

March 23, 2023
Item No. 9.2.
Cooner Street Rezoning

Sponsor: Robin Macias

Reviewed By CBC: Planning & Zoning Commission

Agenda Caption: Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, “Unified Development Ordinance, “Article 4, Zoning Districts,” Section 4.2 “Official Zoning Map,” of the Code of Ordinances of the City of College Station, Texas, by changing the zoning district boundaries from MF Multi-Family to MH Middle Housing for approximately 1.12 acres being Lots 13-16 of the Cooner Addition, generally located at 301, 303, 305, and 307 Cooner Street.

Relationship to Strategic Goals:

- Diverse & Growing Economy

Recommendation(s): The Planning and Zoning Commission heard this item at their March 3, 2023 meeting and voted 5 - 1 to recommend approval. Staff also recommends approval.

Summary: This request is to rezone approximately 1.12 acres of land being four platted lots generally located at 301, 303, 305, and 307 Cooner St from MF Multi-Family to MH Middle Housing. The subject properties were platted in 1940 and are currently developed as single-family homes. It is the applicant’s intent to redevelop the lots to build duplexes.

Rezoning Review Criteria

1. Whether the proposal is consistent with the Comprehensive Plan:

The subject properties are designated on the Comprehensive Plan Future Land Use & Character Map as Mixed Residential and are within the Texas Avenue and University Drive Redevelopment Area. For the Mixed Residential land use, the Comprehensive Plan provides the following:

Areas appropriate for a mix of moderate density residential development including townhomes, duplexes, small multifamily buildings (3-12 unit), and limited small-lot single family. These areas are appropriate for residential infill and redevelopment that allows original character to evolve. These areas may serve as buffers between more intense multi-family residential or mixed-use development and suburban residential or neighborhood conservation areas.

The intent of the Mixed Residential land use is to accommodate a walkable pattern of small lots, small blocks, and well-connected street pattern that supports surrounding neighborhoods. Developments in this district should prioritize a mix of housing types and scales located near community facilities or adjacent to commercial or neighborhood centers. This rezoning request aligns with that vision.

The zoning districts that are generally appropriate within this land use include: middle housing, duplex, townhouse, and limited-scale single-family zoning.

The Comprehensive Plan discusses residential infill and redevelopment in both Chapter 3, Strong Neighborhoods and Chapter 8, Managed Growth. The plan states, “infill development offers the opportunity to mediate and enhance the identity of neighborhoods.” The plan goes on to mention that infill and redevelopment can create more viable and vibrant places throughout the city. Residential infill, especially in areas of the city designated for redevelopment, improves the efficiency of land use while enhancing the character of surrounding neighborhoods. As a tool for redevelopment, the request allows a mix of housing types with smaller lot sizes and is aligned with the Comprehensive Plan. The MH Middle Housing zoning district allows a variety of housing options by right—detached single-family homes, duplexes, townhomes, Courtyard houses, small and medium multiplexes, and live-work units.

2. Whether the uses permitted by the proposed zoning district will be appropriate in the context of the surrounding area:

The subject property is surrounded by single-family homes in the City of Bryan to the north and duplex and multi-family developments to the east, south and west. The residential uses permitted in MH Middle Housing zoning district are appropriate in the context of the area as it would allow for additional, medium-density residential development in the area.

3. Whether the property to be rezoned is physically suitable for the proposed zoning district:

The size and location of the subject properties are suitable for single-family, townhouse, duplex, and multiplex uses, although some uses would require replatting of the lots to fit the dimensional standards of the MH Middle Housing zoning district.

4. Whether there is available water, sanitary sewer, storm water, and transportation facilities generally suitable and adequate for uses permitted by the proposed zoning district:

The existing water and wastewater infrastructure is adequate to support the needs of this development. Drainage and any other infrastructure required with the site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. The subject property fronts Cooner Street. Each residential lot will take access off Cooner Street as it is a local street. Per the MH Middle Housing zoning standards, rear parking is required if the proposed use requires four or more parking spaces. The proposed use is expected to generate less than 150 trips in any peak hour; therefore, a TIA was not required.

5. The marketability of the property:

The uses allowed by the proposed zoning district are generally marketable for the area. The applicant mentions that the properties are close to Texas A&M University and will serve the student population, and while the current uses allowed are marketable, duplexes are equally as appropriate and marketable for these lots.

