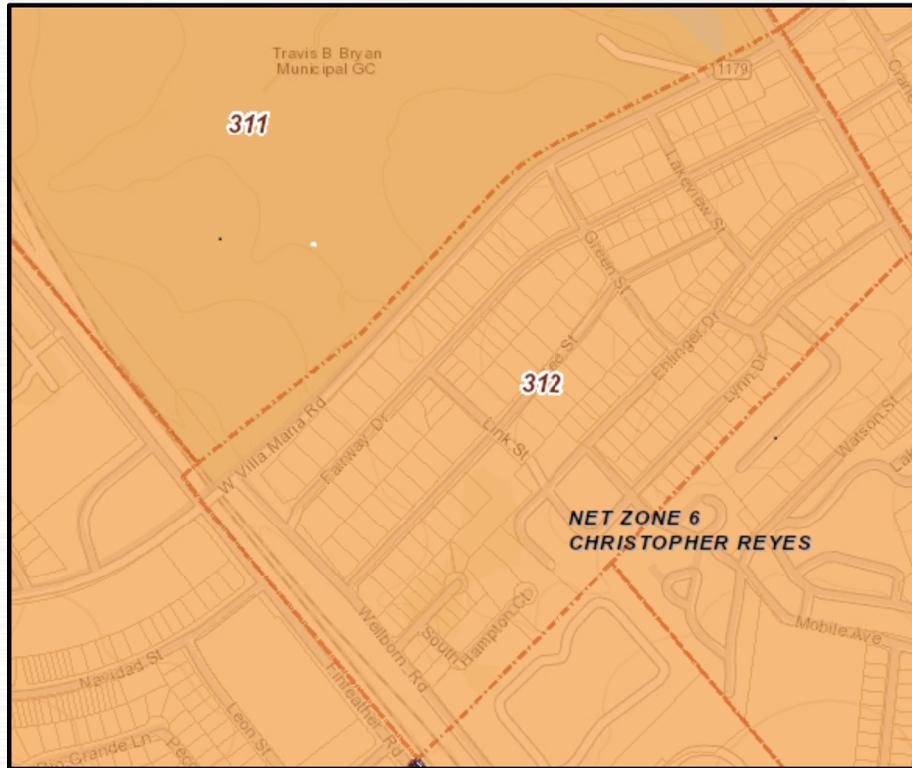
## Solid Waste

- Waste not contained in cans
- On-street parking limits ability to service cans
- Increased expense

## Code Enforcement

- Over-occupancy
- Overgrown lawns
- Parking on unimproved surfaces

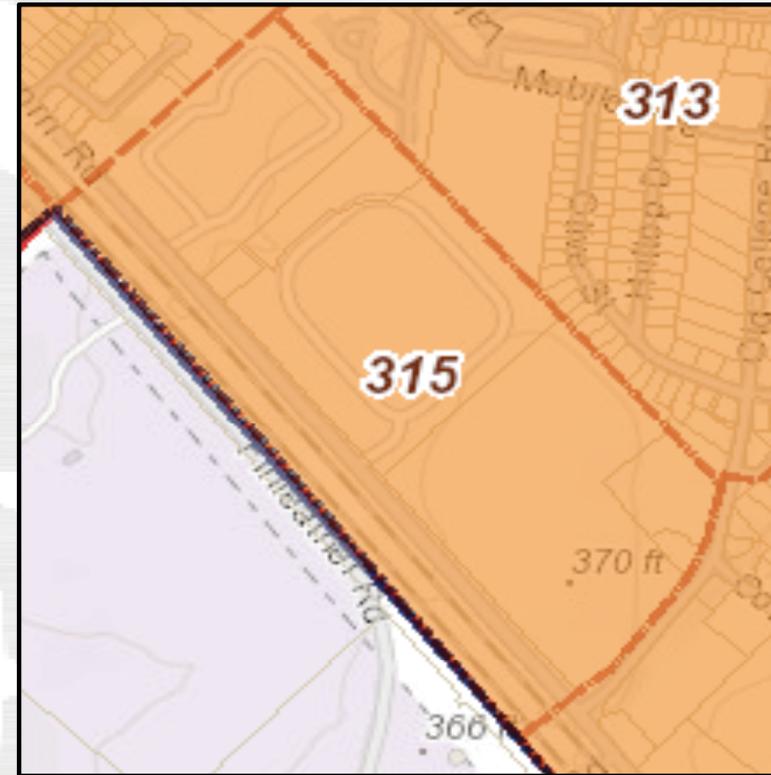
# New Feedback



## Parking:

- 51 calls for service for the year
- 14 citations issued
- 4 written warnings issued
- District Contains only Single-Family Zoning

VS



## Parking:

- 1 call for service for the year
- 1 citation issued
- District contains 3 Wellborn Rd. area apartment complexes