Budget & Financial Summary: N/A

Attachments:

1. Ordinance
2. Vicinity Map, Aerial, and Small Area Map
3. Rezoning Exhibit
4. Applicant's Supporting Information

5. Background Information
6. Existing Future Land Use Map
7. Rezoning Map

ORDINANCE NO. _____

AN ORDINANCE AMENDING APPENDIX A “UNIFIED DEVELOPMENT ORDINANCE,” ARTICLE 4 “ZONING DISTRICTS,” SECTION 4.2, “OFFICIAL ZONING MAP” OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, BY CHANGING THE ZONING DISTRICT BOUNDARIES FROM MF MULTI-FAMILY TO MH MIDDLE HOUSING AFFECTING APPROXIMATELY 1.12 ACRES BEING LOTS 13-16 OF THE COONER ADDITION AS DESCRIBED BELOW; PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That Appendix A “Unified Development Ordinance,” Article 4 “Zoning Districts,” Section 4.2 “Official Zoning Map” of the Code of Ordinances of the City of College Station, Texas, be amended as set out in **Exhibit “A” and Exhibit “B”** attached hereto and made a part of this Ordinance for all purposes.

PART 2: If any provision of this Ordinance or its application to any person or circumstances is held invalid or unconstitutional, the invalidity or unconstitutionality does not affect other provisions or application of this Ordinance or the Code of Ordinances of the City of College Station, Texas, that can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this Ordinance are severable.

PART 3: That any person, corporation, organization, government, governmental subdivision or agency, business trust, estate, trust, partnership, association and any other legal entity violating any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than twenty five dollars (\$25.00) and not more than five hundred dollars (\$500.00) or more than two thousand dollars (\$2,000) for a violation of fire safety, zoning, or public health and sanitation ordinances, other than the dumping of refuse. Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PART 4: This Ordinance is a penal ordinance and becomes effective ten (10) days after its date of passage by the City Council, as provided by City of College Station Charter Section 35.

PASSED, ADOPTED, and APPROVED this 23rd day of March, 2023.

ATTEST:

APPROVED:

City Secretary

Mayor

APPROVED:

City Attorney

Exhibit A

That Appendix A “Unified Development Ordinance,” Article 4 “Zoning Districts,” Section 4.2, “Official Zoning Map” of the Code of Ordinances of the City of College Station, Texas, is hereby amended as follows:

The following property is rezoned from MF Multi-Family to MH Middle Housing:

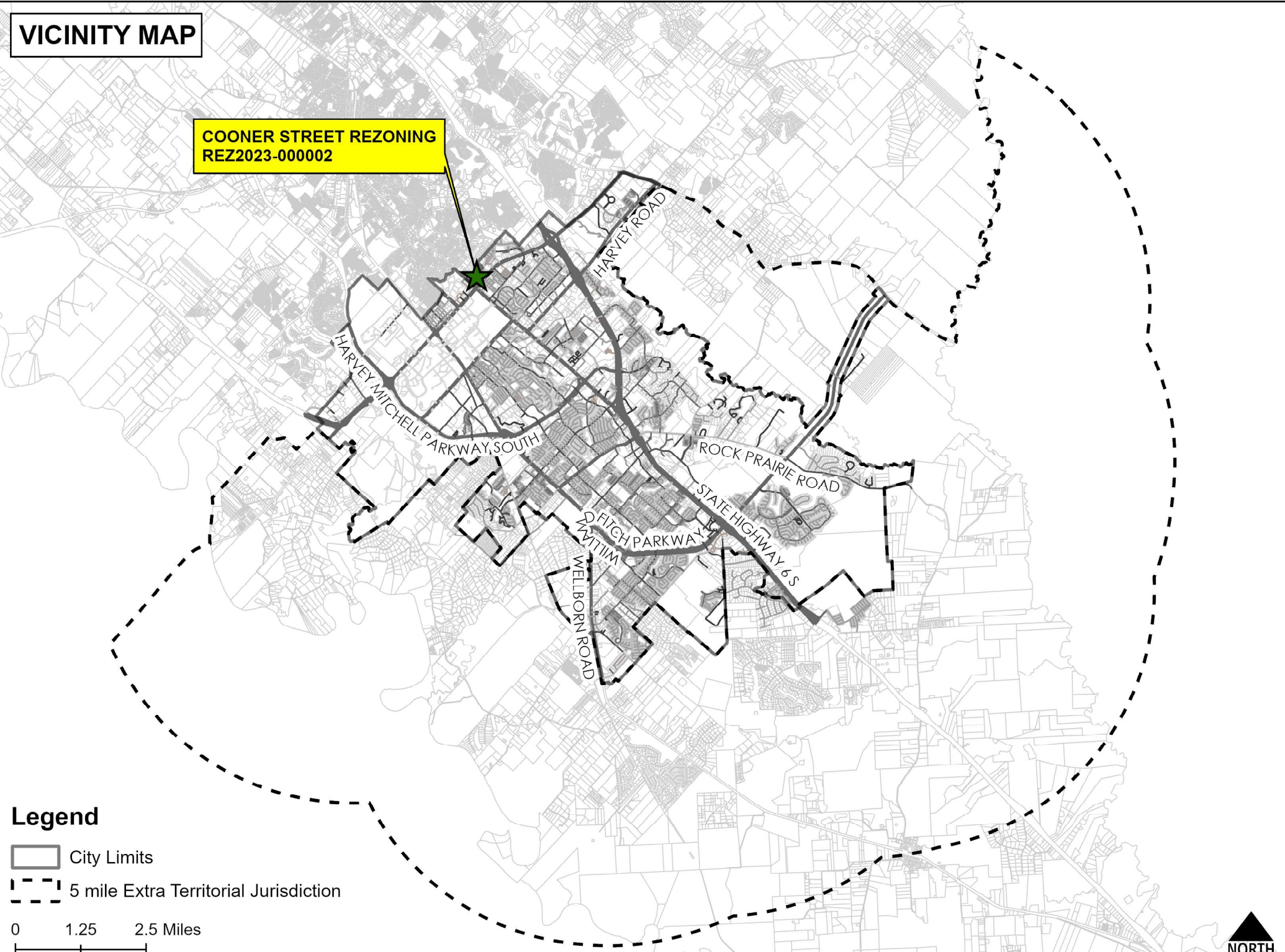
LOTS 13-16 OF THE COONER ADDITION

Exhibit B



VICINITY MAP


**COONER STREET REZONING
REZ2023-000002**



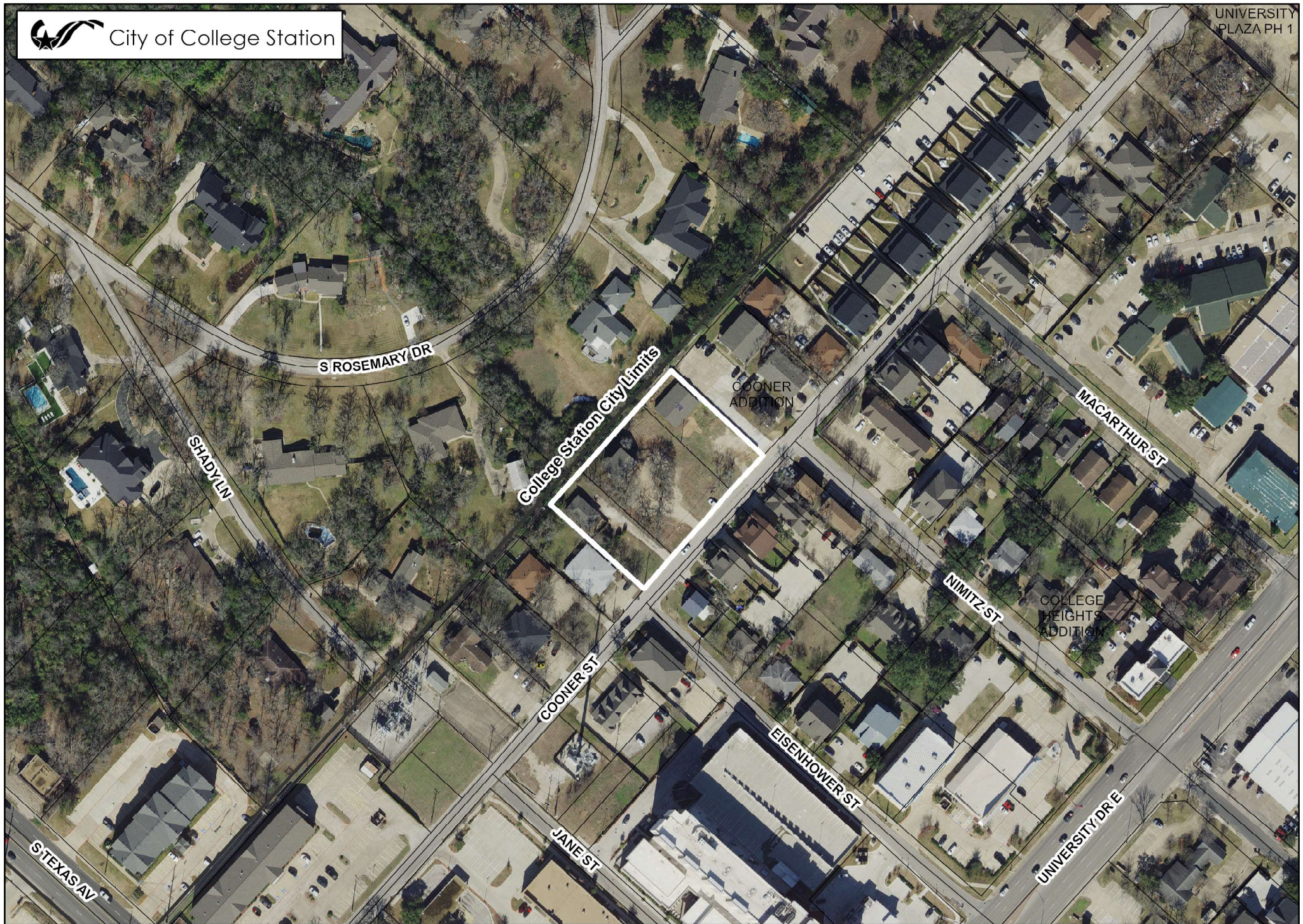
Legend

-  City Limits
-  5 mile Extra Territorial Jurisdiction

0 1.25 2.5 Miles



NORTH



College Station City Limits

COONER ADDITION

COLLEGE HEIGHTS ADDITION

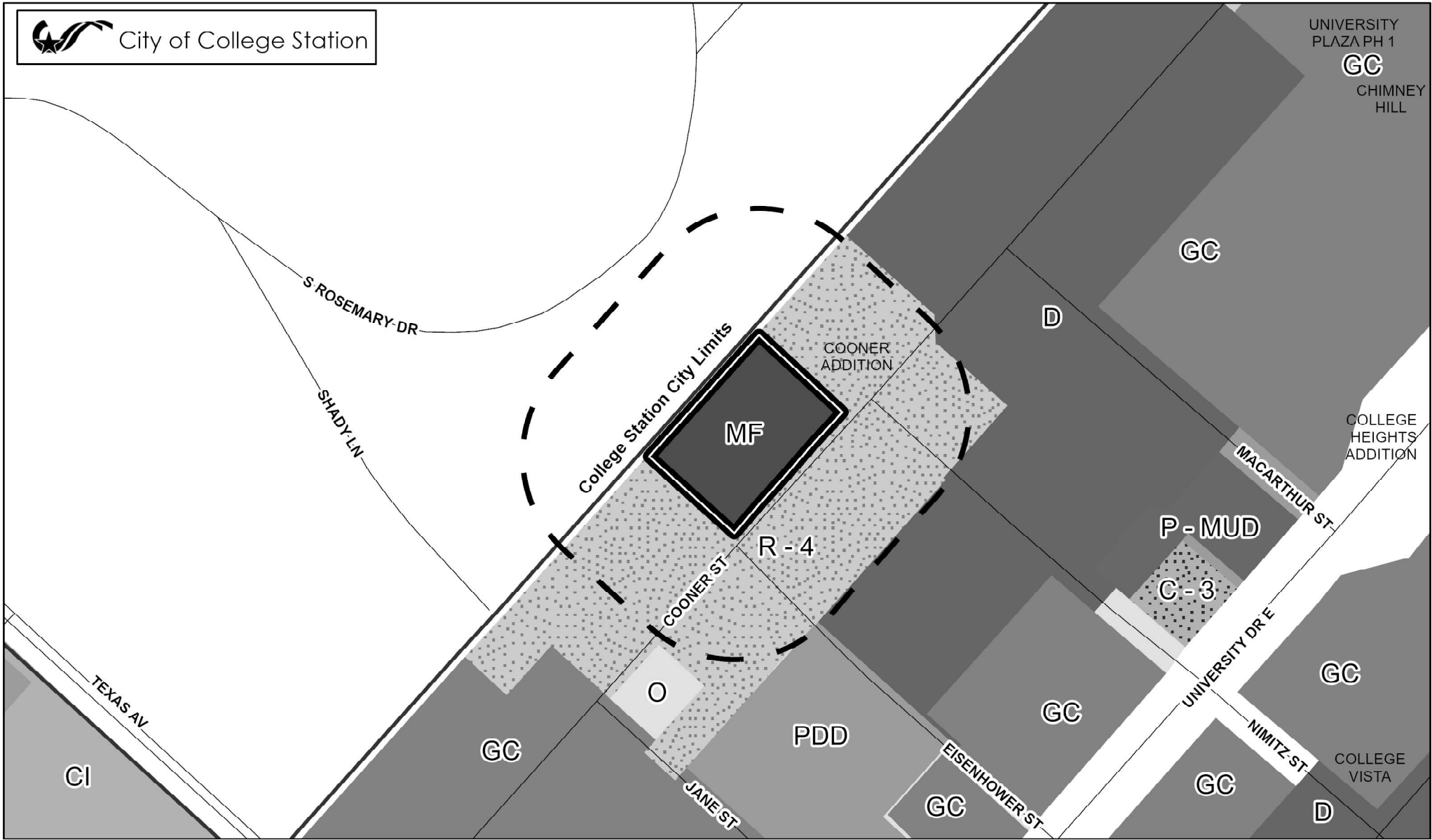


0 175 350 Feet

COONER STREET REZONING

Case: REZ2023-00002

REZONING



ZONING DISTRICTS (In Grayscale)

| Residential | | MH | Middle Housing |
|-------------|------------------------------|-----|-----------------------|
| R | Rural | MF | Multi-Family |
| WE | Wellborn Estate | MU | Mixed-Use |
| E | Estate | MHP | Manufactured Home Pk. |
| WRS | Wellborn Restricted Suburban | | |
| RS | Restricted Suburban | | |
| GS | General Suburban | | |
| D | Duplex | | |
| T | Townhome | | |

| Non-Residential | |
|-----------------|--------------------------|
| NAP | Natural Area Protected |
| O | Office |
| SC | Suburban Commercial |
| WC | Wellborn Commercial |
| GC | General Commercial |
| CI | Commercial Industrial |
| BP | Business Park |
| BPI | Business Park Industrial |
| C-U | College and University |

| Planned Districts | |
|-------------------|-------------------------|
| P-MUD | Planned Mixed-Use Dist. |
| PDD | Planned Develop. Dist. |

| Design Districts | |
|------------------|--------------------------|
| WPC | Wolf Pen Creek Dev. Cor. |
| NG-1 | Core Northgate |
| NG-2 | Transitional Northgate |
| NG-3 | Residential Northgate |

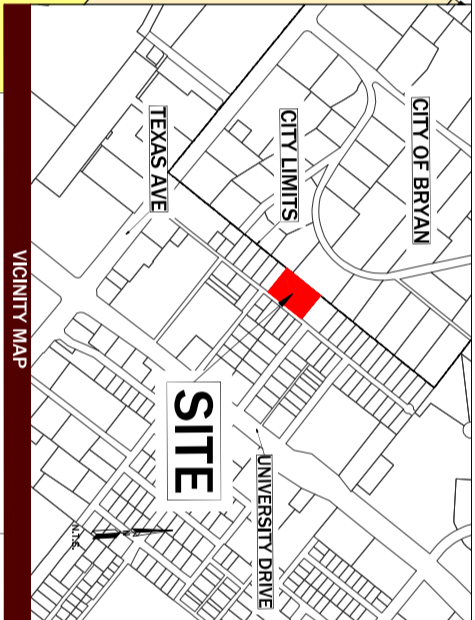
| Overlay Districts | |
|-------------------|----------------------------|
| OV | Corridor Ovr. |
| RDD | Redevelopment District |
| ROO | Restricted Occupancy Ovr. |
| NPO | Nbrhd. Prevailing Ovr. |
| NCO | Nbrhd. Conservation Ovr. |
| HP | Historic Preservation Ovr. |

| Retired Districts | |
|-------------------|---------------------------|
| R-1B | Single Family Residential |
| R-4 | Multi-Family |
| R-6 | High Density Multi-Family |
| C-3 | Light Commercial |
| RD | Research and Dev. |
| M-1 | Light Industrial |
| M-2 | Heavy Industrial |



COONER STREET REZONING

Case: REZ2023-000002 **REZONING**



CITY OF BRYAN

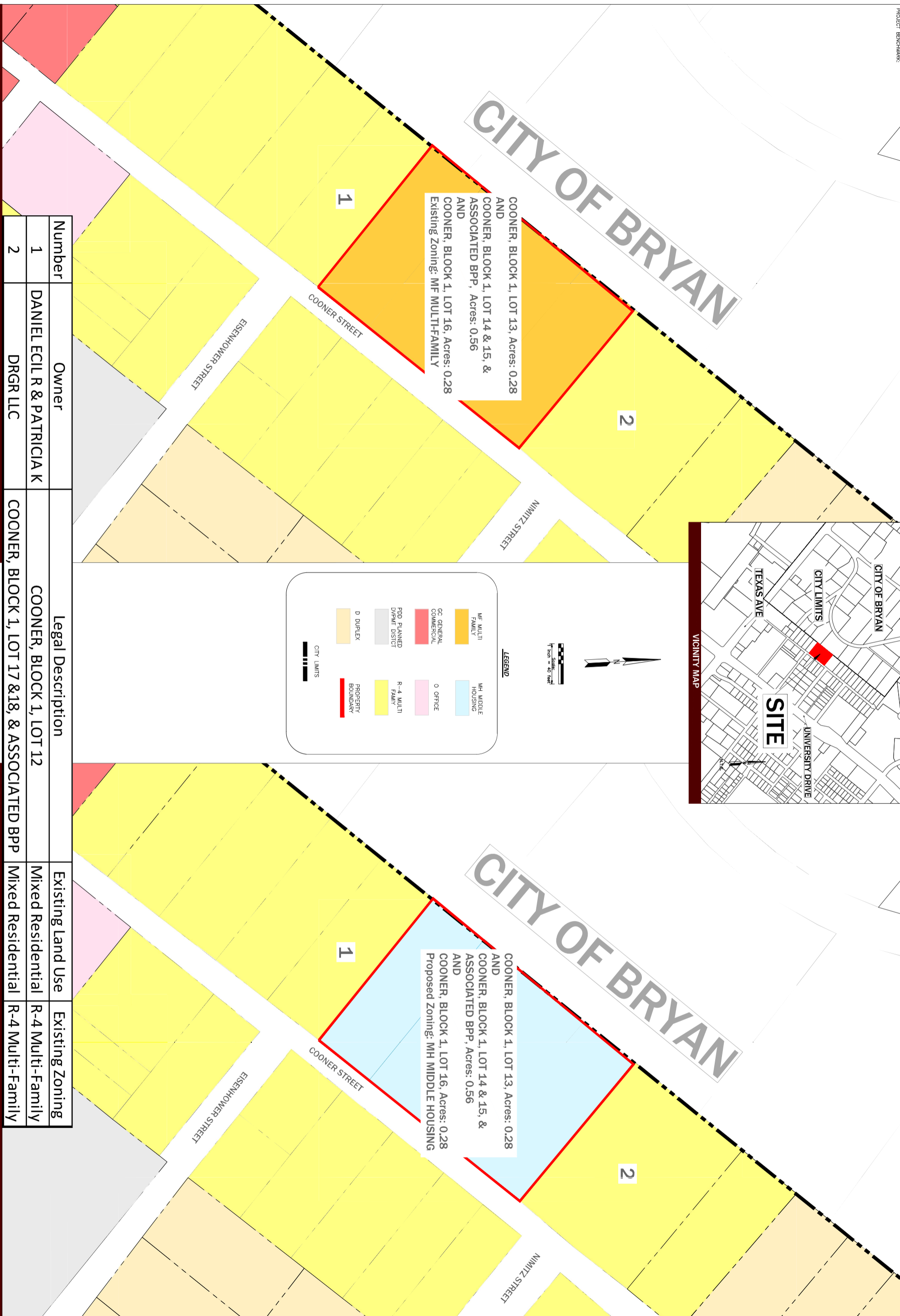
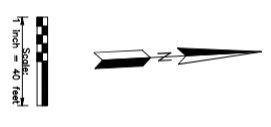
CITY OF BRYAN

COONER, BLOCK 1, LOT 13, Acres: 0.28
AND
COONER, BLOCK 1, LOT 14 & 15, &
ASSOCIATED BPP, Acres: 0.56
AND
COONER, BLOCK 1, LOT 16, Acres: 0.28
Existing Zoning: MF MULTI-FAMILY

COONER, BLOCK 1, LOT 13, Acres: 0.28
AND
COONER, BLOCK 1, LOT 14 & 15, &
ASSOCIATED BPP, Acres: 0.56
AND
COONER, BLOCK 1, LOT 16, Acres: 0.28
Proposed Zoning: MH MIDDLE HOUSING

LEGEND

- MF MULTI-FAMILY
- OC GENERAL COMMERCIAL
- PDD PLANNED DYPMT DISTRICT
- D DUPLEX
- MH MIDDLE HOUSING
- O OFFICE
- R-4 MULTI-FAMILY
- PROPERTY BOUNDARY
- CITY LIMITS



| Number | Owner | Legal Description | Existing Land Use | Existing Zoning |
|--------|----------------------------|--|-------------------|------------------|
| 1 | DANIEL ECIL R & PATRICIA K | COONER, BLOCK 1, LOT 12 | Mixed Residential | R-4 Multi-Family |
| 2 | DRGR LLC | COONER, BLOCK 1, LOT 17 & 18, & ASSOCIATED BPP | Mixed Residential | R-4 Multi-Family |

EXISTING

PROPOSED

REZONING MAP
LOTS 13, 14, 15 & 16 BLOCK 1 OF
COOPER SUBDIVISION
1.12 ACRES

Revisions

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|--|
| |
| |
| |
| |
| |

Prepared For:
Juan Carlos Folia
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Miami, FL 33166

FEBRUARY 2023
Drawn By: TTF
Checked By: VJEM

For Interim Review Only
These documents are not
intended for construction,
bidding, or permit purposes.
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REZONING APPLICATION SUPPORTING INFORMATION

Name of Project: COONER STREET REZONING

Address: 303 COONER ST

Legal Description: COONER, BLOCK 1, LOT 14 & 15, & ASSOCIATED BPP

Total Acreage: 1.12

Applicant:: MITCHELL & MORGAN

Property Owner: GUMA INC

List the changed or changing conditions in the area or in the City which make this zone change necessary.

As the student population at Texas A&M University continues to grow, the need for housing close to the University becomes more important. The Comprehensive Plan recognizes this need and includes a new land use designation ideal for infill redevelopment that will accommodate a variety of moderate density residential land uses. These properties are ideal for redevelopment and this rezoning to allow middle housing residences, such as duplexes will further implement the Plan.

Indicate whether or not this zone change is in accordance with the Comprehensive Plan. If it is not, explain why the Plan is incorrect.

The Comprehensive Plan indicates these properties are designated for Mixed Residential uses. Mixed residential is intended for a mix of medium density uses and the MH Middle Housing zoning district was created to implement the desire for varied densities. There is a variety of housing types along Cooner Street and in the vicinity. Duplexes will further support the mix of housing types and is in accordance with the Comprehensive Plan. These properties are also located within a Redevelopment area on the Comprehensive Plan. Redeveloping these properties will enhance the character and value of the neighborhood.

How will this zone change be compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood?

Multi-family development is also suitable for the property and would be more appropriate if there was an opportunity to consolidate additional property. With only these properties available for redevelopment, the MH Middle Housing zoning district is more suitable for these lots.

Explain the suitability of the property for uses permitted by the rezoning district requested.

Duplexes contribute to the desired mix of densities and housing types specified in the Mixed Residential land use designation making this development very suitable for the property. Duplexes are especially suitable due to the proximity to Texas A&M University.

Explain the suitability of the property for uses permitted by the current zoning district.

Duplexes contribute to the desired mix of densities and housing types specified in the Mixed Residential land use designation making this development very suitable for the property. Duplexes are especially suitable due to the proximity to Texas A&M University.

Explain the marketability of the property for uses permitted by the current zoning district.

Multi-family uses as permitted by the existing zoning district are marketable on this property, similar to how other surrounding properties have developed. These properties are close in proximity to Texas A&M University and will serve the student population. Duplexes are equally as appropriate and marketable for these lots and will serve the same purpose.

List any other reasons to support this zone change.

N/A

BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: March 2, 2023
 Advertised Council Hearing Date: March 23, 2023

The following neighborhood organizations that are registered with the City of College Station’s Neighborhood Services have received a courtesy letter of notification of this public hearing:

None

Property owner notices mailed: 28

Contacts in support: None at the time of this report
 Contacts in opposition: None at the time of this report
 Inquiry contacts: None at the time of this report

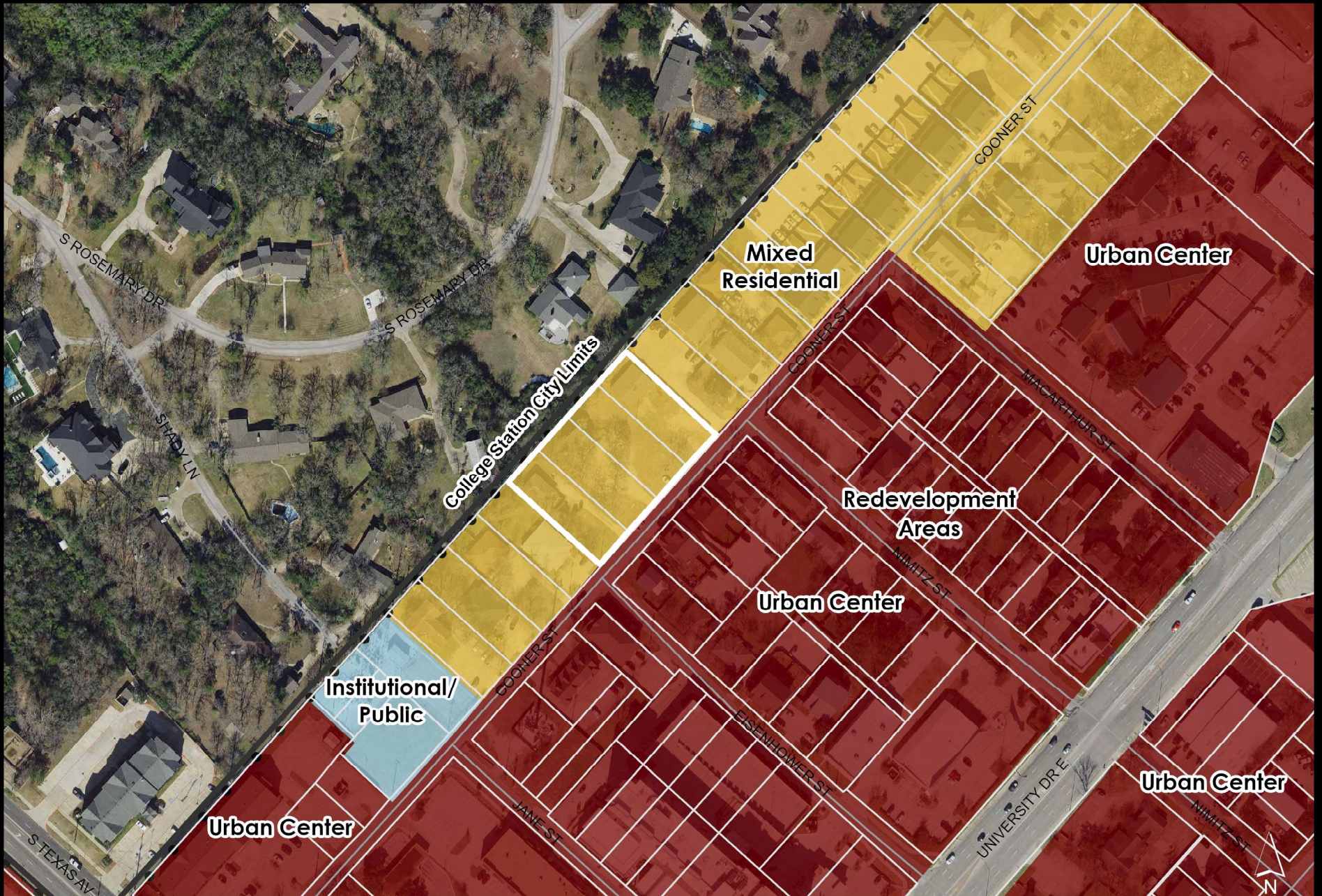
ADJACENT LAND USES

| Direction | Comprehensive Plan | Zoning | Land Use |
|------------------|-------------------------------|---------------------|---|
| North | N/A (City of Bryan) | N/A (City of Bryan) | Residential |
| South | Urban Center and Local street | R-4 Multi-Family | Duplex and Cooner Street (local street) |
| East | Mixed Residential | R-4 Multi-Family | Fourplex |
| West | Mixed Residential | R-4 Multi-Family | Duplex |

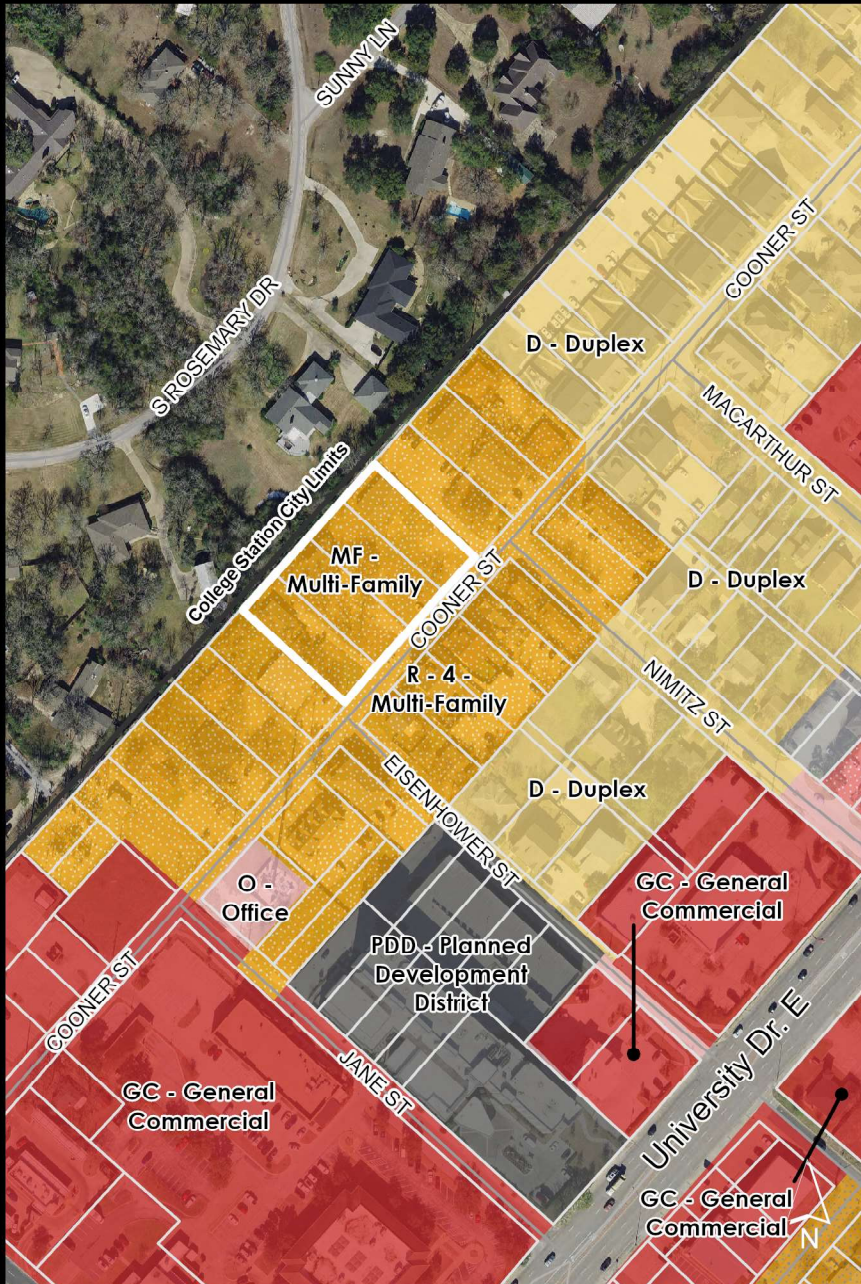
DEVELOPMENT HISTORY

Annexed: April 1951
Zoning: R-1 Single Family Residential (upon annexation 1951)
 R-4 Multi-Family (1978)
 MF Multi-Family (2016)
Final Plat: Cooner Addition
Site Development: Single Family Residential and Multi-Family

EXISTING Future Land Use



EXISTING Zoning



PROPOSED Zoning

